

Neighborhood	Zip	Enter your question below:	Which best describes you?
Del Ray	22301	1. Do you agree that the job of our elected officials now is to understand whether or not citizens want this and then vote accordingly? 2. Traffic this will cause is unsolvable. Given that it will shut Alexandria down every event day, why is anyone proposing this as a good deal? Why are elected officials not owning that fact? Anyone favoring this plan should say: We can't solve the traffic issue and the town will shut down every event day; nonetheless, we believe this project is a good thing because.....	Alexandria Resident
Rosemont	22301	We know from the experience of neighborhoods adjacent to the stadium in Inglewood, CA that Del Ray can experience a surge in residential burglaries within a mile of the proposed stadium in Potomac Yards. When I brought this up to Mayor Wilson, he was unable to provide any plan to counter this threat to people in Del Ray.  Here are my questions for Sen. Ebbin and Del. Bennett-Parker to answer at the Jan. 8 meeting: 1. Who will provide protection from a surge in residential burglary in Del Ray? What will it cost? Who will pay for it? 2. Who will provide housing for families in Arlandia who are displaced due to surging rents brought on by the development around the proposed stadium? What will it cost? Who will pay for it?	Alexandria Resident
Potomac Yard	22301	I need to know how this will affect rent prices. I don't want to have to move out because of this.	Alexandria Resident
Old Town	22030	Taxpayer dollars should not be used to allow the teams to operate in VA	Alexandria Resident
Braddock Road	22302	Will Alexandria have enough police to direct traffic to expedite ride shares, cabs, etc and others driving to arena mixed with regular rush hour commuters?	Alexandria Resident
Other Alexandria neighborhood	22303	I am very concerned about traffic. You can keep your Metro dreams. But for those of us who actually commute by car on the GW Parkway, or who frequently fly out of National Airport we know exactly how bad our quality of life will be. Traffic is bad enough. That area cannot withstand that amount of traffic. The arteries into and out of Alexandria will become clogged. We also know that crime will follow. This is just folly. I feel so betrayed.	Alexandria Resident
Other Alexandria neighborhood	22311	I'm undecided about whether the arena will be good for Alexandria or not. What I'm really concerned about is the Potomac Yard shopping center. I shop at 5-6 stores there and also have lunch while I'm there. Why is it necessary, in the future, to close the stores and build something else? What is the annual tax revenue that comes to Alexandria from sales there?	Alexandria Resident
N/A (for non-Alexandria residents)	22204	ARLINGTON	DMV Resident but not from Alexandria
Lynhaven	22305	How will you gather and use input from Alexandria citizens, especially those who live in neighborhoods closest to the proposed arena location, when determining whether or not to allow the arena to be built?	Alexandria Resident
Del Ray	22301	We keep hearing about how officials will come up with traffic solutions, mitigation. I'm very skeptical. Tell me how it's possible to address a massive increase in traffic when it's impossible to widen either the Parkway or Route 1?	Alexandria Resident
N/A (for non-Alexandria residents)	22306	We live in Alexandria 22306 and drive in that area for services and shopping: what would be done to manage traffic surges around games?	Other
N/A (for non-Alexandria residents)	22206	No question. I understand the project & strongly support the project. Good luck!!	DMV Resident but not from Alexandria
Old Town	22314	Mayor Wilson just noted in his last email to residents about the 'arena' that residents provide 81% of the tax revenue ...as the dominant contributor to Alexandria's revenue stream... will/shouldn't residents have a vote ... perhaps door to door.. on their approval/opposition to this proposal including a realistic consideration to alternatives/consequences ?	Alexandria Resident
Del Ray	22301	Has there been an analysis of where current fans of Caps and Wizards live and whether they take metro to games. While the Potomac Yard Station is served by both Blue and Yellow lines, if someone is coming from across the river, the Yellow line is much preferred. It takes 15 minutes longer to get to Potomac Yard by Blue line than by Yellow. I think this needs to be factored into thinking about metro service to the arena.	Alexandria Resident
Del Ray	22301	How exactly will the roads / traffic change to handle the increased density as well as the metro accessibility ( 2 escalators). Specifics please not the vague answers that were given at the announcement.	Alexandria Resident
Del Ray	22301	When can we expect to see the methodology and full details for the economic impact study done by HR&A and will there be independent economic and environmental impact studies to help with concerns of public trust?	Alexandria Resident
Del Ray	22301	When will the funding details for needed infrastructure construction for making the arena and area viable be released?	Alexandria Resident
Del Ray	22301	Since Virginia is taking on a lot of risk to make the Caps/Wizards/Mystics more valuable: if it passes can Virginia get an ownership percentage or a percentage of any teams sales price? 10% seems nice. Virginia taxpayers are helping the teams become more valuable	Alexandria Resident
N/A (for non-Alexandria residents)	22310		Other
Rosemont	22301	What will taxpayers have to pay for this project? How? Property or sales tax? Or other means. I am unwilling to provide any of my money for this project.	Alexandria Resident
Del Ray	22305	Regarding the economic impact report conducted by HR&A, why did local government partner with this specific agency instead of a group of unbiased economists. It is concerning that this is a direct quote from their website which indicates that they prioritize an approval narrative versus having an objective POV:  "HR&A's economic impact analyses and fiscal impact analyses help clients secure project approvals and public-private financing by providing clear rationales for action."  Not to mention, this was funded by taxpayers, which feels like an insult to injury.	Alexandria Resident
Del Ray	22301	Currently Route 1 experiences significant traffic delays during rush hour. Thinking about 20,000+ people coming to the proposed arena for games and concerts how will traffic not spill over into the Del Ray neighborhood? The current Metro lines are very crowded at rush hour and there are only one track going through Potomac Yards (unlike Chinatown which is accessible by multiple independent lines) so Metro alone is not able to address the Rte 1 crowding. What plans are proposed to address this issue (or will Del Ray just have to suffer increased commute times, crowded roads, and decreased quality of life)?	Alexandria Resident

Other Alexandria neighborhood	22305		Alexandria Resident
Rosemont	22301	When are we going to be shown the sources and uses of funds? ie which taxes are going to be used to pay for what? If it is going to include TIF, is the TIF - property tax? Will the new project generate any net new property tax to the city over the first 15 years?	Alexandria Resident
Del Ray	22301	What happens if the arena doesn't bring in the revenue anticipated? What is Alexandria's obligation to repay the loan and how will we repay it with insufficient revenue?	Alexandria Resident
Rosemont	22301	if the two legislators are against this project will your delegation back you up and turn the project down or could this be jammed down Alexandria's throat? Why does this appear to be an official function and it is asking for donations in the letter?	Alexandria Resident
Old Town	22314	As it has been presented in the media, this sounds like a "done deal," a decision that was made in the absence of any public input. It seems as if this "done deal" was set in motion without a lot of planning or consideration towards mitigating the adverse impact that some 18,000 visitors will have on the City and adjoining areas, and the potential impact of the project on City's near-term finances.. My question is: What opportunities do we, as residents, have to ensure that this "done deal" is contingent upon satisfactory resolution of these issues — or (in the absence of satisfactory resolution) stopping it entirely?	Alexandria Resident
Del Ray	22301	Can you please walk us through your understanding of the process from here? What votes will happen at the state level? At the Alexandria level? When?	Alexandria Resident
Arlandria/Chirilagua	22305		Alexandria Resident
Other Alexandria neighborhood	22307	What work will be done to improve roads and attempt to lessen traffic with the proposed arena?	Alexandria Resident
Del Ray	22301	Overwhelming number of questions really, but top priority is why lawmakers would consider proceeding on this project without the required transparency for the public? We have anemic plan details (details are VERY important and have been continually promised), the JP Morgan report has not been released. The City/AEDP economic analysis has not been released but even the summary has been WIDELY criticized by sports economists as overstating the economic benefit. When will these be release and will lawmakers commit to not moving forward until we have the required transparency? Why don't we have ANY detail on the deal or the economic analysis? Why are we relying only on analysis prepared by non-economist hired consults that advertise their services as producing reports that show numbers to get deals done? Why have no lawmakers engaged sports economists or economists from our prestigious local universities for their review and analysis?	Alexandria Resident
Old Town North	22314	Wouldn't our annual city tax revenue be more reliable if we depended on taxing real estate and sales -- not guesstimates about contributions from developers?	Alexandria Resident
Lynhaven	22305	Will you commit to making freeway access (eg from GW parkway or 395) to the new arena a REQUIREMENT for the project to move forward?	Alexandria Resident
N/A (for non-Alexandria residents)	22151		Alexandria Business Owner
Del Ray	22301	There are many issues regarding the financial responsibilities and state and city tax obligations for continued operation of the arena and concert venue should the projected revenue not be met. Will these be answered at the state level prior to the General Assembly voting on establishing the proposed Virginia Sports and Entertainment Authority to issue bonds?	Alexandria Resident
