

***Rezoning #2017-0003***  
***1, 11, 44, 66 & 99 Canal Center Plaza***  
***Canal Center Rezoning***

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Application	General Data	
Public hearing and consideration of a request for an amendment to the official zoning map to change the zone at 1, 11, 44, 66 and 99 Canal Center Plaza from W-1 to CRMU-H with proffers.	<b>Planning Commission Hearing:</b>	October 2, 2018
	<b>City Council Hearing:</b>	October 13, 2018
<b>Address:</b> 1, 11, 44, 66 and 99 Canal Center Plaza	<b>Zone:</b>	W-1 (existing) CRMU-H (proposed)
	<b>Site Area:</b>	10.44 acres (454,849 square feet)
<b>Applicant:</b> Canal Center, LL, LLC, represented by Kenneth W. Wire, attorney	<b>Small Area Plan:</b>	Old Town North and Waterfront

**Staff Recommendation: APPROVAL with CONDITIONS**

**Staff Reviewers:**

Robert M. Kerns, AICP, Chief of Development  
Gary Wagner, PLA, ASLA, Principal Planner  
Michael Swidrak, AICP, Urban Planner

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**PLANNING COMMISSION ACTION, OCTOBER 4, 2018:**

On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2017-0003. The motion carried on a vote of 5 to 0.

**Reason:**

The Planning Commission agreed with the staff analysis. Commissioner Brown asked staff to clarify discrepancies in the parcel lines in the site layout and illustrative layout in the staff report. Mr. Wire responded that the illustrative layout contains an accurate parcel line layout. Staff noted that the parcel lines will be confirmed and shown accurately in distributed materials for the City Council hearing.

Commissioner Brown asked staff to explain the changes in the illustrative layout between what was shown in the staff report and what was distributed to Planning Commission prior to the hearing (and shown in the staff presentation). Staff noted that the “food retail” site shown on the

66 Canal Center Plaza parcel had been removed by the applicant after meeting with Rivergate residents the night prior to the hearing. The amended illustrative layout was amended to allay concerns from Rivergate residents about potential future development expansion on this parcel.

Vice Chair Macek noted his support of the rezoning and discussed the potential for future development on the site, including the replacement of the surface parking lot on 66 Canal Center Plaza with a structure or use of the parking lot for outdoor dining. He discouraged redevelopment of the open space to the east of the parking lot on 66 Canal Center Plaza. Commissioner Brown discussed the potentially infeasibility on the 66 Canal Center Plaza parcel, and that he strongly recommends focusing site development in the central portion of the site.

Speakers:

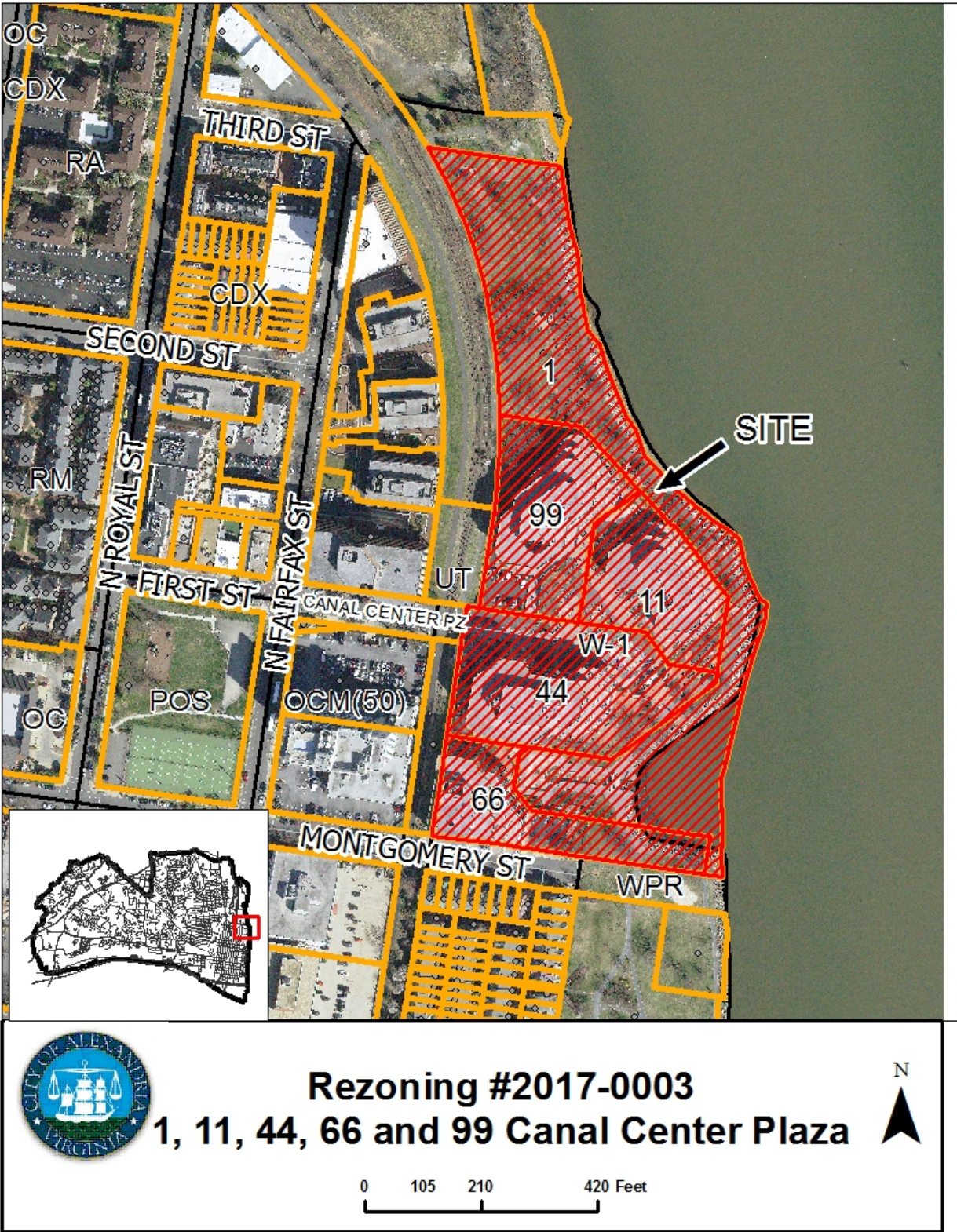
Ken Wire, representing the applicant, spoke in support of the project. He noted the outreach process, including the recent discussions and meeting he held with Rivergate residents, and the removal of the retail pavilion on 66 Canal Center Plaza from the illustrative layout. He also noted that the 66 Canal Center Plaza office building is leased for the next 10 years, so development adjacent to the office building is unlikely in the near future. Mr. Wire outlined that the request before the Planning Commission is for the rezoning of the Canal Center parcels, and any additional development would be subject to review by the Planning Commission and the public process, including extensive outreach to Rivergate residents.

Teresa Lee, of 117 Montgomery Place, noted her concerns with the proposal. Ms. Lee discussed the brief community outreach and short notice of the proposal. She expressed her excitement over the improvements in the central portion of the site, though does not want any increased build-out of the Montgomery Street frontage.

David Lee, of 117 Montgomery Place, noted his concerns with the proposal. Mr. Lee talked about potential issues with increased development on the 100 block of Montgomery Street, including traffic safety issues and cut-through traffic on the private streets of Rivergate.

Mace Carpenter, of 116 Madison Place, noted his concerns with the proposal. Mr. Carpenter discussed issues with removing open space for development, and issues arising from inconsistencies with the parcel lines. He was supportive of a proffer to restrict further development on the 66 Canal Center Plaza parcel.

