

## Hunting Terrace Stakeholders Group Meeting

Wednesday, December 6, 2006

Lyles Crouch School

7:00 p.m.

### *Introduction*

Mr. John Komoroske, Vice Chair of the Planning Commission and the Hunting Creek Stakeholders Group Leader, called the meeting to order at 7:15 p.m. Mr. Komoroske provided a brief overview of the meeting agenda, and then introduced Bob Kramer, the facilitator for the meeting.

Bob Kramer described that the intent of the meeting was to provide an opportunity to contribute to the identification of issues and ideas that would be forwarded to the Planning Commission and City Council. Mr. Kramer indicated that each individual had received a colored card upon entering the meeting, which identified the group in which they would participate. A total of 8 groups were created. He then described the process and ground rules that would be followed in each group as well as the four questions that each participant would be asked to provide feedback. The four questions were:

1. What issues should the Planning Commission and City Council consider in balancing extraordinary affordable housing with height, protection of the character of the George Washington Memorial Parkway, and the Old and Historic Alexandria District, and other concerns, in evaluating the potential redevelopment of Hunting Terrace and Hunting Towers?
2. Considering the Hunting Terrace proposal as advanced by IDI, identify what you like about the proposal.
3. Considering the Hunting Terrace proposal as advanced by IDI, identify what you do not like about the proposal.
4. Considering the Hunting Terrace proposal as advanced by IDI, what changes, if any, would you make to the proposal and what alternatives to the proposal should be considered?

After providing these instructions, Mr. Kramer announced that each participant should report to his/her respective group. The groups worked individually and documented their responses to the questions. The groups came back together and reported the comments made by participants in their groups. Their detailed responses are provided below.

Several common themes emerged from the groups, including the:

- Desire to look at the whole tract and consider the entire area, both the Hunting Towers and Hunting Terrace properties together, not just the Hunting Terrace site;

- Concern about height;
- Create a community that has a mix of affordable and market rate units and shared amenities
- Questions about what is work force affordable housing and what is extraordinary; have a mix of rental and owner housing units; period of guarantee of affordable units to remain affordable; and involvement of nonprofit in management or ownership of affordable housing; and
- Frustration with Virginia Department of Transportation.

***Question 1***

*What issues should the Planning Commission and City Council consider in balancing extraordinary affordable housing with height, protection of the character of the George Washington Memorial Parkway, and the Old and Historic Alexandria District, and other concerns, in evaluating the potential redevelopment of Hunting Terrace and Hunting Towers?*

***Feedback Provided by Breakout Groups in Response to Question 1***

Lemon

- Affordable housing preservation
- Aesthetics of project
- Workforce housing
- Low and fixed income
- Environmental impacts
- Rental versus purchase
- Community schisms – amenity access
- Resident relocation
- Can Towers accommodate Terrace residents?
- Traffic concerns (speed bumps / signal)
- Public safety / security
- Precedence

Huckleberry

- Lack of available affordable housing elsewhere in the City
- Historical location of the project
- Is the contribution of affordable housing “extraordinary” enough to justify the height?
- Overall aesthetic appearance
- Washington Street Standards
- Precedent of height established on Parkway
- Excludes Hunting Towers
- Traffic and environment
- Economic value to historic city
- Gateway to city
- Ambiance of George Washington Parkway
- Adherence to the 1929 Agreement with the Department of Interior

### ***Feedback Provided by Breakout Groups in Response to Question 1 Continued***

- Loss of rental units
- Displacement of residents during construction
- How affordable is the affordable housing and for how long will the housing remain affordable?
- View from the Potomac River, George Washington Parkway, Route 1, Old Town, and Hunting Creek
- Consideration of all other alternatives
- Number of existing affordable housing units (rental and owner) in the city

#### Carrot

- Available affordable units
- Conformity with the Washington Street Standards and environmental standards
- Ultimate cost of affordable units
- Rental versus ownership – preserving rental units
- Longevity of affordable units
- Heights measure
- Amenities for everyone

#### Tomato

- Issues included in question
- Positive economic asset to city
- Washington Street Standards
- Integrate development of Hunting Towers and Hunting Terrace
- Construct buildings sensitive to the environment
- Maximize open space quality
- Preserve existing affordable housing (including rental)
- Avoid intrusive presence on skyline of Parkway
- Sufficient number of luxury / affordable units with full ADA accessibility

#### Romaine

- Affordable housing versus height
- Affordable housing should be in perpetuity
- Guarantee five hundred thirty affordable housing units
- No control of Hunting Towers site
- Traffic increase
- Affordable rental property
- Height breaches height standards – will cause a precedent for future
- Aesthetics of Parkway driving north – structures should not be taller than Hunting Towers / Porto Vecchio
- Environmental impact
- Not sure Towers as condominiums is feasible

#### Spinach

- What happens to Hunting Towers?