Old Town	22314	My question is in three parts; first, if the economics are so good why are current stadiums not kept up, if the economics are so good why don't team owners finance arenas themselves, and third what happens to the area when the teams leave, who pays to repurpose the area (I'm imagining CapOne and RFK)	Alexandria Resident
Del Ray	22301	Very concerned regarding local road congestion and infrastructure impacts to residents living on key streets that are cut through points from Telegraph Rd beltway exit via Commonwealth through to Mt Vernon to Potomac Ave. E Monroe is the key cut through from beltway. Very concerned over event traffic, through neighborhood streets, with residential parking. This area in particular is already stressed from infrastructure standpoint with under sized sewer/drainage pipes. Infrastructure improvements moved out to 2032, in current infrastructure plan. What is plan and when will fair and impartial traffic and infrastructure impact studies be done?	Alexandria Resident
Lynhaven	22305		Alexandria Resident
Old Town	22314	Please list the direct and indirect campaign contributions (or other recent contributions to state political parties, etc. and "promises") received by you, Alexandria Council members, Alexandria's mayor and governor from the Arena developers.	Alexandria Business Owner
N/A (for non-Alexandria residents)	22202	How will the expected traffic generated by events at the arena be routed? The ongoing VDOT study for Route 1 in Arlington proposes to lower two of the existing overpasses to grade.  There has been some discussion of the potential to connect the GW Memorial Parkway to the arena site. There doesn't seem to be any logical route for such a connection, in addition to the environmental impacts of such an approach. Is that something that is being considered?  How will the traffic planning for the arena be integrated into ongoing studies for the area, such as the transportation study at DCA, the new exit from I-395 to Route 1 in Arlington, and the VDOT Route 1 at-grading study in Arlington?  If the financial opportunity is so great, why not let the private sector do it all? That would allow the tax revenue the arena generates to go to Virginia and Alexandria while the private sector investors succeed?	DMV Resident but not from Alexandria
Other Alexandria neighborhood	22302	First, this development will not only affect those living within a mile or so of Potomac Yard, but also those nearby, such as in North Ridge and Oakcrest.  How will this development impact older Alexandrians, such as maintaining affordable rents, manageable real property taxes, all more impactful for older persons on fixed incomes? Will this development drive more older Alexandrians out of the City, because of unaffordability? Older Alexandrians appreciate the ability to use their personal vehicles to maintain their independence, how will additional traffic inhibit their ability to continue to use their personal vehicles in areas near Potomac Yard?	Alexandria Resident
Del Ray	22301	Qatar owns 5% of monumental sports and is alleged to have bribed Senator Menendez. How do we know they're not also bribing Virginia officials to support the stadium?	Alexandria Resident

Other Alexandria neighborhood	22304	Although Gov.Youngkin made a big splash of wanting to help human trafficking victims with his task force, the reality was that he dramatically cut all or most of financial support to agencies, including the State Police, for helping victims. The result, according to Shared Hope, was a score drop from C to F for Virginia. What can be done to increase rescue and support aid to victims? Additionally what can be done to stop their getting arrested and charged for prostitution, drugs or other offenses that their traffickers force them to do?	Alexandria Resident
Rosemont	22301	The proposed sports and entertainment complex in Potomac Yard is based on things that are not expected to happen, namely, calls on the \$700 million contingent moral obligation pledge for the Project Revenue Bonds and calls on the \$416 million in credit enhancement for the Lease Revenue bonds. These contingent payment obligations are to be shared equally by the city and the state. What assurances can you give that the city and state will not be required to pay all or part of these contingent payment obligations?	Alexandria Resident
Potomac Yard	22305	What assurances can you provide that you will work to prevent apartment complexes will not take advantage of a proposed stadium and hike up rent?	Alexandria Resident
Potomac Yard	22305	What are the plans to improve transportation and infrastructure to support the increase of traffic of the stadium is approved?	Alexandria Resident
Old Town	22314	How will Alexandria City and VA manage the influx of yet more traffic coming off Wilson Bridge and through Old Town (particularly the neighborhood at the exit at Freedmens Cemetery)? There is little to no enforcement now of traffic rules, e.g. stop signs, speed limits and the dangers for pedestrians in our neighborhood are increasingly intolerable.	Alexandria Resident
Northeast	22314	What effect would this development have on our infrastructure and quality of life? I live just south of the development and worry that 300 events per year there will overwhelm the roads and public transportation and drive up housing costs. I've seen traffic jams on the 14th street bridge and 395 every night which are worse when there is a nationals game or other nearby event. I don't want to experience that every day I go to and from work. The new development along route 1 from crystal city through Potomac Yard and just across the Monroe Avenue Bridge is already overwhelming.	Alexandria Resident
Old Town	22314	How do I get a copy of the full Impact Analysis report done for Potomac Yard arena. There is only a summary available. Is the full report secret? Who paid for the report?	Alexandria Resident
Old Town	22314	Greetings. I would like to know if our representatives will consider giving Alexandria City residents the opportunity to express objection to the Arena through a formal vote?	Alexandria Resident
Other Alexandria neighborhood	22304	I don't want the stadium here. I hate that we're having to pay money to billionaires for a stadium that is only going to increase traffic that is already horrific. If this terrible idea gets implemented, how are we going to deal with the up surge in traffic and the drop in shopping options and housing?	Alexandria Resident
Other Alexandria neighborhood	22304	Hello, this question is rather deep in the weeds of legislation.  In the language establishing the authority (CHAPTER 58.1. § 15.2-5835. Entitlement to certain tax revenues.) Subsection D reads: "In connection with the issuance of bonds by the Authority to finance or refinance the campus, the local governing body of the City may direct, by ordinance or resolution, any other taxes or funds available to it for the repayment of bonds, campus operating expenses or capital expenditures, and other purposes of the Authority, including any other revenues approved by the local governing body of the locality in which the campus is located and any other taxes imposed by the locality."  My understanding of that whole section is that the proposed arena authority is entitled to almost all sales taxes produced by the project, leaving only property tax to flow to Alexandria. Also, subsection D is that should a budget shortfall occur, Alexandria is expected to provide money for bond repayment from general revenue. Is that what is intended by the language?	Alexandria Resident
Del Ray	22301	In initial reports about the proposal, state officials were quoted saying that the \$150M-\$200M in transportation funds were "redirected existing transportation funds" and that it was "sort of an asterisk" in the deal. Has more clarity emerged for our state legislators about the transportation funding - either amounts or sources they would be redirected from? Between neighbor concerns about traffic and parking, WMATA expressed concerns about the existing metro station capacity, and general WMATA funding concerns - there would be a lot of transportation NEED here and we haven't seen or heard any concrete plans, let alone studies. What can you share?	Alexandria Resident
Del Ray	22301	What transportation studies have been done at this point or are planned? Can you share any results with us, or if not available, can you share data you would want to see?  As a resident of Del Ray, one piece of data I am hungry for is the percentage of trips to the current Capital One arena currently being taken via vehicle - whether parked or via uber/lyft. The study I want to see starts from that number and assesses how our roads and streets would handle a significant number "more" driving to this new development, given we would be moving from 5 metro lines and a central DC location to 2 metro lines and a VA one.	Alexandria Resident
Old Town	22314	This is not a question but a comment that we are looking forward to this addition.	Alexandria Resident
Old Town North	22314	We have significant traffic problems already. There is no transportation plan for the arena other than some amorphous nod to public transit which many people wouldn't take. The manager of Metro has already said the metro stop would need to be greatly enlarged to handle the demand. That alone would cost tens if not hundreds of dollars. How much would the citizens be on the hook for such transportation expenditures and where is the detailed transportation plan?	Alexandria Resident
Northeast	22314	Why was no traffic analysis done prior to approval by city council of this proposal? Why was this approved by city council without citizen input?	Alexandria Resident
Old Town North	22314	It is inevitable that the arena will bring more crime and noise to nearby neighborhoods. How much was budgeted for additional City services to handle policing, fire, additional water, sewer, water treatment, etc and the attendant capital expenditures for the same exclusive of any additional tax revenue guesstimate?	Alexandria Resident
Old Town North	22314	Given this project would drastically change the character of Alexandria, would you support mandating a referendum of the citizens of Alexandria citizens?	