Brenda Bearden, of 827 Rivergate Place, noted her concerns with the proposal. She discussed issues with increased traffic and activity on a dead-end street. Ms. Bearden was supportive of added retail in the interior of the site but not facing Montgomery Street.



PROJECT LOCATION MAP

## I. DISCUSSION

Staff recommends approval of the request to rezone the Canal Center development with proffers proposed by the applicant. The rezoning proposal implements the Old Town North Small Area Plan and will allow the applicant to convert a limited amount of office space to residential use and add retail amenities, which will enhance the long-term viability of the office / mixed-use development.

### Site Description

The request concerns five parcels that comprise the Canal Center development. Four of the five parcels (B1, B2, B3 and B4) contain office, while Parcel A is reserved for open space. Parcel A is generally coterminous with Tide Lock Park, which is privately owned by the applicant, though is publicly accessible and restricted to open space use per the Waterfront Settlement Agreement, which is discussed in detail below. The entire site is 10.44 acres (454,849 SF), with approximate 6.08 acres (264,733 SF) reserved for development (Parcels B1-B4).

*Table 1: Zoning and Parcel Information*

Parcel	Address	Land Use	Zoning Designation (Existing)	Zoning Designation (Proposed)	Land Area (SF)
A	1 Canal Center Plaza	Open Space	W-1	CRMU-H	190,116
B1	44 Canal Center Plaza	Office / Mixed-Use	W-1	CRMU-H	90,459
B2	66 Canal Center Plaza	Office / Mixed-Use	W-1	CRMU-H	50,761
B3	11 Canal Center Plaza	Office / Mixed-Use	W-1	CRMU-H	55,120
B4	99 Canal Center Plaza	Office / Mixed-Use	W-1	CRMU-H	68,393

The site is divided into five parcels, though it functions as a single site and currently has a single owner. The parcel lines divide the shared parking court and plaza, and an underground garage is located underneath the entire site (including Parcel A) and is shared between the buildings. In addition to the office use, the office buildings have housed restaurants or cafeterias open to the public.

The site is located within the Old Town North and Waterfront Small Area Plan boundaries and is located on the Potomac River waterfront adjacent to residential and commercial uses. The site shares a border to the north with the former (NRG) power plant site and the Mount Vernon Trail, to the west by Transpotomac Plaza and Crowne Plaza hotel, the latter of which has a site plan approval (DSUP#2017-0011) for conversion into primarily residential use, and the Rivergate townhouse development to the south. The site also borders the Mount Vernon Trail and future Old Town North Linear Park to the west.

## Background

The Canal Center site was approved in 1984 (SIT84-0001) for 507,500 square feet of development, with a floor area ratio (FAR) of approximately 1.12. The site plan approval allocated the square footage between parcels B1 to B4, with Parcel A restricted to open space use. The approved amount of floor area included a minimum 3,000 square feet reserved on either Parcel B1 or B2 for a City-operated museum. The amount of development approved for the site was limited by deed restrictions on the property that were a result of the Waterfront Settlement Agreement between property owners adjacent to the Potomac River in Alexandria, and the United States Government. The agreement concerning Canal Center is one of 17 that were settled with the federal government. The National Park Service is the government agency that administers the agreements. The Canal Center settlement is discussed in the Staff Analysis section below.



Figure 1: Site layout showing Parcel A in red and the B parcels in gray.

The site plan was approved under the W-1 zoning regulations, which in 1984 allowed an FAR of 2.5 for commercial uses. In 1992, the FAR allowed in the W-1 zone was lowered from 2.5 to 0.75 for commercial uses (with an additional 0.25 FAR for retail uses), and the development became noncompliant in terms of floor area<sup>1</sup>. Based on Article XII of the Zoning Ordinance, noncomplying structures cannot expand, and the degree of noncompliance cannot be increased.

The applicant participated in the Old Town North Small Area Plan (OTN-SAP) process starting in

<sup>1</sup> FAR is calculated for the entire site as one entity, though each building has a deed restriction on the amount of floor area allowed.

2015 and met with City staff to discuss future development potential. The applicant recalculated the constructed floor area of the existing buildings and determined that the four buildings contained only 485,678 square feet. The City confirmed this floor area amount in 2016 (the letter to the applicant is an attachment to the staff report). The applicant can construct approximately 19,000 square feet (22,000 when the museum space is taken into consideration) of added floor area of the site and still be in compliance with the approved site plan and Waterfront Settlement Agreement (see Staff Analysis below). However, since the applicant cannot add floor area in the existing W-1 zone, because the site is over the 1.0 FAR limit, the applicant is requesting a rezoning to the CRMU-H zone to be able to construct the approximately 19,000 square feet of floor area that remains in the 1984 site plan approval.

It should be noted that the floor area calculations submitted by the applicant and verified by the City relate to a definition of floor area that is embedded in the deed for the property per the Waterfront Settlement agreement. This definition of floor area is similar to the former Zoning Ordinance definition for floor area. Text amendments to Section 2-145 (floor area definition) of the Zoning Ordinance were approved by City Council earlier in 2018. However, floor area for this site will be calculated using definition of floor area in the deed and the Settlement Agreement unless otherwise amended.

*Table 2: Development Limits per site plan SIT84-001 and Waterfront Settlement Agreement*

Parcel	Address	Floor Area Allowed per Site Plan and Agreement <sup>2</sup>	Calculated Floor Area (Per 2016 Survey) <sup>3</sup>	Floor Area Available to be Constructed
A	1 Canal Center Plaza	N/A	N/A	N/A
B1	44 Canal Center Plaza	158,000 SF	159,549 SF	-1,549 SF
B2	66 Canal Center Plaza	125,000 SF	121,237 SF	3,763 SF
B3	11 Canal Center Plaza	77,500 SF	63,785 SF	13,715 SF
B4	99 Canal Center Plaza	144,000 SF	141,107 SF	2,893 SF
	<b>Totals</b>	<b>504,500 SF<sup>4</sup></b>	<b>485,678 SF</b>	<b>18,822 SF</b>

As demonstrated in Table 2 above, the floor area amounts that were allotted for each building per the deed restrictions was exceeded for Parcel B1, while floor area remains for the buildings on parcels B2, B3 and B4. The applicant plans to seek confirmation or guidance from the National

<sup>2</sup> Numbers obtained from SIT84-001 Site Plan.

<sup>3</sup> Numbers obtained from "Canal Center FAR Calculation Sheet" submitted by the applicant dated September 14, 2016.

<sup>4</sup> Any space that is given to the City of Alexandria rent-free does not count toward floor area according to the deed and site plan notes. The minimum 3,000 square feet to be provided to the City is added to the 504,500 square feet of floor area that amounts to the 507,500 square feet of floor area that is listed in the site plan approval and staff report for SIT84-001.

Park Service (through an interpretation of the deed restrictions and Waterfront Settlement Agreement) that unused floor area can be added to the site as long as the total floor area of 504,500 (or 507,500 SF) is not exceeded for all four buildings.

## Proposal

The applicant proposes to rezone with proffers the five parcels of the Canal Center development, including the parcels containing four office buildings, plaza and Tide Lock Park, from the W-1 (waterfront mixed use) zone to the CRMU-H<sup>5</sup> (commercial residential mixed use [high]) zone, consistent with the recommendation of the Old Town North Small Area Plan. This proposal is currently for a rezoning only and does not include any site plan or special use permit-related requests, though the proposed area to be rezoned is coterminous with the development originally approved with SIT#84-001.

Pending approval of the rezoning, the applicant will have the ability in the CRMU-H zone to “build out” the approximately minimum 19,000 square feet of floor area that is remaining per the SIT#84-001 site plan approval and the deed restrictions. Any building additions proposed by the applicant will require a major site plan amendment and Planning Commission approval.