### ***Feedback Provided by Breakout Groups in Response to Question 1 Continued***

- What is the definition of workforce housing?
- Demographics/diversity – youth
- Don't let historic preservation be pretext for destroying affordable housing
- Emphasis on workforce – not massive luxury buildings for the money
- Issue should be the whole tract of land, not just one piece
- Driving people out – look at rental market in Alexandria and elsewhere – consider the vision of the City
- Longer term - process, vision, whole site, implications

#### Cranberry

- Zoning regulations and codes
- Number of units of affordable workforce housing that would be provided to the city
- Will current residents be able to purchase a new unit?
- Impact of traffic
- Will density and height bonus impact historical district?
- What happens to the Hunting Towers side of S Washington Street
- Protecting George Washington Parkway and Historic District while providing affordable housing
- Premature to do anything until we know what happens to Hunting Towers
- Protecting people at Hunting Towers/Hunting Terrace in perpetuity

#### Olive

- Impacts to Parkway
- Huge loss of affordable housing (rental and condo)
- Impact on Hunting Creek and Potomac River
- City strategic plan
- Actual effect of height on city character
- Traffic effects and more people
- Affordable – workforce
- Location outside of Old Town
- Washington Street Standards are being ignored
- City acquire Hunting Towers
- Definition of “extraordinary”
- Transfer of development rights

### ***Question 2***

*Considering the Hunting Terrace proposal as advanced by IDI, identify what you like about the proposal.*

### ***Feedback Provided by Breakout Groups in Response to Question 2***

#### Lemon

- Appealing aesthetics
- Incorporation of workforce housing

## *Feedback Provided by Breakout Groups in Response to Question 2 Continued*

- Low rise height – preservation of Parkway character
- Green space
- Underground parking
- Unit density

### Huckleberry

- Green space
- 80 ft setback
- Replacement of affordable units in kind
- Confidence in IDI to do quality work
- Underground parking
- Extraordinary affordable housing

### Carrot

- Landscaping setbacks
- Affordable housing included
- Will improve the looks of the area
- IDI responsive to community and the City
- Underground parking
- Open design
- Height

### Tomato

- Quality of landscape and architecture
- Preservation of 116 units of affordable housing
- Underground parking
- Open space
- 80 foot setback
- Gateway project

### Romaine

- First row of buildings at height limit
- Underground parking
- Affordable housing
- Set-back from Washington Street
- Open view through middle of property
- Bus stop
- Building breaks along street frontage (street grid)
- Moving highest buildings to back

### Spinach

- Some open space – ground
- Offset for additional affordable housing across the street
- Using market units to help finance affordable units

***Feedback Provided by Breakout Groups in Response to Question 2 Continued***

- Some affordable units
- Improved George Washington Parkway streetscape with green setbacks
- Whole proposed design
- Underground parking

Cranberry

- Number of units of affordable workforce housing because it is a one for one replacement
- Design is lovely
- Setbacks (80 foot) from S Washington Street
- Green space and circulation

Olive

- Replace older with nicer
- Affordable workforce housing
- Aesthetically pleasing to the eye
- No city funding
- Site plan fits (footprint of development is comparable to existing)
- Added residential tax revenue

***Question 3***

*Considering the Hunting Terrace proposal as advanced by IDI, identify what you do not like about the proposal.*

***Feedback Provided by Breakout Groups in Response to Question 3***

Lemon

- Height
- Style
- Impact of relocation
- Potential environmental impacts
- Central street (Hunting Creek Drive)
- Lack of service/retail venues on-site
- Parkway character

Huckleberry

- Too tall
- Proposal does not include Hunting Towers
- No specifics on pricing / eligible purchasers
- Too dense and too massive for shore of Hunting Creek
- Barrack-like buildings on Washington Street
- Raising height of ground level to create underground parking
- Nothing interesting about the design
- Precedent for George Washington Parkway and Old Town
- Timing and duration of construction and disruption for neighbors

### *Feedback Provided by Breakout Groups in Response to Question 3 Continued*

- Increased traffic on Washington Street
- Effect on Chesapeake Bay
- Destruction of 60 year old buildings

#### Carrot

- Height
- More affordable housing
- Qualification for affordable housing
- Hunting Creek Drive is a waste of space
- Gentrification impacts the existing community
- Uncertainty of the fate of Hunting Towers

#### Tomato

- Height and bulk of building mass
- Too many luxury units in comparison to affordable units
- Segregation of affordable housing
- Failure to include Hunting Towers
- Artificial separation of proposal to avoid Washington Street Standards
- Claim for transfer of density from Hunting Creek