Lynhaven	22305	<p>As a resident living less than half a mile from the proposed site, I was frustrated that there was no engagement with my community prior to the announcement. With a small metro station and no additional funding for metro proposed by Governor Youngkin, I have serious concerns about traffic, parking, noise, crime, and other quality of life issues. In addition, I worry about environmental degradation with the site so close to the Potomac.</p> <p>The citizens of Virginia and Alexandria have been promised great fiscal returns; however, the quoted study was funded by the entities most likely to profit from this deal. Several scholarly articles point to stadiums not being good long-term deals for cities and states and how economic improvement does not always follow their construction. The Potomac Yard deal would be the largest taxpayer stadium subsidy EVER according to local news reports, which leads me to my two questions:</p> <ol style="list-style-type: none"> <li>1. Will the public have access to the contracts between the various entities before any vote occurs? If elected representatives are voting on a contract of this magnitude, I believe constituents should have access to review proposed contracts and provide feedback to their elected representatives before a vote occurs.</li> <li>2. Would it be feasible to have an independent firm conduct an analysis of economic, environmental, crime, and other impacts?</li> </ol>	Alexandria Resident
Old Town North	22314	Is there any provision in the bill that would insure property tax relief for the citizens of Alexandria? It is my understanding that the projected tax revenue to the city will almost increase the Alexandria City budget by \$500 million dollars. That is almost half of the current Alexandria budget. I would ask that you submit an amendment to the bill requiring a portion (25%) of those new revenues be dedicated to property tax relief for the citizen of Alexandria.	Alexandria Resident
N/A (for non-Alexandria residents)	22315	Every proposal to build a professional sports facility promises large financial returns to the community. Are you aware of any that have actually done so?	DMV Resident but not from Alexandria
N/A (for non-Alexandria residents)	22303	The Highway 1 corridor traffic is already problematic. Is there a clear projection of how the proposed arena would impact game night traffic and what might be done to minimize traffic jams?	DMV Resident but not from Alexandria
N/A (for non-Alexandria residents)	22307	Given the poor track record of stadium projects as public-private partnerships, what steps have been taken to minimize risk to taxpayers? Does the type of stadium(e.g. non-football) make it a safer investment for the public?	DMV Resident but not from Alexandria
Old Town	22314	Please answer the concern about the potential for flooding. <a href="https://www.axios.com/2023/12/19/virginia-stadium-dc-teams-coastal-flood-threat?stream=top">https://www.axios.com/2023/12/19/virginia-stadium-dc-teams-coastal-flood-threat?stream=top</a>	Alexandria Resident
Old Town	22314	As a 26-year resident of Old Town, please address the point in this document. <a href="http://tinyurl.com/25s9khmz">http://tinyurl.com/25s9khmz</a>	Alexandria Resident
Lynhaven	22305	I support the stadium concept, but before it is adopted, the state or city must give communities ways to limit airbnb activity. If the stadium comes to pass, Lynhaven will be swamped with even more airbnbs than it is already. Do you support working within the confines of the Dillon Rule to curb airbnb activity in the city? Or adopting such laws at the state level?	Alexandria Resident
Del Ray	22301	Why withhold information from the public? Secrecy signals lack of mutual trust	Alexandria Business Owner
Lynhaven	22305	Is there any way to get a referendum on the ballot for local residents to be able to vote on whether we want this arena in our neighborhood? Please explain the process.	Alexandria Resident
Old Town	22314	Given that bonds backed by city and state taxpayer dollars are funding the lion's share of this arena project, who will be on the hook for cost overruns with building construction and/or transportation infrastructure?	Alexandria Resident
Del Ray	22301	What are the best ways that citizens can oppose the approval of this massive sports complex?	Alexandria Resident
Del Ray	22301	<p>please address the following:</p> <ul style="list-style-type: none"> <li>- Gridlock nightmare: Route 1 choked with game-day traffic, harming residents and businesses. People will not take the Metro, they will take taxis, Uber &amp; Lyft rides that will shut down the roads. Also they will park in our neighborhoods and walk to arena. why doesn't the Mayor see this? Before this project moves forward, residents need this properly planned out. Just because the Metro station is so close does not mean that everyone will use it.</li> <li>- On busy travel days, National Airport (with a Metro stop) is choked by traffic like this and the GW parkway is shut down with gridlock - same will happen with a large scale venue. What is the plan for the traffic?</li> <li>- Will there be a direct access road/ramp from the GW parkway or airport exits to GW Parkway?</li> </ul> <p>Added Gridlock to National Airport because of this venue: Will cause people traveling to the airport for travel to be late and miss flights.</p> <ul style="list-style-type: none"> <li>- Has the Airport weighed in on the project?</li> <li>- Has Arlington weighed in on this project - Gridlock will also take place in Crystal City, Pentagon City and 395 &amp; GW Parkway All in Arlington.</li> <li>- National Park Service / environmental impact study. Has this been done?</li> <li>- Metro Station: Metro station has bridge walkways - are they structurally sound for the capacity of the thousands of people? there is only one escalator/stairs - gridlock will also happen to get to the tracks, has this project been addressed with Metro?</li> <li>- Community divide: Affordable housing vanishes, pushing out longtime residents. Property values will go down - has this been thought about?</li> <li>- Hidden costs and liabilities: Taxpayer dollars are used, but details are shrouded in secrecy and a potentially huge liability for taxpayers if the bond defaults.</li> <li>- Dirty air &amp; Noise: Increased emissions from congested traffic, impacting everyone.</li> <li>- Broken promises: Past stadium projects often fail to deliver promised benefits.</li> <li>- Land use: This project is a significant departure from the vision for the North Potomac Yard Area Plan, never intended to host a sports venue for the entire metropolitan area. Why?</li> </ul> <p>Thank you for your time! Vote NO to this project and have a great day!</p>	Alexandria Resident
Other Alexandria neighborhood	22304	In a December 21st video posted by the City of Alexandria, Alexandria's fiduciary Davenport & Company briefed that the Monumental lease will be for 40 years, includes a non-relocation clause, includes facility upgrades, and is ultimately underwritten by the NHL and NBA if Monumental itself ever fell short. Do you agree that these provisions make it a very safe initiative for Alexandria? If not, what of these provisions would make it safe in your eyes?	Alexandria Resident
Del Ray	22301	Del Ray's slogan "Where Main Street Still Exists" is quite different from "World Class Entertainment District". In early discussions there was talk of neighborhood protections. What is going to HARM us? Please give examples. They must be known for that to be said. How can we be guaranteed protections will work? What if they don't, who would care? I have concerns.	Alexandria Resident

Del Ray	22301	When will the speed bumps be re-installed on East Monroe? Since the completion of the road work this past December, the road was repaved, but the speed bumps were not. The only speed bump that remains is on the portion of the road not disturbed by the road work. The speed of traffic has substantially increased since and continues to increase.	Alexandria Resident
Old Town North	22314	Did any Alexandria officials reach out to DC officials before deciding to offer Monumental a financial deal to leave DC?	Alexandria Resident
Del Ray	22301	What plans does the city anticipate to develop to deal with the huge increase in crime this development will surely bring? Our current police force is not able to deal with this issue. Also, in dealing with the cluster mess with increased traffic.	Alexandria Resident
Del Ray	22301	What discussions/agreements have there been around legalized gambling and marijuana use as part of the arena development?	Alexandria Resident
Old Town	22314	What measures are being considered to ensure that the promises and "guarantees" made by the Governor/state, the Potomac Yard Entertainment District powerful leaders and others will be legally enforceable?	Alexandria Resident
Old Town	22303	Tt	Alexandria Resident
Del Ray	22301	1.) Will there be a referendum for citizens to vote on this proposal where we can truly give our "input?" 2.) What is the plan to protect neighborhoods such as Del Ray from the side effects of this arena? For example, Justin Wilson seems to believe that by limiting parking people won't drive, but when they do that overflow will most definitely impact Del Ray and all other surrounding residential neighborhoods. The consequences of this will range from an increase in crime putting a strain on an already limited police force, an increase in parking fees for residents, and generally an overall decrease in the quality of life that drove many people to call this area home in the first place. 3.) Out of the 30 teams in the NBA, the Wizards have the worst game attendance in the league and are currently on pace for an 11 win season. How many tickets need to be sold per game (excluding luxury boxes) in order to meet the amount needed to pay back these bonds? Would ALX do buybacks on these seats when they don't meet the quota? 4.) In this proposal would Monumental pay property taxes? 5.) How many seats/tickets to sporting events would need to be sold per game	Alexandria Resident
Del Ray	22305	When do you think the developers begin recruiting retail owners to be a part of the shopping mall and stadium? Is it going to be a specific requirement to get a retail spaces?	Alexandria Business Owner
Other Alexandria neighborhood	22314	The Potomac Yard Metro Station was originally designed to have two entrances, but only one was built. Will the new development include building the second entrance?	Alexandria Resident
Other Alexandria neighborhood	22311	Exactly how much will this cost burden be on Alexandria property tax/residents and who will be enforcing laws on this property.	Alexandria Resident
N/A (for non-Alexandria residents)	22303	Who pays for infrastructure upgrades including roads and when do those projects begin?	DMV Resident but not from Alexandria
Rosemont	22301	Reporting in The Washington Post and by WAMU has described a 37-page study commissioned by the Commonwealth on the Potomac Yard project prepared by JP Morgan. Will you publicly advocate that the Youngkin Administration release this study? Shouldn't the public know what Wall Street's best minds think about the proposed sports and entertainment complex in Potomac Yard?	Alexandria Resident