*Table 3: Zone Comparison*

Zone	FAR (Without a Special Use Permit)	Height <sup>6</sup>
W-1 (Existing)	0.75 (Commercial) 1.00 (Residential / Mixed-Use) 0.25 (Additional Retail)	Per Old Town North Height Map (District 4)
CRMU-H (Proposed)	1.25 (Commercial, Residential or Mixed-Use) 0.25 (Additional Retail)	Per the (Old Town North) Small Area Plan

Following the pending approval of the rezoning, the applicant plans to file a site plan amendment that includes one or two-story building additions for retail and restaurant tenants that will connect to the existing buildings. The new retail and restaurant tenants on site will also expand into ground-floor space in the existing buildings. An illustrative layout, that demonstrates how the applicant could utilize the available floor area, is shown below. The applicant plans on utilizing existing ground-floor space in the office buildings combined with added square footage to place the retail and restaurant amenities on site. As discussed above, the National Park Service must make a determination that the applicant can distribute the remaining floor area among each of the B parcels, and not only the parcels (B3 and B4) with floor area remaining per the deed restrictions.

The applicant hopes to attract and retain office tenants through the addition of retail and restaurant

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<sup>5</sup> Sites in CRMU zones may be considered as “tracts” where FAR is counted over the entire site, regardless of the subdivision of the site into parcels, per Section 1-400(B) of the Zoning Ordinance.

<sup>6</sup> Both zones allow the maximum building height to be as shown in the Old Town North Small Area Plan “Recommended Height District Limits.” The maximum allowed height for 66 Canal Center, at the southern portion of the site, is 77 feet, while the three other buildings are allowed a maximum of 120 feet, pending any amendments to the maximum allowed height outlined in the deed restrictions and Waterfront Settlement Agreement.

amenities. As the population in the general Old Town North vicinity increases, the added retail stores and restaurants would serve the local employee and resident population, creating a vibrant place in the Old Town North neighborhood, with an activated plaza with adjacent storefronts that connects directly to the waterfront. As with the current zone, the CRMU-H zone allows for “by-right” conversion from commercial to residential uses. The applicant has stated the intention to explore limited residential conversion up to one-third of the existing floor area currently on site. Most likely, this will allow for one of the larger office buildings to be converted to predominantly residential use (see the Proffer subsection below for the proposed language).

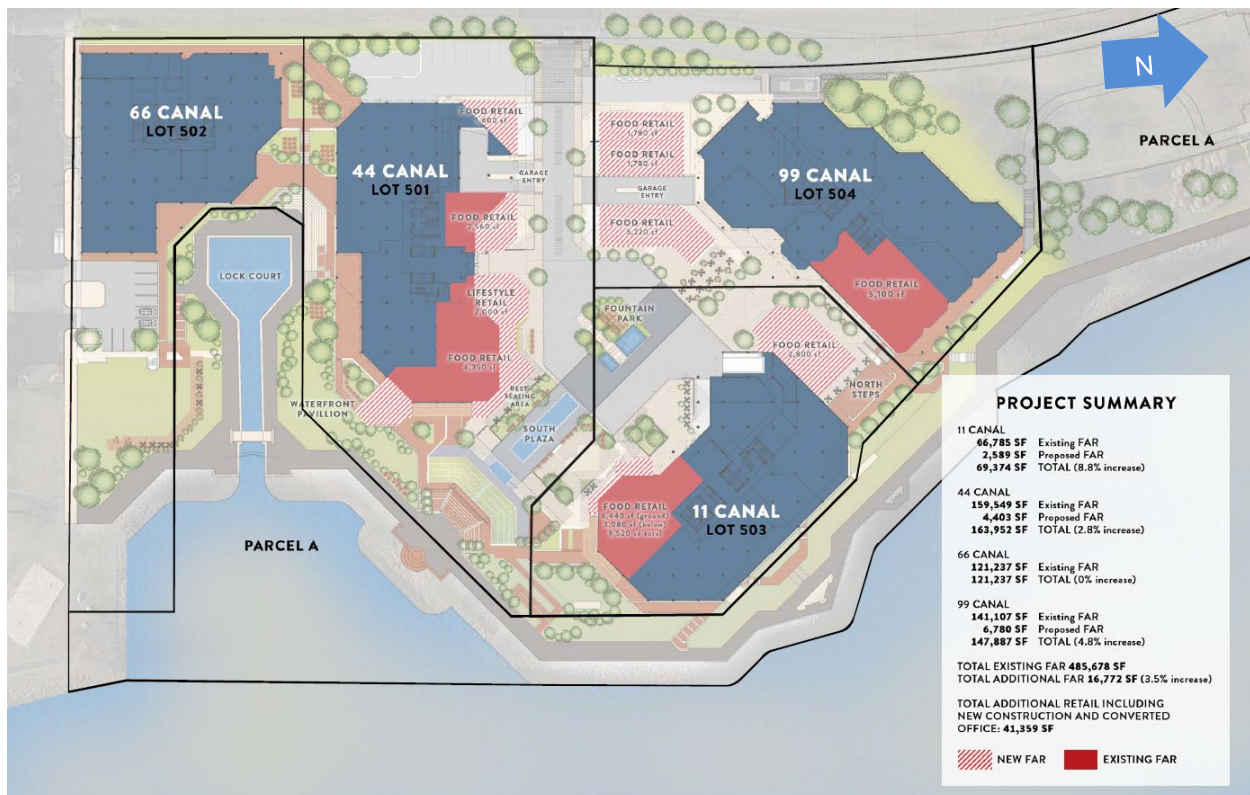


Figure 2: Canal Center Illustrative Layout

## Proffers

As part of the rezoning request, the applicant has submitted proffers that ensure the request is in general compliance with the Waterfront Settlement Agreement and the Old Town North Small Area Plan. Discussion of the proffers is in the Staff Analysis section below:

1. Settlement Agreement: The development of the Property is limited by the Settlement Agreement with the United States of America, dated April 18, 1983 recorded at Deed Book 1111, Page 1351, as applied and as amended by the United States of America.
2. Permitted Uses: Notwithstanding any other provision of the CRMU-H zone, the Applicant is permitted to convert a maximum of 162,000 square feet of floor area to residential uses.

3. Development Approval: Notwithstanding any other provision of the City of Alexandria Zoning Ordinance, any development above 507,500 square feet requires the approval of a Development Special Use Permit.

Each of the proffers was offered by the applicant to ensure that the rezoning to CRMU-H was compliant with the Waterfront Settlement Agreement and the Old Town North Small Area Plan. The first proffer connects the site to the Settlement Agreement, which limits development per the agreement as currently written and potentially amended between the National Park Service and the applicant in the future. The second proffer will retain the office-commercial character of the site, and will allow for limited residential conversion, which complies with the Old Town North Small Area Plan. The third proffer provides the City with an enhanced level of review for any future site additions that could be allowed if the Waterfront Settlement Agreement is amended to allow further site development. The third proffer is discussed further in the Staff Analysis.

## **II. STAFF ANALYSIS**

### **Waterfront Settlement Agreement**

Canal Center is subject to compliance with the 1983 settlement agreement between Herbert Bryant Associates (the former property owner) and the United States of America (Waterfront Settlement Agreement), which resulted from a 1973 lawsuit by the federal government regarding ownership of the edge of privately held and City-owned properties along the waterfront between Jones Point Park and Daingerfield Island. The Waterfront Settlement Agreement guides the use of the subject sites and establishes restrictions on land use, building height and FAR. The agreement informed a joint planning effort by the City and the National Park Service for the affected properties, and the deed restrictions on the properties that arose from the agreement and redevelopment of the sites.