#### Romaine

- Loss of rental properties
- Luxury entrance far from affordable seems exclusionary
- Nothing is guaranteed (ex. Hunting Towers)
- Don't copy existing buildings – be creative
- Luxury condominiums are too tall
- Possibly won't allow affordable tenants access to amenity deck
- Uncertainty of environmental impact

#### Spinach

- Green space is not useable by public
- Clean up the Creek
- Ratio of luxury to affordable - ratio too high
- Hunting Towers is not part of the proposal, so there should be many more affordable units on the Hunting Terrace site
- Maintain public access at waterfront all around
- Addresses just this site – piece of the whole
- Height is a dangerous precedent
- Height/affordable housing are not proportional
- Concentrates impacts on small site, defers benefits

#### Cranberry

- Lack of connectivity between luxury condominium units and affordable workforce housing units

***Feedback Provided by Breakout Groups in Response to Question 3 Continued***

- No water views for affordable housing units
- Height
- Not a true mixed use development
- Separation of classes
- No services on site (store, gas station, bank, grocery, dry cleaner)
- No explicit guarantee for what happens to Hunting Towers
- Take out of Historic District
- Washington Street Standards
- Traffic added
- Separation of amenities
- Anger at VDOT and the FHWA for creating this situation and not selling Hunting Towers back to Kay at a fair market value

Olive

- Not compatible with character of gateway
- New precedent for the area
- Height
- No rental housing
- Too much density
- Too little benefits to City
- Impact on wetlands
- Eviction – lack of staging
- Affordable may become market too soon
- Not enough affordable housing (rental)
- Density bonus destroys historic character

***Question 4***

*Considering the Hunting Terrace proposal as advanced by IDI, what changes, if any, would you make to the proposal and what alternatives to the proposal should be considered?*

***Feedback Provided in Breakout Groups - Responses to Question 4***

Lemon

- All low rise buildings
- Additional green space
- Pedestrian access between buildings
- Addition of fountain for aesthetics
- Mural on sound wall
- Front buildings: 5 stories
- Rear buildings: 7-10 stories
- Increased amenities (retail/service venues on site)
- “Stepped” construction design (e.g. Baltimore waterfront development).

## *Feedback Provided by Breakout Groups in Response to Question 4 Continued*

### Huckleberry

- Reduce height of proposed towers
- Include Hunting Towers in this project and collaborate with housing non-profit and City of Alexandria using the right of first refusal before approval of either site
- Redesign façade to blend with historic architecture and the Parkway
- Trade some affordable housing for height reduction
- Allow third tower on Hunting Tower site in exchange for by-right development on Hunting Terrace site and keep existing two towers affordable
- Keep the existing Hunting Terrace buildings facing Washington Street as affordable rental units and develop the remainder of the site by-right
- Significantly reduce the height to comply with the Washington Street Standards
- Preserve rental units at the Hunting Creek site
- Reduce height to five stories and relocate units from stories six to fourteen in common area and maintain Washington Street buildings as affordable

### Carrot

- Guarantee that Hunting Towers will be preserved as a mix of rental and affordable units
- Non-profit and city ownership
- Maintain original building at Hunting Terrace
- Consider other alternatives
- Build a third tower

### Tomato

- Construct third Tower (luxury) east of Hunting Towers
- Reduce height of IDI proposed towers to eight stories
- Restrict building height to fifty feet
- Preserve existing buildings as affordable
- No building above height of Porto Vecchio and make entire Hunting Terrace site affordable (i.e. 250-300 units)
- Nonprofit to purchase the affordable units in perpetuity

### Romaine

- Building larger amount of affordable buildings on Hunting Terrace site and building luxury condominiums on Hunting Towers site
- Water Taxi to new area
- Exchange of Hunting Terrace rights for Kay's right of first refusal via partnership
- Wait to decide Hunting Terrace site until Hunting Towers site is settled
- Rehab/preserve existing Hunting Terrace buildings with assistance of non-profit
- Don't build luxury condominiums as tall

### Spinach

- Whole Hunting Creek area – Hunting Towers as well as Hunting Terrace

### ***Feedback Provided by Breakout Groups in Response to Question 4 Continued***

- Precedent for future developments, anywhere in the City
- Rethink height, back buildings
- Balance of other values – design, green space, etc.
- City influence for public benefit – win for tenants and developer
- More City pressure on VDOT – risk losing all affordable housing
- Nothing for Hunting Towers in return for opening up prime site at Hunting Terrace to luxury development
- Get VDOT to the table
- Move the height and density to elsewhere in the City
- Limits to bonus?