Lynhaven	22305		Alexandria Resident
Del Ray	22301	Would you please describe how this exact financing structure has worked in other similar projects? If the construction costs 50% more, who bears the cost? If the city's actual tax revenue from the project is 50% lower than projected, how will Monumental's or the state's obligations to the city increase?	Alexandria Resident
Del Ray	22301	What incentives or obligations do Monumental and the Project have to use Alexandria businesses during construction and eventual operation? If none, why and how do we advocate for this? Where are the studies and reports about the impact of this project?	Alexandria Business Owner
Other Alexandria neighborhood	22304		Alexandria Resident
Potomac Yard	22301	1. What is the city of Alexandria and Arlington's plan and predicted cost to increase police presence to handle this venue and prevent any increase in crime above current historical levels? 2. Will the transportation infrastructure changes needed (Route1, GW PWKY, Metro Station) be fully implemented prior to the planned opening? What will this entail? What is the projected cost and how will it be paid? 3. Can you guarantee that our taxes won't be impacted? How? 4. What is the impact on DCA? 5. What is the predicted impact to residential property values? 6. What will you do to preserve street parking for residents? 7. How will the city of Alexandria continue to comply with the restrictive Revised Noise Ordinance that went into effect on Jan1, 2022	Alexandria Resident
Other Alexandria neighborhood	22304	Why do you feel that this project is a benefit to Alexandria or local government if the commonwealth is creating a special district that will spread the potential gain through a sub holding group that circumvents the city and instead benefits shareholders as far west as Bristol and as far south as Danville?	Alexandria Resident
Other Alexandria neighborhood	22304	Are you okay with a process in which city officials have presented this as a done deal before even a vote by council, where the city used taxpayer dollars to produce a highly controversial study proclaiming how great the project is, and where the city through its economic development arm hired lobbyists to push it through Richmond, again without holding formal hearings and a vote by our elected representatives? Is Alexandria a private business or public entity?	Alexandria Resident
Del Ray	22301	Will you support the Coalition to Stop the Arena at Potomac Yard in opposing this project? It is outrageous that Youngkin, Wilson and Leonsis are asking VA taxpayers to fund their boondoggle project while resisting public input. Will you support a public referendum on the arena? To add insult to injury, the Mayor and Council used taxpayer money to pay a for-profit agency, HR&A, staffed by mostly political strategists and politicians to try and convince taxpayers this is good for the local economy, then they hired JP Morgan to conduct a biased economic analysis. Will you support an independent economic analysis of the proposed project?	Alexandria Resident

N/A (for non-Alexandria residents)	22202	As an Arlington resident within 1 mile of the proposed development, I am very concerned about the impact of traffic on our neighborhood, particularly on Glebe Rd and Arlington Ridge Rd. Also, I am very concerned about the potential for stadium attendees parking in these neighborhoods. South Arlington has enough to deal with (between Amazon & VA Tech, not to mention 395 which overflows all the time). What can be done to protect us from further noise & congestion & traffic hazards? Thank you.	Other
Rosemont	22301	How will venue goers be prevented from parking in surrounding neighborhoods and either walking, taking the metro or calling an Uber to the PY arena? And if the solution is to have parking for residents only where will resident guests park when they drive?	Alexandria Resident
Other Alexandria neighborhood	22314	Is there a clear answer to exactly how much money will be demanded from the state of Virginia at large and Alexandria in particular, and plans for how that will be collected? Essentially, how much can we expect Alexandria residents to both directly and indirectly foot the bill?	Alexandria Resident
Other Alexandria neighborhood	22314		Alexandria Resident
Old Town	22314-1346	The NBA and NHL each host 41 regular season home games and 4-5 pre-season games from early October thru Mid-April, a period of 6 months. If either team makes the playoffs, which run thru early June, this can add up to 10 additional home games to the calendar, per team. The totals are 82 regular season games + 8-10 pre-season games, or approximately 90 home games in the span of 183 days!! On average, a game every other night! Add to that the possibility of 20 playoff games between the two teams, and the negative impacts on quality of life for local citizens are mind boggling!  AND, how many "off-season" (May-October) performances of various entertainers, all-star games, large conventions, etc. need to be added to make this a profitable venture for Mr. Leonsis and Mr. Youngkin? 3, 4, 5 nights per week?	Alexandria Resident
Parker Gray	22314	Since Potomac Yard will and is attracting robust development by the new metro station, why does it make sense to spend public funds on an arena deal when the neighborhood is poised to be developed without the need for subsidies?	Alexandria Resident
Old Town	22314	With the mayor and so many other elected officials fully onboard with this project before it was even announced to the public, it feels that there is not a neutral arbiter or prominent individual to collectively represent those opposed to this arena. How are you ensuring that you are to swayed by (the publicly funded) lobbyists, the other elected officials, etc?	Alexandria Resident

Del Ray	22301-1524	<p>"Project" is used below to refer to the Arena, Sports Facilities, Music Venue, Monumental Headquarters, Media Center, Hotels, Restaurants, Retail Establishments, etc. specific to the 70-acre Sports and Entertainment District identified by City Officials.</p> <ol style="list-style-type: none"> <li>1. What is the value of the anticipated overall annual revenue stream to be generated by the Project?</li> <li>- What percentage of the anticipated annual overall revenue stream will be allocated to pay off the Project bonds?</li> <li>- What percentage of the anticipated annual overall revenue stream will be allocated to Monumental Sports and Entertainment?</li> <li>- What percentage of the anticipated annual overall revenue stream will be allocated to specific State and City tax streams - Property Tax, Business Tax, Admission Tax, Sales and Use Tax, Hotel Tax, etc.?</li> <li>2. What is the anticipated cost increase to the City of Alexandria for policing, fire, emergency response, traffic control, parking control and any other Project related City responsibilities?</li> <li>3. What percentage of the anticipated City revenue tax stream is to be allocated to the City of Alexandria to off-set City costs for policing, fire and emergency response, traffic control, parking control, and other Project related City responsibilities? Who will pay for any costs exceeding allocated Project funding?</li> <li>4. What percentage of the anticipated annual overall revenue stream will be funded by Capitals and Wizards events?</li> <li>5. What percentage of the anticipated annual overall revenue stream will be funded by the music venues?</li> <li>6. What percentage of the anticipated annual overall revenue stream will be funded by service establishments, such as restaurants and hotels?</li> <li>7. Will the City of Alexandria and State of Virginia complete an independent Economic Study of Project to validate or refute cost estimates, revenue estimates, risks, assumptions, and all other pertinent information provided in the initial conceptual economic analysis?</li> <li>8. Who pays for any shortfalls in anticipated annual revenue that may occur? The City of Alexandria, State of Virginia, Monumental Sports and Entertainment, Taxpayers, Shared?</li> <li>9. Who pays for construction and operational cost over-runs?</li> <li>10. Who pays for Who pays for needed upgrades to the Potomac Yard Metro Station to accommodate the level of increased traffic from events?</li> <li>11. If the Project requires City responsibilities beyond the level anticipated in the initial reviews, who pays for any additional funding required as it becomes needed over the life of the Project? Is it economically feasible as well as cost effective to upgrade the metro station to accommodate future needs?</li> <li>12. Will a fully independent and comprehensive Financial Risk Assessment Analysis be completed using both qualitative and quantitative techniques to identify risks, external threats, probabilities, impacts, exposures, mitigation requirements, etc. for public review and discussion prior to any Project approvals?</li> <li>13. Will a comprehensive, fully independent Environmental Impact Report (EIR) be developed and published for public review and discussion prior to Project approvals?</li> <li>14. What are the impacts to adjacent wetlands and other environmentally sensitive areas?</li> <li>15. Does the Project cause any additional flood risks to surrounding areas?</li> <li>16. Will fully independent and comprehensive Project Impact Reports be provided for review and discussion prior to Project approvals covering subjects including, but not limited to, traffic studies, event traffic, traffic patterns, traffic controls, road upgrades, parking capacities, public transportation, public safety, crime, emergency response needs, noise, infrastructure capacities and any needed upgrades to name a few?</li> <li>17. Will fully independent and comprehensive Project Impact Reports be developed and published for public review and discussion prior to any Project approvals for potential impacts, negative and positive, to specific areas surrounding the Project Site such as Crystal City, North Ridge, Potomac Yard, Del Ray, Arandria, Rosemont, and Old Town North? If so, when?</li> <li>18. We have been publicly advised by City officials of their intent to keep the number of parking spaces to a minimum and discourage people from driving to/from Project events. Further, the area for the Project is being termed a transit area knowing that existing transit infrastructure is inadequate and any upgrades or additionally needed transit infrastructure will also be inadequate as well as financially challenging, physically difficult and spatially limited at best. Many event users may end up using vehicles, whether personal or hired. Will the Project provide a comprehensive and fully independent Traffic What-If Scenario Analysis for public review and discussion prior to any Project approvals identifying best/worst case scenarios and what would be needed to meet all scenarios?