Per the agreement, the site was divided into A and B parcels – the former of which is reserved for open space, while the latter parcel(s) designated for development with scenic easements. The Waterfront Settlement Agreement also placed caps on the building height and FAR allowed in the development and on each B parcel, which is reflected in the deed restrictions and the SIT#84-001 site plan. The FAR limits for the B parcels is discussed in the Background subsection above. Concerning height, each building has a deed-restricted height limit based on elevation above sea level, though the approved SIT#84-001 site plan states that all buildings must be no taller than 74-feet 7-inches above average finished grade. Any future buildings additions that would potentially add building height to any of the buildings would require the applicant to submit a building height survey, which would be reviewed through the development review process, in addition to any review from the National Park Service. The agreement also stipulates the permitted uses on the B parcels, which include restaurants, commercial shops, offices, marina service facilities, museums related to the City and waterfront history, farmers' markets and public open space. The agreement also allows residential uses (up to 40 units an acre), and a minimum 30,000 square feet of non-office uses.

Any rezoning should be in accordance with height, density and use restrictions in the deed per the Waterfront Settlement Agreement. The 1983 stipulation of settlement from the settlement agreement states that any rezoning of the property must be in accordance with the deed restrictions (related to height, density and use) and with the 1981 “Alexandria Waterfront City of Alexandria / National Park Service Draft Joint Land Use Plan,” which informed the deed restrictions. Rezoning Canal Center from W-1 (a zone created from recommendations in the draft land use plan) to CRMU-H without any proffers would not necessarily comply with the Waterfront Settlement Agreement, due to its allowances for density and height that are higher than what is in the deed restrictions.

In terms of existing and future development, the applicant must adhere to the development parameters outlined in the deed restrictions and must consult with the National Park Service on any future changes to the deed restrictions.

### **Compliance with the Master Plan**

#### ***Old Town North Small Area Plan***

The Old Town North Small Area Plan (OTN-SAP) was adopted by City ordinance in September 2017, and envisions “a pedestrian-focused neighborhood, linked to the rest of the City through a diverse public realm network and a system of multi-modal transportation options.” The plan identifies “potential redevelopment sites,” and this includes Canal Center (#16). Figure 2.12 of the small area plan, “Recommended Zoning,” shows the recommended zone for Canal Center as CRMU-H.

The applicant was involved in the OTN-SAP process from its early stages, and the recommendation of the CRMU-H zone reflects a consensus between the applicant, the community and the City. The rezoning of Canal Center to CRMU-H is consistent with the principles of the plan, most directly by providing “amenities and strategic zoning amendments to retain and attract commercial uses.” The plan specifically recommends the rezoning of Canal Center “to make expansion of existing office and attraction of new office more feasible.” The rezoned site will be more attractive to residents, visitors and employees through site improvements that can be provided with the additional floor area available. Added ground-floor retail will help to activate the internal plaza and encourage pedestrian traffic from the area.

The proffer offered by the applicant related to limiting residential conversion is consistent with the OTN SAP. In the existing W-1 zone and the proposed CRMU-H zone, the applicant is permitted to convert most or all of the site to residential use. A conversion of the majority of the office buildings to residential would conflict with the recommendation in the plan that a “limited amount of residential use” be allowed on the Canal Center site (page 38). The proffer limits residential conversion to approximately one-third of the existing floor area, and most likely to one of the four buildings in the future. The proffer of limited residential conversion will help to maintain the commercial and office viability of the Canal Center site, which is one of the largest office developments in the eastern portion of the City.

### ***Waterfront Small Area Plan***

Approved by City Council in 2012, the Waterfront Small Area Plan generally covers the properties that are subject to the Waterfront Settlement Agreement, including Canal Center and Tide Lock Park. The plan identifies specific redevelopment sites, of which Canal Center is not one. The rezoning is consistent with the small area plan goal statements which call for a “Dynamic” (“Maintain a living, active Waterfront that is a destination that attracts all Alexandrians and visitors and should be integral to the visitor experience in Alexandria”) and “Sustainable” (“Ensure that the Waterfront is able to sustain itself economically, environmentally and operationally”) waterfront. The rezoning allows the applicant to add retail and restaurant amenities that will add vibrancy to the development, which will bring residents and visitors to the site and connect them directly with waterfront amenities.

### **Site Plan Amendment and Future Development**

As discussed above, the next step for the applicant is to file a site plan amendment to add one-story building additions that would place restaurant and retail amenities on site in locations that are generally reflected in the illustrative layout. The applicant is allowed to add floor area to the amounts in the deed restrictions and approved site plan (504,500 square feet plus 3,000 for City-run museum space). However, the addition of building footprint for the retail space would change the original site plan approval significantly enough to require the applicant to submit a development site plan (DSP) application for consideration by Planning Commission in a public hearing.

Site plan amendments can be reviewed administratively if there is:

- No increase in the intensity of the use of the property;
- No change in the height or location of buildings cannot be detected when viewed from the property line; and
- Changes in the “ground plane” (including parking, landscaping and paving) do not adversely affect adjacent properties.

The addition of retail and restaurant uses in addition to the existing office uses on the property can be considered an intensification of the use. The added building footprints for the retail and restaurant amenities will be visible from the entrance to the Canal Center development from Canal Center Plaza (as intended to attract visitors) and the potential for retail additions adjacent to 66 Canal Center are adjacent to the Rivergate development. Additionally, any changes to the landscaping, open space or public art that these building expansions may have can be reviewed by the City through a public process and presented to the community for comment.

Based on the deed restrictions and Waterfront Settlement Agreement, the Canal Center Site cannot contain more than 507,500 square feet of floor area (including the 3,000 square feet of floor area provided by the applicant for use by a City or public agency). If the applicant negotiates with the National Park Service to amend the settlement agreement and deed restrictions to allow for floor area above 507,500, the proffers included with the rezoning will guide the development process with the City.

In addition to the first proffer which allows floor area on site to reflect the amount allowed in the Waterfront Settlement Agreement (as applied and amended), the third proffer requires that the applicant submit a development special use permit (DSUP) application for additional floor area above 507,500 square feet. The CRMU-H zone requires a special use permit for increased floor area only above 1.25 FAR, plus 0.25 FAR for additional retail. Based on the site area, a DSUP would not be triggered unless the applicant proposes a total of 568,561 square feet of floor area, or 682,273 square feet of floor area including retail development. The third proffer ensures that the City would process any development that exceeds the currently allowable 507,500 square feet of floor area as a DSUP. The DSUP process allows the City greater input in design review and site improvements that implement the Old Town North Small Area Plan.

### **Parking**

The site contains an existing two-level underground garage that is shared by each building and contains 1,241 spaces. The parking ratio based on existing square footage is 2.55 spaces per 1,000 square feet of floor area, and the existing parking is sufficient to meet parking minimums for any potential short or mid-term development options. The applicant has made clear that the existing parking garage will be available to retail tenants and visitors in addition to employees and/or residents who would be utilizing the parking garage in the future. The applicant will provide more details on parking supply and management with any future site plan amendment submissions.

## **III. COMMUNITY**

As discussed above, the applicant was an engaged participant in the OTN-SAP process, including hosting community meetings and charrettes at 44 Canal Center Plaza. The proposed rezoning was presented to the community as part of the planning process, and the recommendation to rezone was approved with the plan. In addition to community outreach as part of the OTN-SAP process, the applicant has presented to the North Old Town Independent Citizens' Association (NOTICE) at their August and September meetings. The applicant has also reached out to the residents of Rivergate, the townhouse community to the south of the site, and has provided info and offered to meet with the homeowners' association for a presentation.

Staff recommends **approval** of the rezoning with proffers subject to compliance with all applicable codes and ordinances.