#### Cranberry

- Tighten Hunting Terrace site design to create one community
- Allow 60% of the City workforce to live there with a 97% loan
- Plan that shows what IDI would do on both sides of Washington Street
- Provide rental housing too
- Whatever new buildings are built, they must not be higher than Hunting Towers buildings including topography
- Redesign luxury condominium buildings to seventy foot height limit
- Guarantee right for Hunting Towers and Terrace residents to buy an affordable condominium and parking space with amenities
- Plan needed that encompasses Hunting Towers
- Must have some rental housing maintained
- Hunting Terrace mix option three
- Save five hundred thirty units at Hunting Towers affordably and let IDI develop the Hunting Terrace site
- Mixed use development on both sides of the George Washington Parkway
- Pressure VDOT to sell Hunting Towers

#### Olive

- Delay Hunting Terrace until Hunting Towers is resolved – make Hunting Towers totally affordable rental
- Rehabilitate buildings on Washington Street
- Replace buildings in back with seventy-seven foot mixture of affordable and luxury condominiums
- Developer donate two existing Towers to City for right to building on Hunting Terrace site
- New building next to Hunting Towers / construct third Tower that is all luxury

### ***Additional Comments Provided***

The breakout groups reconvened to discuss the issues and ideas identified in each group. After each group reported their issues and ideas to the larger group, Mr. Kramer asked

the participants for additional ideas and comments that had not been raised in the breakout groups. The following comments were provided:

- Green building technologies should be used in the redevelopment
- Concerns regarding underground parking and possibility of flooding
- A memorial circle should be building at the entrance to Old Town to serve as a gateway feature

### ***Wrap Up and Next Steps***

After the ideas and issues had been heard, Mr. Kramer shared his observation of common themes identified by each group. He indicated that many participants were frustrated by the inability to look at the larger picture and integrate the Hunting Towers and Hunting Terrace. He made additional observations about other common themes including a concern about the proposed height; the desire to create one community with shared amenities; the desire to have affordable and workforce housing that is a mixture of rental and owner occupied units; the desire for the units to remain affordable over the long-term; involving non-profit organizations in management and ownership; determining whether the contribution of affordable housing is extraordinary; and a common frustration with the Virginia Department of Transportation.

He stated that there was no effort made to create a consensus document from these comments and that it might be helpful for IDI to share its comments with the group.

A request was made of staff to consider the proposed alternatives described by the groups and provide information to the Stakeholders Group on those alternatives at a subsequent meeting.

Mr. Kramer stated that additional comments may be sent to Pat Mann, an Urban Planner with the Department of Planning and Zoning, at [Pat.Mann@alexandriava.gov](mailto:Pat.Mann@alexandriava.gov) through the end of December. In closing, Mr. Komoroske indicated that possible meeting dates for the next meeting were January 11 or January 18, 2007 and that an agenda will be sent in advance of the next meeting.

### ***Attendees:***

#### **Stakeholder Group Members**

John Komoroske  
Lewis Simon  
Charles Benagh  
Ann Glennon  
Maurice Barboza  
Van Van Fleet  
Joan Renner  
Marguerite Lang  
Lisa Henderson  
Ardith Dentzer

Ellen Pickering  
Nancy Carson  
Michael Hobbs  
Jim Mercury  
Herb Cooper-Levy  
Charles Trozzo  
Boyd Walker  
Caroline Faiella  
Maureen Dugan  
Phillip Bradbury  
Stewart Dunn

Holly Hemphill  
Jim Hoben  
David Murphy

#### **Staff**

Rich Josephson  
Mildrilyn Davis  
Helen McIlvaine  
Kathleen Beeton  
Pat Mann  
Steve Milone

Gary Wagner  
Tom Canfield  
Shane Cochran  
Jessica Ryan

Other Participants

Joe Garcia  
Julie Crenshaw Van Fleet  
Dick Lunsford  
Michelle L'Heureux  
Abby Giffin-Ferguson  
Katy Cannady  
Adrienne Bolden  
Regina Patente

Linda Couture  
Carroll Lester  
Mary Lee  
Tom Sullivan  
Carlos Cecchi  
Howard Middleton  
Jim Lamb  
Terrence Boring  
Cecilia Kowalik  
Loraine Naniek  
Bernie Schulz  
Otis Johnson  
Elizabeth McQuade  
Pat Troy  
Doug Thurman

Rick Stepp  
Evelyn Zegerlape  
Nicholas Martin  
Norma Moore  
Herbert Mueller  
Jeremy Flachs  
William Johnson  
Ramanin Goswami  
Carol Jackson  
Melissa Allen  
Eric Bryda