</li> <li>19. How will the City of Alexandria prevent event parking spilling over to the residential streets of the surrounding areas identified above?</li> <li>20. What impacts have Traffic Studies identified to airport traffic on Rt. 1, I395 and the GWP to and from Reagan National Airport on event days? If not completed, when will this be analyzed and presented for review and discussion?</li> <li>21. If the Project is approved, will Monumental Sports and Entertainment pay an annual Host Community Benefit Fee to the City of Alexandria over the life of the Project to be used solely for the benefit of the residents in the surrounding areas impacted by the Project?</li> <li>22. If the Project is approved, will the City of Alexandria, State of Virginia and Monumental Sports and Entertainment commit to a high percentage of affordable housing (earmarked for residents at the median household incomes of the bottom quarter of all households in the City of Alexandria) to be included in the Project Scope and constructed in the Potomac Yard or nearby areas before the first puck drops at center ice?</li> <li>23. If the Project is approved, what percentage of local employment from the surrounding areas of Northern Virginia, both full-time and part-time, will Monumental Sports and Entertainment (and any subcontractors) commit to during the life of the Project (construction and operations) and accept appropriate financial consequences if non-compliant?</li> <li>24. If the Project is approved, will Monumental Sports and Entertainment (and any subcontractors) commit to a hard number percentage (beyond any mandated best efforts) of MBE and WBE participation during the life of the Project and accept appropriate financial consequences if non-compliant?</li> <li>25. If the Project is not approved, what would the revenue variance be to the City of Alexandria and the State of Virginia when compared to previous Master Plan Designs approved for the areas currently under consideration?</li> </ol>	Alexandria Resident
N/A (for non-Alexandria residents)	22204	What percentage of Virginia state tax increase, will this arena project be? And, will the number of events, probably over 100, during afternoon to evenings daily rush hour and weekends, increase be?	DMV Resident but not from Alexandria
Del Ray	22305	It seems that the team owner is breaking an agreement w/DC in an attempt to move to VA; how do we know he won't move again & leave us with an expensive & hard to use space?	Alexandria Resident
Potomac Yard	22301	One of Ted Leonis' concerns about keeping the teams where they are is the crime near the arena. What will you do to ensure that crime does not follow to our area?	Alexandria Resident
Old Town North	22314	What measures will be taken to ensure that the Blue/Yellow lines have enough capacity to transport people attending games who are using Potomac Yard Metro Station? Will there be additional trains available on game nights? Will there be plans to increase the size of the station from its current small size?	Alexandria Business Owner
Del Ray	22301	Are you and the other legislators looking at the conflicts of interest between interested parties as this deal has taken shape: JBG Smith employee sitting on the AEDP Board; JP Morgan being a joint owner with JBG Smith in Potomac Yard - National Landing JV; lobbyists being hired by AEDP to lobby in favor of the deal; and more.	Alexandria Resident

Del Ray	22301	City council made a massive push to rezone Alexandria under the guise of a housing initiative, prior to this deal being publicly announced. JBG Smith and other developers stand to benefit not only from developing Potomac Yard into an entertainment district, but tear down the single-family homes into multi-use or multi-family living spaces. Historical areas like Del Ray and Old Town will truly become a thing of the past. Have there been discussions with city officials on how to preserve these areas should they choose to move forward?	Alexandria Resident
N/A (for non-Alexandria residents)	20002		Press
N/A (for non-Alexandria residents)	22202	I live in Arlington, just north of the project site.  I am concerned about the traffic impacts on our neighborhood, not only on Route 1, but on the neighborhood streets of Aurora Highlands and Arlington Ridge. The traffic will only get worse as VDOT continues its folly to eliminate the Route 1 overpasses at 15th and 18th Streets in Crystal City. Eliminating the bridges will create an unsafe situation for pedestrians/cyclists, and eliminate vital unhindered emergency fire and police access to Crystal City. What is being done to mitigate complete gridlock as a result of this project?	DMV Resident but not from Alexandria
N/A (for non-Alexandria residents)	22202	I am a neighbor who lives just north in Arlington and am not happy that we are going through Stadium 3.0. I am very concerned about the corporate welfare contribution to this project. This vanity project is for private sector benefit and the best news we have heard is that the Commonwealth will break even on its investment. There are so many needs across our great Commonwealth that we should not be participating in a corporate welfare scheme that will simply break even - that's not a very good return on our investment. Why should we support this project with our hard-earned, and scarce, tax dollars?	DMV Resident but not from Alexandria
Del Ray	22305	Can you discuss a) why we are not allowed to see the full financial plan and projections? and b) what is the time profile of the projected revenue? It seems that there is a 40 year plan - 40 years is a very long time and much of the revenue comes at the back end. We are expected to bankroll this upfront in the hopes that in 40 years we'll see a benefit? How many years did Mr. Leonsis stick with his last stadium?	Alexandria Resident
Del Ray	22301	Is it true that the City of Alexandria is lobbying the legislature to vote for the new Center?	Alexandria Resident
Del Ray	22305	If this project moves forward, what responsibilities would the state of Virginia have for financially contributing to the maintenance of this infrastructure? What responsibilities will the state have for financially contributing to the many support services that will be needed to support this and maintain the neighborhoods' expected quality of life - expanded parking enforcement personnel (at all hours of the day, due to constant nighttime events), expanded public safety personnel (again, all hours of the day), traffic management personnel, trash collection, etc. How will you ensure the City is not left with the bill for these services, when the entire state would be benefitting from the creation of this arena in our neighborhood?	Alexandria Resident
Old Town North	22314	Have there been any studies on the economic and geographic impact of the stadium specifically on Alexandria? By independent bodies? We are seeing condo buildings and businesses pop up on every spare inch of land, but no more roads, the DC metro underserves us, and green spaces are being starved. Traffic is gridlocked already, house prices are already sky high. Many of us have significant concerns about the reduction in livability in Alexandria, increased traffic and noise pollution, and small businesses being driven out of business. Effectively, we are concerned that this will destroy everything that makes Alexandria an attractive place to live in.	Alexandria Resident
Del Ray	22301	My main questions are with regard to economics/financing and traffic/infrastructure, as well as significant concerns with regard to the environment/impact on wetlands (given the problems encountered with the PY Metro site).  1) If the economic issues can be satisfied, the number one issue is how to deal with traffic concerns and our insufficient infrastructure. Specifically:  a) I have not seen any official address the impact of recent and planned traffic calming measures, designed to slow down the flow of traffic - when the opposite is what is being proposed to accommodate arena traffic. E.g., VDOT's project to lower Route 1 through CC to at grade, reduce the speed limit to 25mph, make it an "urban boulevard" and reduce vehicle traffic to 30% below pre Covid levels. This seems in direct contradiction to the idea of "opening up access to all the major thoroughfares."  b) How can wanting event goers to use mass transit actually be enforced? If parking is limited, more people will use rideshare, which does not remove vehicles from the roads, how can that be ameliorated?  c) If parking is limited on site, event goers will likely park in neighborhoods and/or use lots designed for other businesses (e.g., the Giant) - even with restrictions - how can this be solved? If you "protect" the neighborhoods don't you also risk keeping away regular visitors to Del Ray/Old Town who might avoid driving here on event days (221 days per year)? Thereby hurting local businesses.  d) What are the concrete ideas on how to deal with additional vehicle traffic? Please demand that realistic solutions be identified before any arena plan is approved - this cannot be done after the fact. Tweaking the timing of the lights at a few intersections and adjusting the Glebe road intersection is not sufficient.  e) Access to airport - how can this possibly be corrected when there are already significant delays on high volume days?  2) Econ/Finance: please demand to see the full studies conducted by HR&A and JP Morgan and share details (vs summaries) with the public. In addition, an unbiased firm other than HR&A should conduct a new study that involves looking at additional reasonable future scenarios as alternatives to the arena development (i.e., assuming no development of the whole shopping center through 2046 is not reasonable as the only alternative scenario). The public does NOT have confidence in the data released so far given the conflicts of interest with HR&A and the model they employed. Additionally there are concerns about taxpayers being on the hook if incremental tax revenue does not meet projections and the general idea of providing public subsidies to billionaires.  3) Other - who pays to expand the brand new multi-million dollar PY metro station? Who pays to expand Alexandria police and fire when there are already recruitment issues?	Alexandria Resident
Potomac Yard	22301	How will the transportation upgrades to Route 1 and Metro station?	Alexandria Resident



N/A (for non-Alexandria residents)	22206	There is a robust consensus among independent economists that publicly-funded stadiums (including ones with funding mechanisms similar to that proposed at Potomac Yard) are not economic development catalysts (see, e.g., Bradbury et al "The Economics of Stadium Subsidies: A Policy Retrospective," January 2023). Given those facts, what aren't legislators like Sen. Ebbin and Del. Bennett-Parker coming out in opposition to this proposal?	DMV Resident but not from Alexandria