STAFF: Jeff Farner, Deputy Director, Department of Planning and Zoning  
Robert M. Kerns, AICP, Chief of Development  
Gary Wagner, PLA, ASLA, Principal Planner  
Heba ElGawish, Urban Planner  
Michael Swidrak, AICP, Urban Planner



## APPLICATION

☐ Master Plan Amendment MPA# \_\_\_\_\_

☐ Zoning Map Amendment REZ# \_\_\_\_\_

**PROPERTY LOCATION:** 1, 11, 44, 66, and 99 Canal Center Plaza

### APPLICANT

Name: Canal Center LL, LLC

Address: C/O Investcorp International Realty Inc. 280 Park Ave, New York, NY 10017

### PROPERTY OWNER:

Name: (see attached)

Address: \_\_\_\_\_

### Interest in property:

☒ Owner ☐ Contract Purchaser

☐ Developer ☐ Lessee ☐ Other \_\_\_\_\_

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

☒ yes: If yes, provide proof of current City business license.

☐ no: If no, said agent shall obtain a business license prior to filing application.

**THE UNDERSIGNED** certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Kenneth W. Wire

Print Name of Applicant or Agent  
McGuireWoods LLP

1750 Tysons Boulevard, Suite 1800

Mailing/Street Address

Tysons, VA 22102

City and State Zip Code

  
Signature

703-712-5362

703-712-5222

Telephone #

Fax #

9/28/17  
Date

### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Legal advertisement: \_\_\_\_\_

ACTION - PLANNING COMMISSION \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

MPA # \_\_\_\_\_

REZ # \_\_\_\_\_

**SUBJECT PROPERTY**

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use Existing - Proposed	Master Plan Designation Existing - Proposed	Zoning Designation Existing - Proposed	Frontage (ft.) Land Area (acres)
1 (see attached) _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
2 _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
3 _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
4 _____ _____	_____ _____	_____ _____	_____ _____	_____ _____

**PROPERTY OWNERSHIP**☐ Individual Owner☒ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

1. Name: (see attached) \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_
2. Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_
3. Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_
4. Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_

MPA # \_\_\_\_\_

REZ # \_\_\_\_\_

### JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

n/a

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

(see attached)

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

Served by existing facilities.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

(see attached)

## Rezoning Application

Property Locations: 1, 11, 44, 66, and 99 Canal Center Plaza  
Kenneth W. Wire

### Property Owners/Applicants

Name: Canal Center LL, LLC

Address: C/O Investcorp International Realty Inc. 280 Park Ave, New York, NY 10017

Name: Transpotomac Canal Center Owners Association, Inc.

Address: C/O Investcorp International Realty Inc. 280 Park Ave, New York, NY 10017

### Subject Property

Tax Map No	Land Use	Master Plan Designation (as proposed in draft OTN SAP)	Zoning Designation (Existing)	Zoning Designation (Proposed)	Land Area (sq. ft.)
055.01-04-13	Park use	CRMU-H	W1	CRMU-H	190,116
055.01-04-14	Office	CRMU-H	W-1	CRMU-H	68,393
055.01-04-15	Office	CRMU-H	W-1	CRMU-H	55,120
055.01-04-16	Office	CRMU-H	W-1	CRMU-H	90,459
055.03-03-62	Office	CRMU-H	W-1	CRMU-H	50,761

### Property Ownership

IVC Canal Holdings, LLC (100% member in Applicant)

### Justification for Amendment

#### *Question 2*

The proposed rezoning designation is consistent with the recently approved Old Town North Small Area Plan. The proposed rezoning will 1) cause all the existing office development on the property to become complying structures; and 2) allow the owner to add ground-floor retail uses, which will further the viability of office uses and energize the streetscape around the waterfront.

#### *Question 4*

Gross Floor Area constructed upon the Property shall not exceed the limitations upon the Property as set forth in the 1984 settlement agreement recorded among the Alexandria Land Records at Deed Book 1111 Page 1351.











CURVE	WHEELS	LENGTH	COOR. BEARING	COOR.	WHEEL	WHEEL
C1	1000.00	1000.00	0.000000	0.0000	1000.00	1000.00
C2	1000.00	1000.00	0.000000	0.0000	1000.00	1000.00

### CURVE TABLE

### LEGEND

[illegible]

## SYMBOLS

[illegible]

ALTA/ACSM LAND TLE SURVEY  
LOTS 201, 202, 203, 204 AND PARCEL "A"  
**TRANSPOTOMAC CANAL CENTER**  
DEED BOOK 1121, PAGE 666  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

DATE: AUGUST 11, 2016

**Bowman**  
CONSULTING

14300 Woodward Pkwy, Suite 200 Chattanooga, TN 37411		404 442-9997 www.bentleyengineering.com	
Bentley Engineering Corp. USA			
Bentley P-11111 - 11111 11111 11111 11111 11111 11111 11111 11111 11111 11111		ST. 71	DOC
Bentley P-11111 11111 11111 11111 11111 11111 11111 11111 11111 11111		11111 11111	11111 11111

**PROPERTY NO.**

# PARKING TABULATION

## LEVEL G-1

REGULAR	HAZARDOUS	TOTAL
400	10	410
400	10	410



PARKING LEVEL G-1

ALTA/ACORN LAND TITLE SURVEY  
 LOTS 804, 805, 806, 807, 808 AND PARCEL "A"  
**TRANSPOTOMAC CANAL CENTER**  
 DEED BOOK 1121, PAGE 665  
 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30'

DATE: AUGUST 11, 2014



Bowman Consulting Group, Ltd.		Phone (703) 454-3000	
1400 Westwood Plaza, Suite 200		Fax (703) 454-0700	
Chantilly, Virginia 20151		www.bowmanconsulting.com	
Prepared by: [Signature]		Checked by: [Signature]	
Date: 8/11/14		Scale: 1" = 30'	
Project No: 10000-00-000		Sheet No: 1 of 2	



PARKING TABULATION

LEVEL G-2

AVAIL.	HANDICAP	TOTAL
736	16	752



PARKING LEVEL G-2

ALTA/ACSM LAND TITLE SURVEY  
LOTS 501, 502, 503, 504 AND PARCEL "A"  
TRANSPOTMAC CANAL CENTER  
DEED BOOK 1121, PAGE 668  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30'

DATE: AUGUST 11, 2014



<b>Bowman CONSULTING</b> Bowman Consulting Group, LLC 10000 Woodbridge Farm, Suite 200 Manassas, Virginia 20108 Phone: (703) 444-0000 Fax: (703) 444-0000 www.bowmanconsulting.com	
Project: TRANSPOTMAC CANAL CENTER Date: 08/11/2014 Drawn: J. BOWMAN Check: J. BOWMAN Title: SITE PLAN	SHEET: 01 OF 01 DATE: 08/11/2014




**Proffered Conditions  
Canal Center LL LLC  
Rezoning #2017-0003  
1, 11, 44, 66, 99 Canal Center**

Pursuant to Section 11-804 of the City of Alexandria Zoning Ordinance, Canal Center LL LLC ("Applicant") hereby proffers, as the owner of the land identified by the City of Alexandria with Real Estate Tax Assessment Numbers: 055.01-04-13; 055.01-04-15; 055.03-04-16; 055.03-03-62 and 055.01-04-14 (the "Property"), for itself, and its successors and assigns, that development of the Property shall be in accordance with the following conditions (the "Proffers") if, and only if, Rezoning #2017-0003 as proposed by the Applicant is approved by the Alexandria City Council.

1. Settlement Agreement: The development of the Property is limited by the Settlement Agreement with the United States of America, dated April 18, 1983 recorded at Deed Book 1111, Page 1351, as applied and as amended by the United States of America.
2. Permitted Uses: Notwithstanding any other provision of the CRMU-H zone, the Applicant is permitted to convert a maximum of 162,000 square feet of floor area to residential uses.
3. Development Approval: Notwithstanding any other provision of the City of Alexandria Zoning Ordinance, any development above 507,500 square feet requires the approval of a Development Special Use Permit.