Other Alexandria neighborhood	22304	A current backer of this project has pitched it as a catalyst for " 'thousands of units of new housing, including a large infusion of committed affordable units, the creation of a new school, parks, and more.'" Given that tens of thousands of current Alexandria residents are already highly alarmed by pro-development forces pushing other building/zoning initiatives in a city that already has the highest population density per square mile in the Commonwealth of Virginia, why should the people of Alexandria support a new mega-project like this regardless of its impact on Alexandria's livability, its natural environment, its air quality, its noise pollution, on current flooding and environmentally unfriendly run-off, on its effect on public safety, on its already very costly commercial and residential properties, and on its already stressed physical infrastructure and fire/police/emergency/administrative/social services?	Alexandria Resident
Old Town	22314		Alexandria Resident
Del Ray	22301	I understand residential water won't be upgraded until 2030. Will the arena building push that to an earlier date?	Alexandria Resident
Old Town	22314	Will Alexandria hire more police to support various sporting and entertainment events in the new facility? Has this been discussed or analyzed?	Alexandria Resident
Old Town	22314	What % of development costs will Alexandria have to cover? In terms of post development, what % of costs or hard costs will Alex have to own vs Monumental or Va or other entities?	Alexandria Resident
Old Town North	22314	1. Will there be a tax break for local residents? 2. What is the plan for traffic, who is paying for it, and what is the construction timeline and traffic impact coming from this	Alexandria Resident
Lynhaven	22305	What funding options are there for additional transportation projects (road widening, expansion, re-design) to accommodate increased traffic volume to-and-from the Arena?	Alexandria Resident
Del Ray	22301	What can we do if we are vehemently against this stadium and the repercussions it will have on residents?	Alexandria Resident
Del Ray	22301	Del Ray is an endangered historic neighborhood. The addition of this complex to Potomac Yard would greatly affect it, adding traffic and raising residential pricing. Is there a different location in Alexandria that is being considered for this complex?	Alexandria Resident
Del Ray	22301	The traffic in-around Potomac Yard is already terrible. The Metro stop JUST completed, and WMATA already came out to say that they would not be able to handle the capacity needed to support this complex at this stop: What will the city do to alleviate the already terrible traffic in the Potomac Yard area, both regarding Metro AND car traffic.	Alexandria Resident
Del Ray	22301	Will there be an environmental impact assessment done before the legislature votes to create the "Virginia Sports & Entertainment Authority" in the next session? It seems to me that the environmental impacts are potentially large in every respect, given proximity to river, the parkway, wetlands, etc. Experience with building the Metro station was not great; this would be a much greater impact.	Alexandria Resident
N/A (for non-Alexandria residents)	22202	Please address the potential impact of the Monumental project on Route 1 traffic (and traffic on our local roads) and how it might be mitigated. What is the possible impact on the VDOT Route 1 Multimodal Improvements Project (in Arlington)? Our neighborhood is very concerned about increased traffic congestion and safety for all road users, especially bike-peds crossing Route 1. Thank you!	DMV Resident but not from Alexandria
Del Ray	22301	What is the timeline for the Virginia Senate and House to vote on the proposal and what will be included in those votes.	Alexandria Resident
Other Alexandria neighborhood	22304	Have you had a chance to request to see an environmental impact study of how Del Ray, North Old Town, and Potomac Yard would be effected if the proposed arena and entertainment complex were to be built at Potomac Yard and what would be your main concerns about the project moving forward?	Alexandria Resident
Old Town	22314	How will desperately needed additional transportation additions and improvements be funded, particularly for US 1 North and North S through the city? This must occur prior to opening for events.	Alexandria Resident
Other Alexandria neighborhood	22309	will there be a priority amongst the many impacts to Alexandria that we can expect Senator and Delegate to support (ie law enforcement, city budget constraints, taxes)?	Alexandria Resident
N/A (for non-Alexandria residents)	22308	Can you comment on why the Major Employment and Investment Commission needs to operate without public input? Will you support its reform to make it more public and accountable ? Will you help push for release of all the records and communications between elected state and local officials and Monumental employees and JBG employees regarding this project? It doesn't seem right that a billionaire and large companies have private and privileged access to elected officials under the the MEIC.	DMV Resident but not from Alexandria
Other Alexandria neighborhood	22304	1. Why aren't the proposed tax credits for affordable housing instead of for sports stadium?***** Most important question. 2. The original builder of the sports stadium in DC, Abe Polin, was a private developer who paid to build his own stadium.Why isn't that model being used now? 3. Because of remote work which is fueled by child care issues and a desire to control time, and gas expenses there are new concerns about how to finance mass transit. What studies are being done to examine these issues as they relate to long term financing of the mass transit system in this and other areas? 4. Most sports stadiums both at universities, and public stadiums, end up not making the money projected. They are heavily subsidized by the public. Why are professional sports more important recipients of subsidizes than K-12 schooling, public health, food programs, recreation centers? 5. Why is a billionaire businessman being subsidized particularly as he can pick up and depart just as he has done in DC? The Governors tax plan is to lower taxes on the rich, this plan subsidizes this wealthy individual even further. 7. As indicated in a previous public hearing local residents feel that they are being forced out of affordable housing in the area near the proposed sports complex. How and how many affordable units and at what level of income are planned in this proposed complex area? 8. What detailed plans are there to accommodate traffic and parking in this area? Every public hearing that I have attended or observed remotely has had local residents bring this issue up.	Alexandria Resident
Braddock Road	22314	1. When will the study the City of Alexandria commissioned in June 2023 be released to the public. Only a high level summary was released on Dec 22, 2023. 2. Residences submitted 300 question to the City of Alexandria. When will they be publicly posted and answered?	Alexandria Resident

Old Town North	22314	<p>1. This construction will obviously result in substantial property tax increases for many Alexandria residents. This project will bring in hundreds of millions of dollars in revenue for Alexandria. Are there any plans for property tax relief for Alexandria residents(since it appears that residents had minimal input involving this matter)?</p> <p>2. Amazon - HQ2 - in Crystal City(just up the way) had a group of researchers/urban developers advise them on what would be the neighborhood impact of HQ2 in Arlington(they wanted to ensure that what happened in Seattle didn't happen in Arlington...traffic congestion, not enough housing, huge uptick in crime, homelessness, drugs, etc.). Result of HQ2 research was that major thoroughfares couldn't handle huge uptick in population(new employees), streets not wide enough, not enough housing...basically Arlington wasn't set up to handle this enormous influx of people at that time...so Amazon agreed to bring in employees over a specific time-period(only so many new employees a year were allowed to move to Crystal City each year) to not cause chaos for the neighborhood. In regards to this project, were urban planners/researchers etc. consulted to examine if this area could handle the traffic(only two main thoroughfares in and out), enormous crowds(many days of the week), crime, enough police presence, etc. that these venues would bring? Have any research or studies been done on the impact of these venues to our community? It does not seem like anyone involved Alexandria residents in this decision, at all. In the state of Virginia, doesn't there need to be some sort of buy-in to a construction project that will impact tens of thousands of local residents?</p>	Alexandria Resident
Arlandria/Chirilagua	22305		Alexandria Resident
Old Town	22314	Is it legal and ethical for the City, through the AEDP, to retain the services of a paid private lobbyist firm to lobby the General Assembly in support of constructing and maintaining a sports arena in Alexandria?	Alexandria Resident
Del Ray	22305	<p>1) Please describe the mechanisms through which Alexandria residents/taxpayers will be able to make decisions related to this development... will there be a referendum?</p> <p>2) Please describe the cost/benefit analysis that has been performed on this project as it relates specifically to the city (vs the state), and it's outcomes. What will the additional tax revenue enable Alexandria to fund that it would not otherwise have been able to, and what are the biggest costs? Were any costs unable to be measured?</p>	Alexandria Resident
Hume Springs	22305	If the Mayor and City had been working on this project for 7-8 months before it was made public, how many city tax dollars had been spent researching and brokering this project before the announcement?	Alexandria Resident
Hume Springs	22305	Please explain the benefit of added jobs with the arena project. Won't most of these be low-paying, part-time jobs in the service industry? And won't the City's high housing costs - with increases expected with this project - prohibit most workers from living in the area, therefore employees will be non-residents?	Alexandria Resident
Hume Springs	22305	What is the city's plan for studying the environmental impact of a large arena and concert venue so near the Potomac River and natural areas of George Washington Memorial Parkway?	Alexandria Resident
Del Ray	22305	Parking on the 400 block of Clifford is difficult now with very little support from parking enforcement for the current restrictions - what are the plans going to be for residential parking? I do not currently have a driveway	Alexandria Resident
Hume Springs	22305	Please talk about the business development efforts for this project. Since leasing costs are usually more expensive in these entertainment districts, won't most local businesses be priced out of the location and chains will dominate?	Alexandria Resident
Del Ray	22301	I can't join the meeting. it says 100 maximum participants. I preregistered even. this wasn't a problem last time...please fix	Alexandria Resident
Del Ray	22305	A new arena will increase the need for more police and ems which will fall back on the city of Alexandria to pay for. What's the plan for this?	