**APPLICANT**

**CANAL CENTER LL, LLC**, a Delaware limited liability company

By:   
Name: H. Herbert Myers  
Title: Vice President



Kenneth W. Wire  
kwire@wiregill.com  
703-677-3129

# # # #

October 4, 2018

**VIA EMAIL TO [karl.mortiz@alexandriava.gov](mailto:karl.mortiz@alexandriava.gov)**

Mary Lyman, Chair and Members of the Planning Commission  
301 King Street, Suite 2100  
Alexandria, VA 22314

RE: Docket Item #10,  
Canal Center Rezoning

Dear Madam Chair and Members of the Planning Commission:

My client Canal Center LL LLC, (“AREP”) is the owner of the Canal Center properties. Last night we met with members of the Rivergate Homeowners Association (“Rivergate”) to discuss the proposed rezoning and the illustrative retail plan that was included in the staff report. While many Rivergate members expressed support for the rezoning and AREP’s continued investment in Canal Center, the same members also have following concerns with any eventual redevelopment of retail space on the 66 Canal Center lot:

1. Any standalone retail on the 66 Canal Center lot would block views of the water.
2. Preference for consolidating new retail in the internal plaza and north of Tide Lock Park.
3. Montgomery Street is currently busy with tour bus drop offs, trash pick-up, and restaurant delivers.
4. Concern with fire and emergency access to 66 Canal Center.
5. Cut through traffic from Montgomery Street to Madison Street on privately owned and maintained Rivergate streets.
6. Late night noise from future restaurants.
7. Security concerns with theft from resident’s vehicles.
8. Rodents associated with new construction.
9. Maintaining Parcel A as open space.

AREP respectfully requests that the Rivergate members concerns be reflected in the record and that the Planning Commission approve the rezoning as requested. AREP will be able to address the resident’s concerns during the Site Plan approval process for any new development at Canal Center.

October 4, 2018

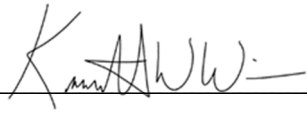
Page 2 of 2

#

We look forward to discussing the rezoning with you at tonight's Planning Commission hearing.

Sincerely,

Wire Gill LLP

By: \_\_\_\_\_

4837-1456-7286, v. 1



## DEPARTMENT OF PLANNING AND ZONING

Sent via E-mail

November 4, 2016

Kenneth Wire  
McGuireWoods, LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102

RE: Canal Center – North Old Town

Dear Ken,

This is in response to your letter dated March 17, 2016 that concerned the confirmation of the existing and available floor area of the Canal Center (including the properties included on the site plan approval for SIT84-001), and an attached exhibit dated November 6, 2015 and revised on October 20, 2016 that details the updated floor area calculations. Staff confirms that the total net floor area of the four buildings that comprise Canal Center (11, 44, 66 and 99 Canal Center Plaza) is 485,678 square feet, provided the measurements are accurate, which is effectively an FAR of 1.07.

Staff also confirms that the Canal Center properties are noncomplying structures (as defined in Section 12-101 of the Zoning Ordinance) based on the FAR limits of the W-1 zone, which permit no more than an FAR of 0.75 for commercial uses, with an additional FAR of 0.25 permitted for retail uses with the total not to exceed an FAR of 1.0.

Please let me know if you have any questions regarding to responses provided above.

Thank you,

A handwritten signature in black ink, appearing to read "Robert M. Kerns", is written over the typed name and title.

Robert M. Kerns, AICP  
Chief of Development

c: Dirk H. Geratz, AICP, Principal Planner  
Nancy Williams, Assistant to the Director  
Michael Swidrak, AICP, Urban Planner

# Rezoning of Montgomery Street, Canal Plaza, Docket Item #10 for October 4, 2018

**Brenda J. Bearden** <bbearden@beardensolutions.com>

Thu 10/4/2018 12:23 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Rivergate HOA <secretary.rivergate.hoa@gmail.com>;

Dear Planning Commission,

I am the owner of 827 Rivergate Place, Alexandria. My house faces the river but the front door faces Montgomery Street. I have met with the developer (Mr. Strup) and the representing attorney (Mr. Wire) concerning the development of Canal Plaza for the past 2 evenings. Other members of my community have also been present.

I wish to I adamantly object to the building of any new structures facing Montgomery Street at the Tidal Lock location. Our community (Rivergate) is responsible for our own roads (within our community) and putting another business in that area will not only cause disruption to our normally quiet and serene environment, but it will also cause potential new patrons to resort to using our Rivergate Place as a side road for getting in and out of the area; it will cause unnecessary noise and congestion in an area that does not have easy ingress and egress; and it will violate the premises upon which we relied when we purchased our Rivergate homes. That is, we purchased these homes to be in a quiet neighborhood, with no obstruction of our view of the river and supported by a covenant that would protect our views, our tranquility and the essence of our Old Town Alexandria community (peaceful, residential, living in a quiet neighborhood).

We've met with the Messrs. Wire and Strip and have indicated that we support the development of Canal Plaza area as long as no new traffic comes into our community area and as long as our registered complaints are addressed. Thus, I can truthfully say that Rivergate Community unanimously objects to further construction or new development along Montgomery Street down by the Tidal Lock.

Respectfully submitted,

**Brenda J. Bearden**  
827 Rivergate Place  
Alexandria, VA 22314  
703 926 3665 (cell)

# Rezoning of Montgomery Street - Canal Plaza 66 from W-1 to CRMU-H

David Lee <davidllee@outlook.com>

Thu 10/4/2018 3:16 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Dear Planning Commission,

My wife and I reside in the Rivergate community and are the owners of 117 Montgomery Place, which is located directly across the street from 66 Canal Plaza. This letter is to voice our opposition to the proposed rezoning of Montgomery Street, Canal Plaza 66 from W-1 to CRMU-H.

Rivergate is a friendly, quiet, cohesive, save place to live and enjoys all the advantages Alexandria has to offer. This is why we choose to purchase and invest in our homes. Our neighbors and we do not want to see this lifestyle and investment jeopardized by any additional retail space on Montgomery Street. Currently, the dead end at the park and entrance to Rivergate is already a traffic issue. Expansion of any retail space would only exasperate the traffic problems but would also create additional problems including:

- Additional cut through traffic on a private street
- More traffic means less safety for residents
- Additional costs to the Rivergate residents for more frequent street maintenance
- Additional deliveries with no access resulting in more double parking and blocking entrance to Rivergate
- Added traffic, pedestrian and vehicle heightens security concerns which may required residents to have increased security costs
- Restaurants will increase noise particularly late at night
- Retail and restaurants will add lighting which will be disruptive for residents with homes backing to Montgomery Street
- Reduced green space and park accessibility
- Loss of river views

We are confident the Rivergate community also opposes the zoning change as demonstrated by 20 residents showing up to meet with representatives of Canal Plaza on less than one days notice.

We do, however, support the other suggested improvements presented at the meeting. We also believe it is in the best interest of Canal Plaza to work with the Rivergate community as we can greatly contribute to their long-term success.

Respectfully yours,

David Lee

# Please do not re-zone Canal Center along Montgomery Street and Tide Lock Park.

KJ Iribe <kj.iriibe@gmail.com>

Thu 10/4/2018 3:00 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Hi Alexandria Planning Committee,

My name is KJ Iribe and I am a resident of Alexandria in the Rivergate neighborhood at 118 Montgomery Place. I can't attend the meeting tonight but wanted to let you all know that I am absolutely against any **Canal Center Re-Zoning that would impact Montgomery Street and Tide Lock Park** adjacent to Rivergate Park. I specifically moved to the Rivergate neighborhood because of the quiet streets leading into it with little vehicle traffic, and the proximity to park space. I'm currently pregnant with my first child and have a lot of concerns about further noise on Montgomery Street, increased rodent populations and trash, and especially the potential for increased through vehicle traffic while I have a baby in tow. I walk everywhere in Alexandria, and redeveloping this street would create more congestion, and place more pressure on already over filling parking spaces, which would majorly impact our ability to simply walk around the neighborhood. I'm not against all revitalization efforts to Canal Center, in fact I have been trying to support their new restaurant at Cafe 44, but the Montgomery Street/Tide Lock Park area is already at its commercial capacity with the existing restaurant, shuttle traffic, and delivery and trash removal. I live on the inside of our development and I can still hear when work is being done on the loading docks across Montgomery Street earlier than it should be.