Del Ray	22301	Why did you limit the call to only 100 participants? I'm unable to join tonight's call due to the zoom limits.	Alexandria Resident
Del Ray	22301	The Town Hall is limited to 100 participants, so I am unable to join the meeting. Can this setting be changed. There were far more than 100 participants at the meeting with the Mayor on this issue.	Alexandria Resident
Other Alexandria neighborhood	22304		Alexandria Resident
Old Town	22314	Ian an Old Town resident who registered and got confirmation for this meeting but I can't get in because Zoom says it's limited to 100 participants! I am NOT happy as this arena mess will significantly impact our neighborhood. Adam, you know me. I truly hope to hear from you with an explanation!! Susan LaBombard	Other
Del Ray	22301	Why was such an important meeting topic set up with only 100 spots? As 10 year resident of Del Ray married to a 20 year resident, and 7 year member of DCRA I am pleased to see DCRA addressing this important topic but wish they had set it up with adequate resources equal to the importance of the topic.	Alexandria Resident
Del Ray	22305		Alexandria Resident
Del Ray	22205	How do you plan to address traffic at the intersection of route 1 and West Glebe? It is already horrendous, so how do you plan to tangibly ensure traffic is mitigated. Envisioning cars backing up miles..	Alexandria Resident
Other Alexandria neighborhood	22304	How exactly did this deal first come to Alexandria? Was AEDP pursuing MSE for years? Did Gov. Youngkin and Leonsis essentially put it together? JP Morgan? JBG? Other?	Alexandria Resident
Potomac Yard	22305	What protections are in place/will be put in place when Ted Leonsis or his successors want to leave the new arena before the term of the bond?	Alexandria Resident
Parker Gray	22314	Why did the city hire lobbyists to advocate for the proposal before seeking input from residents?	Alexandria Resident
Other Alexandria neighborhood	22304	Why hasn't the JPMorgan study been released to the public? It is very unfortunate to say but it is quite suspicious that it has not been released for examination.	Alexandria Resident
Old Town	22314	This meeting was supposed to be with Ebbin and EBP not AEDP and the Mayor. We should have been invited to speak on the panel in that case. Extremely disappointed in Del Ray civic	Alexandria Resident
Other Alexandria neighborhood	22305	Senator and Delgate - will you call for the public release of the full economic impact study (not just a summary) before you cast any votes on this topic	
Old Town	22314	Would the Mayor confirm that he has not been offered a job with Monumental Sports when he leaves office if he helps the franchise move to Alexandria and that he has no intention of ever working for said business?	Alexandria Resident

Warwick Village	22305	Have you developed any "bright-lines" for your support or opposition? Understanding that you will have lots of engagement -- I feel confident that this is unpopular among people who live in the area and we'd like to know what are some clear criteria that matter to you. Thanks DRCA, Sen Ebbin and Del. Bennet-Parker.	Alexandria Resident
Del Ray	22301	I'm a birder, living in Alexandria for almost 13 years. Any open space or "wilderness" or wetlands have been seriously decimated in that time, especially east of Highway 1. Has any consideration been made for those of us who like living in an area with big trees and open areas, with less concrete and pavement? What will the environmental impact be, especially to the wetlands and areas along the Potomac?	Alexandria Resident
Del Ray	22301	Can anyone cite another US arena development and operation project within the past 20 years that is so near residential, historic, and environmentally protected areas? If so, were any of them deemed to be "successful" or a positive experience for nearby neighborhoods and communities?	Alexandria Resident
Lynhaven	22305	In the previous DRCA meeting, the chat ran 10:1 with comments AGAINST the arena. In today's meeting, the chat is disabled. What are the panelists' reaction to opposition from Alx residents? Is our quality of life to be sacrificed for the "greater good?"	Alexandria Resident
Del Ray	22301	Can someone speak to the funding for everything else needed to support the arena complex? Talking about all the new infrastructure, etc.	Alexandria Resident
Other Alexandria neighborhood	22310	Why does the city have a full time Lobbyist? Is this ethical? Is it an appropriate use of taxpayer dollars?	DMV Resident but not from Alexandria
Del Ray	22301	Why was a Potomac Yard site decided upon? Were other sites in consideration?	Alexandria Resident
Del Ray	22301	About transportation....we have not seen any plan yet. When can this be expected? In such a plan, what means will be used to estimate the number of fans who drive vs. metro vs. uber?	Alexandria Resident
Rosemont	22301	Are the lease payments indexed for inflation? If not, why not?	Alexandria Resident
Del Ray	22301	Why were residents that live nearby not asked if they wanted this prior to the announcement moving forward? There is a huge amount of backlash in the community that this is proposed to go into and we all feel very blindsided.	Alexandria Resident
Del Ray	22301	Do the Senator and Delegate believe that there could be other forms of development for this area that could be just as beneficial and yet more in scale with the area? For example: something like Mosaic in Fairfax County.	Alexandria Resident
Del Ray	22301	Michael Coughlin (You): I, who live 4 blocks from the stadium, formally express wholehearted support for the arena. It couldn't be an easier decision. Please seize this opportunity. Traffic can be mitigated. Stormwater is regulated by state law. There are no good reasons not to do this. Get a good deal. And support it. Please. I'm going to go watch the national championship game. How cool will it be when we can walk to NCAA basketball tournament games, or playoff hockey games, or playoff basketball games?!?	Alexandria Resident
Del Ray	22301	What is the plan to ensure the structures offset their environmental impact? For example, what is the plan to ensure water runoff does not further damage Alexandria strained systems? What is the plan to ensure the buildings are power positive?	Alexandria Resident
Del Ray	22305	I believe that to uphold our community values, the arena should meet world class standards in terms of on-site sustainability, specifically with regard to energy use, water use, stormwater, and solid waste. This should include eliminating single use plastics from its operations. What can you do in your role to ensure this happens?	Alexandria Resident
Other Alexandria neighborhood	22304	Dr. Lutheria Peters (You): What transportation impact has been assessed and what does it show about how the arena will impact people who rely on public transportation? I'm a resident in Alexandria for 15 years and only recently has public transportation to and from work become reliable. How will the arena impact public transportation reliability, cost and the quality of life for people who rely on public transportation? Thanks, Dr. Peters	Other
Del Ray	22301	What happens to the sports structure at the end of the lease? When the sports teams move to a new venue, who is responsible for this giant and aging building?	Alexandria Resident
Del Ray	22301	What is the cost to Alex to restructure Potomac yard metro for the capacity mod	Alexandria Resident
Del Ray	22301	Are there any other projects in the US that are similar? What has been the financial (and environmental impact) of these areas? Are things *really* better? The Mosaic District & Tyson's are just big cement cities with little charm and lots of shopping. I am not convinced that life is better for those nearby.  Also, I REALLY want a bunch of money to be spent on housing the unhoused and would prefer to take care of other humans, not making sports stars & their managers & team owners richer. I don't want ANY sports stadium, and would rather we spend it on low-cost housing for the people who keep Alexandria going (nurses, teachers, firemen, etc.).	Alexandria Resident
Potomac Yard	22305	If the analysis used to back the economic rationale for this deal is so solid, why won't the City and AEDP release the full economic analysis produced by its consulting firm?	Alexandria Resident
Del Ray	22301	Will Alexandria be represented in the governance of the the Sports Authority, i.e. have seat(s) on its board?	Alexandria Resident
Del Ray	22301	JP Morgan is a co-owner with JBG Smith in Potomac Yard (National Landing JV). Will they also be involved in the municipal bonds?	Alexandria Resident
Del Ray	22201	What is the enforcement mechanism for relocation or non performance on the lease/contract? Are there specific monetary fees for breach of any proposed move? Are there any provisions (non performance on VA or Alexandria's part) that allow MSE to opt out?	Alexandria Resident
Del Ray	22301	What is the probability that Alexandria's funding from the state will be cut by Richmond because we have this line of revenue?	Alexandria Resident
Del Ray	22301	1) why the lack of transparency over the announcement to relocate the arena? This all felt dropped on us within a two-day span. I do not believe for one moment that business confidentiality is a sufficient answer.  2) what transportation improvements will be planned? This stretch of Route 1 is already a mess during rush hour, which is exactly when crowds will be en route to the stadium for regular game times.	Alexandria Resident
Del Ray	22301	Are there any "red lines" that might cause the city to cancel this deal? My concern is that the city staff and planners will continue to try and make this work without having a viable exit strategy should the economic terms *not* make sense.	Alexandria Resident
N/A (for non-Alexandria residents)	22307	Live Fort Hunt area	Other

Del Ray	22301	Will the jobs created have salaries sufficient to live in Alexandria?	Alexandria Resident
Lynhaven	22305	What guarantees are there on transportation improvements to support this as well as security around events? Is Alexandria really equipped? / What is the environmental impact?	Alexandria Resident
Potomac Yard	22305	Why is JBG Smith holding the City and Commonwealth hostage?	Alexandria Resident
Old Town	22314	In the not too distant past, COVID shut down for a considerable amount of time all in-person entertainment venues. Sports and concert venues were among the worst hit. What contingency plans are in place for potential shut downs that would devastate expected revenues.?	Alexandria Resident
Rosemont	22301	How will this affect public safety, the distribution Police/Fire/EMS of resources to arena events given a major staffing shortage. Alexandria is already outsourcing parking enforcement, the same measures can't be easily done for High school games, synagogues, and other events occurring during games at the arena. Would there be a dedicated percentage of revenue for funding adequate safety measures?	Alexandria Resident
Del Ray	22301	I'm also an Alexandria business owner, as well as Del Ray resident. How does the city and AEDP know that 'no development would happen at the existing shopping center for 20 years'? The didn't even know an arena could go there until 9 months ago, how can we say what will happen over the next 20 years?	Alexandria Resident
Old Town North	22314	What commitments are we getting from the state for transit improvements? Expanding the Potomac Yard station is certainly nice, but we need reliable Metro funding, overall Metro capacity needs to be improved at the Rosslyn tunnel, as well as BRT along Rt 1 (perhaps extending the in-planning BRT from Ft Belvoir through Alexandria and into Arlington).	Alexandria Resident
Old Town	22314	Are dollars included in the \$2B to address the major issues surrounding the inadequate public/mass transportation issues? e.g. metro And if so, how much is allocated to rebuilding/rennovating metro?	Alexandria Resident