Thank you,

KJ Iribe

118 Montgomery Place, Alexandria, VA 22314

## Canal Center re-zoning

lawrence baer <larryb29@hotmail.com>

Thu 10/4/2018 2:44 PM

To: PlanComm <PlanComm@alexandriava.gov>;

I live in the Rivergate neighborhood immediately adjacent to the Canal Center. While I have no objection to the overall redevelopment of the Canal Center I have very strong objections to any rezoning of Parcel 502 which would allow new retail development in Tide Lock Park and along Montgomery St. The impact of additional development along this narrow, one way, dead end street will be entirely negative for the residents - a loss of green space in an already small park, much greater congestion in an area already challenged by traffic related to the Canal Center, more trash, more rats, more difficulty in getting emergency vehicles into our neighborhood. The rest of the proposal seems fine. Not allowing a mere 3500 square feet of retail in Parcel 502 does not seem like an unreasonable restriction given the overall amount of retail space the developers will gain and the likely very unhappy results new retail will have on the residents who live nearby.

Many thanks, Larry Baer

# Rezoning of Montgomery Street, Canal Plaza, Docket Item #10 for October 4, 2018

**Brenda J. Bearden** <bbearden@beardensolutions.com>

Thu 10/4/2018 12:23 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Rivergate HOA <secretary.rivergate.hoa@gmail.com>;

Dear Planning Commission,

I am the owner of 827 Rivergate Place, Alexandria. My house faces the river but the front door faces Montgomery Street. I have met with the developer (Mr. Strup) and the representing attorney (Mr. Wire) concerning the development of Canal Plaza for the past 2 evenings. Other members of my community have also been present.

I wish to I adamantly object to the building of any new structures facing Montgomery Street at the Tidal Lock location. Our community (Rivergate) is responsible for our own roads (within our community) and putting another business in that area will not only cause disruption to our normally quiet and serene environment, but it will also cause potential new patrons to resort to using our Rivergate Place as a side road for getting in and out of the area; it will cause unnecessary noise and congestion in an area that does not have easy ingress and egress; and it will violate the premises upon which we relied when we purchased our Rivergate homes. That is, we purchased these homes to be in a quiet neighborhood, with no obstruction of our view of the river and supported by a covenant that would protect our views, our tranquility and the essence of our Old Town Alexandria community (peaceful, residential, living in a quiet neighborhood).

We've met with the Messrs. Wire and Strip and have indicated that we support the development of Canal Plaza area as long as no new traffic comes into our community area and as long as our registered complaints are addressed. Thus, I can truthfully say that Rivergate Community unanimously objects to further construction or new development along Montgomery Street down by the Tidal Lock.

Respectfully submitted,

**Brenda J. Bearden**  
827 Rivergate Place  
Alexandria, VA 22314  
703 926 3665 (cell)

# Opposition to Proposed Rezoning of Canal Center

ROBERT ETHERIDGE <etheridger@comcast.net>

Thu 10/4/2018 2:10 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Hello. I am writing as a concerned resident of the Rivergate community regarding the requested rezoning of Canal Center. The proposal would allow for buildout of retail/restaurant space along Montgomery St. and into Tide Lock Park, which would have a detrimental effect on our community. We are already sandwiched between two busy roads (Madison and Montgomery) with highly oversubscribed parking, and a situation which encourages passage through our neighborhood and its privately maintained roads -- both an annoyance and a safety hazard for the residents. We are concerned about traffic, parking, congestion, adverse impact to the public park area, and many other factors. We would be happy to see revitalization of Canal Center, but not along Montgomery Street or Tide Lock Park.

Robert Etheridge

812 Rivergate Place

## Rezoning of Canal Center; Item #10, October 2/4 Docket

Barbara Moore <bspmoore@gmail.com>

Thu 10/4/2018 4:33 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Dear Planning Commission,

I write to endorse the many letters you have already received regarding the proposed rezoning of the Canal Center property. My home, 113 Montgomery Place, is directly opposite the portion of parcel A on Montgomery Street proposed for retail development and I will be negatively impacted by any retail development facing that street. I also especially oppose the loss of green space in Tide Lock Park which is now a little gem enjoyed regularly by many visitors who come to the waterfront to enjoy its open space. My neighbors have provided many good reasons for opposing this development, all of which I agree with and will not repeat here. Suffice it to say, I fully support opposition to any retail development along Montgomery Street, including Tide Lock Park.

Having made my position clear on the Montgomery Street development, please know that I have no objection to development of the internal portions of the property, providing no additional parking pressure is added to Montgomery Street.

Thank you for the opportunity to comment.

Respectfully,

Barbara Moore  
113 Montgomery Place  
Alexandria, VA 22314

--

# Canal Center Re-Zoning Meeting Tonight

Kathy Doddridge <kathydoddridge@gmail.com>

Thu 10/4/2018 3:36 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Rivergate HOA <secretary.rivergate.hoa@gmail.com>;

Good afternoon:

My husband and I are residents of the Rivergate Community and we have just recently become aware of your plan to redevelop Canal Center. Amongst the numerous issues that the residents have already raised--encroaching on green space and views, building out Montgomery Street, we would like to raise another concern. That relates to the lack of infrastructure- dealing with improper draining and sewage and lack of capacity to deal with the current population. I believe we are all paying additional taxes/assessment to remediate the problem that already exists. It does not make sense that the Planning Commission would approve even more development and exacerbate the current problem. There should be a moratorium on any new building or expansion of Canal Center until the infrastructure problems we have in North Old Town/Alexandria have been resolved.

Regards,  
Kathy Doddridge  
John Bosco

## 10/4, Docket 10, Canal Center Rezoning 2017-0003

Teresa Lee <teresalee333@gmail.com>

Thu 10/4/2018 6:10 PM

To: PlanComm <PlanComm@alexandriava.gov>;

To Mary Lyman and the Planning Commission members,

I am on the Rivergate HOA Board and a homeowner, just learning about the Canal Center rezoning after receiving a certified letter on Thursday for a Planning Commission meeting on Tuesday. After a meeting last night where Canal Center presented their plan, our community strongly objects to the present terms of the proposed rezoning of the Canal Center for Parcel 502 and the redevelopment of retail space along Montgomery St.

My townhouse is on Montgomery Street directly across from the Japanese Steak House, and we have front row view of the congestion, double parked trucks, deliveries, metro shuttle, trash pickup and buses and folks after a little too much to drink. Any retail is 50 ft from our home and this street cannot absorb additional retail/restaurants without further blocking the Rivergate entrance, endangering the ability of emergency vehicles getting into the community or park.

We invested in our home with the current w-1 zoning which had a purpose of protecting the residential community and that's the spirit of our ask. The green space should be retained as it has been protected by the park service. Providing the zoning that could later lead to a restaurant at Tide Lock Park, 100 ft from our neighbor's front door must be restricted now or it will impact the home value and cause reservation to any potential buyer, among a list of other objections.

Our residents have attended meetings the past two evening and may not be able to sit through another long planning meeting tonight- that's hardly fair, but they are overwhelmingly against Montgomery Street impacts. That said, We do supports the Canal Center plans and development away from the Street and the other buildout and plans presented.

We therefore urge that the Planning Commission to condition its approval of this rezoning application on a binding commitment by the applicant to restrict/forego any retail development on Montgomery Street.

This will relieve anxiety in the community, avoid future battles, and help us continue a good relationship with American Real Estate Partners and support of their future retail,

Respectfully,

Teresa Lee

117 Montgomery Pl

Alexandria VA 22314

703-402-2414

Sent from my iPhone

# Canal Center Re-Zoning

Joy Ann <tescia.yonkers@gmail.com>

Thu 10/4/2018 4:08 PM

To: PlanComm <PlanComm@alexandriava.gov>; Rivergate HOA <secretary.rivergate.hoa@gmail.com>; Tescia Yonkers <tescia.yonkers@gmail.com>;

Members of the City Council

As a homeowner at Rivergate, I am interested in not only Parcel 502, but the entire project. It would affect many already unbearable issues, including but not withstanding, amplifying the noise level, increasing density, additional traffic trespassing on private property, etc.

In addition, nothing should be allowed on Parcel 502....no improvements. The open green space should be maintained, as well as the parking in front of the restaurant presently there.

Everything submitted must be in writing.

Any rezoning, should be conditional. More time is necessary to research the original 1983 Deed, including the restrictive Covenants and Easements.

Your patience and time concerning this issue is much appreciated.

Dr. Tescia Ann Yonkers  
801 Rivergate  
Alexandria, Va 22314

--

Thanks for using my new e-mail address:

[tescia.yonkers@gmail.com](mailto:tescia.yonkers@gmail.com)

Tescia

# October 4,2018 Docket #10-Canal Center Rezoning

tterry703@aol.com

Thu 10/4/2018 5:08 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: secretary.rivergate.hoa@gmail.com <secretary.rivergate.hoa@gmail.com>;

To: Mary Lyman, Chair and Members of the Planning Commission :

As a resident of 825 Rivergate Place I am writing to register my strong objection to the present terms of the proposed rezoning of the Canal Center in so far as it facilitates the redevelopment of retail space on the 66 Canal Center lot.

Our townhouse is the second home in from Montgomery Street on the east side of Rivergate Place. The drawings accompanying the developer's rezoning application show possible retail structures within 150 feet of my house.

For many , many reasons which my neighbors will spell out in detail for you at the meeting tonight (and summarized in Ken Wire's letter of today to the Planning Commission ) the community of Rivergate will be severely adversely affected by any such retail activity on Montgomery Street. Fundamentally, the increase in traffic and congestion that is certain to occur at the east end of Montgomery Street has the potential to change the entire character of our living conditions. This has already caused considerable anxiety among our residents.

During our recent meeting with the developer and counsel it seemed clear to me that the developer can achieve all its objectives without retail development on Montgomery Street .

*I therefore urge that the Planning Commission to condition its approval of this rezoning application on a binding commitment by the applicant to forgo any retail development on Montgomery Street.*

This will pave the way to a smooth process going forward for American Real Estate Partners with the support of the Rivergate community.

Sincerely,

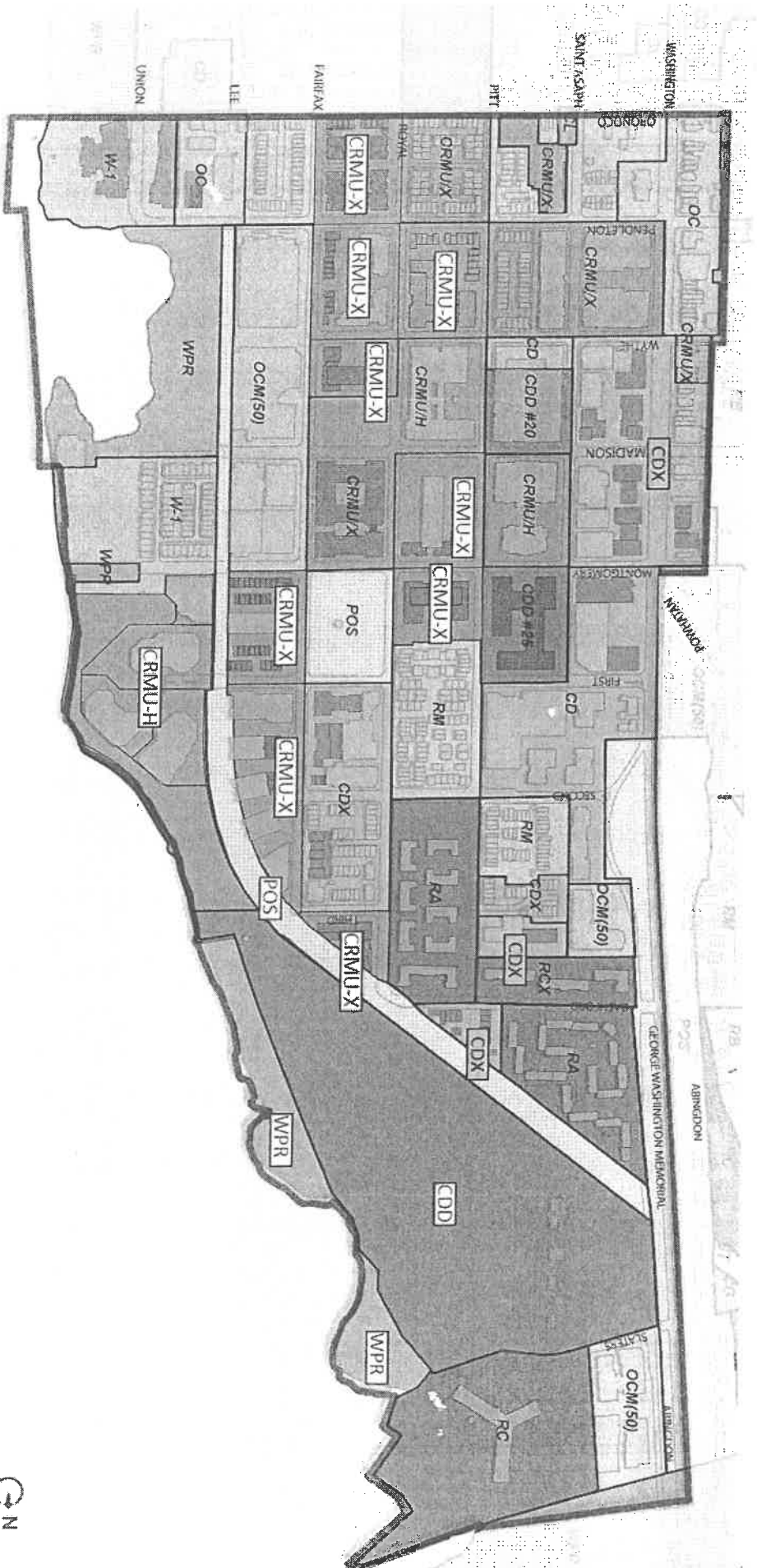
Tom Terry

825 Rivergate Place

Alexandria , VA 22314.

Figure 2.12: Recommended Zoning

This map will not be updated on an ongoing basis. For current zoning, please refer to the citywide zoning map on the GIS standard maps page, [alexandriava.gov/gis](http://alexandriava.gov/gis).



LEGEND

	Townhouse Residential		Office Commercial		Waterfront Mixed Use
	RB, RM, RT		OC, OCH, OCM(50), OCM(100)		W-1
	Multi-Family Residential		Coordinated Development District		XXX Existing Zoning
	RA, RC, RCX, RD		CD		XXX Recommended New Zone
	Commercial		Waterfront Mixed Use		CDX Recommended CDX with Text Amendment
	CC, CD, CDX, CG, CL, CR, CSL, NR		W-1		
	Commercial/Residential Mixed Use		Public Open Space		
	CRMU/H, M, L, X		POS		