Del Ray	22301	In reading AEDP's Arena Key Fact's slide, I'm not understanding why it states that future development wouldn't happen "without this plan". Why is this the only plan available? Developers have the ability to something else—it doesn't HAVE to be a sports arena.	Alexandria Resident
Potomac Yard	22301	Are there plans to modify the traffic flow (especially Route 1)? Route 1 is fairly congested already, and it seems it would need some modification to facilitate traffic flow.	Alexandria Resident
Rosemont	22301	discuss the environmental impact eg loss of wetlands,noise pollution, air pollution	Alexandria Resident
Del Ray	22301	Fiscal (i.e. budget revenue/costs) impacts were not included in the summary analysis. Why not? Will AEDP share those?	Alexandria Resident
Del Ray	22301	Regarding the economic study and having used the same vendor previously, has anyone from the city gone back to ever evaluate the accuracy of their previous projections?	Alexandria Resident
Braddock Road	22302	I have not seen any info on revenue from the parking lot and arts center which we are paying for	Alexandria Resident
Del Ray	22301	At the December council presentation, the city manager stated that there were two corporate HQ re-locations that could/would be catalyzed by the Arena plan. Can anyone elaborate on these, and explain why they wouldn't happen in absence of the arena?	Alexandria Resident
Del Ray	22305	Would VA Tech consider expansion?	Alexandria Resident
Braddock Road	22302	I have not heard anything about what is the criteria for either party to break the agreement in case of problems	Alexandria Resident
Lynhaven	22305	why the delay in releasing the economic impact study? when will it be released? a summary was released last year; February 13 is the crossover date for the state legislature to consider the legislation. why is information being withheld from the citizens? who makes the decision to release? what are these politicians, including Wilson, doing to get it released ASAP.	Alexandria Resident
Potomac Yard	22301	We are small business owners living in Potomac Yards. We have noticed a marked increase in crime in our apartment buildings, especially including theft and car robberies. As our business is currently expanding in neighboring Del Ray, we are concerned about the rising crime rate on the future of our business here. With the current proposal, we would have significant increases in policing needs that the city of Alexandria does not currently seem able to keep up with. Arenas, which frequently attract crime and DUI incidents, are a major deterrent to us keeping our business in the neighborhood.  What plans are currently being made to keep residents and small businesses safe in Del Ray from the increased crime that is sure to come with massive crowds at the arena?	Alexandria Business Owner
Del Ray	22301	AEDP president just said that the other scenario is keeping PY as is for 20 years. In 2021, the CEO of JBG Smith said they planned to put 5100 mixed-use residents in PY. Did this deal change their tune and now they're saying it will stay as is as a threat to Alexandria?	Alexandria Resident
Del Ray	22305	There is a lot of focus on finances and potential profits. This ignores the culture around the arena in DC/Chinatown, which is a well-known hub for illegal activity in the substance abuse population. After working in substance abuse counseling in DC for several years I doubt Reliance on the "reputation of virginia police" is not enough, as we've already seen increases in carjackings in neighboring crystal city and even the robbing of a federal mail carry in our neighborhood. What is the plan to deter the sex/drug trafficking, and panhandling that relies on the arena from taking the train a few more stops over to potomac yard? It seems like people who dont live in this part of the state are eager to reap the profits of decreasing our quality of life since they dont have to deal with the social fallout.	Alexandria Resident
Del Ray	22301	Please explain the relationship between AEDP and the City. One of AEDP's board members is from JBG. Isn't this a conflict of interest? And we understand AEDP has hired three lobbyists to work in the General Assembly on this, whereas ordinary citizens do not have lobbyists. How is the lobbying company being paid and will the amounts be disclosed?	Alexandria Resident
Del Ray	22301	Can we get some of the upside when the teams get sold since this is a 'new type of deal'	Alexandria Resident
Rosemont	22301	If the State does not approve the Stadium Authority, will the project move forward?	Alexandria Resident
Del Ray	22301	Will apartments in the proposed development be market rate or affordable housing? For the Mayor, what amount of dollars generated to the City do you envision being used for affordable housing?	Alexandria Resident
Del Ray	22301	How does the city propose to pay for the overall increase in necessary police and also what is the plan to ensure similar violence and crime seen in Gallery Place does not come to Potomac Yard or Del Ray?	Alexandria Resident

Del Ray	22301	Would the city representatives like to elaborate on the article in today's Alexandria Patch titled "City Hires Lobbyist to Push Arena Forward"?	Alexandria Resident
Braddock Road	22302	Economic activity is just being transferred from DC to VA. How does VA benefit by making DC worse?	Alexandria Resident
Old Town	22314	I may have missed the discussion about transportation. The current arena is within a short walk to TWO Metro stations, serving FIVE different (color) lines. There are at least a half-dozen nearby parking lots. How can the PY area replace those transportation options.	Alexandria Resident
Del Ray	22301	Why should the state and city fund a billionaires sports arena versus education, infrastructure, public safety, mental health and other government priorities?	Alexandria Resident
Other Alexandria neighborhood	22304	Please discuss the exact amount of affordable housing this project will create. The mayor was quoted in a local news outlet as labeling it "a lot" but I've heard no precise number of units nor type of unit (studio, one-bed, two-bed, three-bed) nor whether they will be for rent or sale.	Alexandria Resident
Lynhaven	22305	Please explain how Potomac Yards Route 1 corridor is expected to be able to handle an additional 30K jobs + the persons attending the events/retail/hotel etc. There is no room to expand an already over crowded Rt 1, without employing takings and displacing homeowners. This is not just about transportation improvements, it is about thruput issues which is severely limited by geography / space.	Alexandria Resident
Del Ray	22301	Re Traffic and Parking: What happens if there's a concert and a game at the same time? How do we prevent construction crews from parking in our neighborhood (as Oakville Triangle workers are doing now)? Yes, the area was always intended for dense development, but not THOUSANDS of people coming and going at the EXACT SAME TIME.	Alexandria Resident
Other Alexandria neighborhood	22304	Dr. Lutheria Peters (You): How will revenues be used to help the homeless and low and moderate income residents?	Other
Del Ray	22301	Stephanie states that this area was already designed for high-capacity traffic (I think she mentioned 200k people going to offices here). If that's the case, then why is traffic already horrible? Clearly it was not designed accurately to begin with, and this will only make traffic in the area worse.	Alexandria Resident
Del Ray	22301	How will below-grade parking be feasible considering the flood-prone nature of the sites?	Alexandria Resident
Del Ray	22301	It would be nice if the graphic for the transportation issues was current: Oakville Triangle has significantly changed.	Alexandria Resident
Old Town	22314	The graphic that showed all the transportation improvements (that they just said has been shared and is being widely used) is nice — but it didn't appear to address the question of timeline: When is possible for all these improvements to be in place? How will that roll-out dovetail with the proposed arena construction and operation? These improvements seem to be things that take a long time. It seems to me that getting those competed should be a prerequisite for arena construction — not something to occur afterwards.	Alexandria Resident
Braddock Road	22302	1. Why are we spending 50,000,000 on a parking garage since everyone is supposed to be taking the metro that we will be spending 56,000,000 on? 2. Plus it looks like transportation \$200,000,000 which is for what part of transit enhancement? 3. Will this increased buses and metro trains be available all the time or only during sports events? 4. If there are new jobs that does not automatically lead to increased VA revenue as those employees may live in DC or MD thereby not paying taxes for VA. Where is the detailed analysis on this? 5. What accountability does the state commission have for problems? Are they insured? 6. How and when are community amenities enforced? 7. Does open space mean mainly the pictured hardscape next to the arena?	Alexandria Resident
Lynhaven	22305	Anonymous attendee: How will "noise" be managed with an outdoor performing space? Townhomes directly across the street from the event space are very concerned (for sure new development + old Lynhaven Neighborhood). The indoor area is not as concerning for noise, it is the "outdoor music/performance" stadium space.	Alexandria Resident
Del Ray	22301	Will the city council be voting on this proposal before the primaries in June?	Alexandria Resident
Del Ray	22301	I appreciate the Senator and Delegate's comments regarding affordable housing. Measures truly need to be put in place if this goes through for affordable housing and rent stabilization for Alexandria. We cannot continue at the rate the city is going--we are not accessible to so many lower and middle-income individuals and families. Will there be affordable housing in this development? Or will funds just go into the affordable housing fund, so folks could possibly be able to live in Alexandria just not in the nice, new shiny area?	Alexandria Resident
Del Ray	22301	What your positions on a Sports Book at the arena?	Alexandria Resident
Warwick Village	22305	Alexandria is planning to implement a lot of changes (roundabouts, etc) to local streets like Glebe as part of Complete Streets. These changes are on roads which are potential key routes for people to drive to the arena. How will our plans for pedestrian safety work which will slow traffic on local with the transportation improvements needed to accommodate all arena patrons and guests?	Alexandria Resident
Old Town North	22314	Given the great uncertainty of the projections, would you support a cap on the growth of property taxes in Alexandria and mandating any surplus taxes from the Potomac Yard be used to reduce residents property taxes?	Alexandria Resident
Del Ray	22301	Perhaps a question for Mr. Leonsis. What will ticket prices be for the sports teams in this new arena versus current home at Cap One?	Alexandria Resident
Lynhaven	22305	There were technical difficulties so this might have been addressed, but what of the transportation issues? Yall haven't even funded metro properly and there's no parking which means street parking in my neighborhood. How are you addressing this?	Alexandria Resident
Old Town North	22314	Why isn't there a referendum for all citizens on this issue??	Alexandria Resident
Braddock Road	22302	Why don't we just spend that \$50,000,000 on an arts venue and skip the parking garage and other unspecified millions?	Alexandria Resident
Del Ray	22305	How does an arena and performing arts use-case change the modeled capacity projections for the Potomac Yard trunk line and other area storm / sewer infrastructure?	Alexandria Resident
Del Ray	22305	Submitted to DRCA President email: There does not seem to be any discussion about other potential uses on the site, such as another major education use which would have a good synergistic effect with the VT building - why has this not been explored/clarified?	Alexandria Resident

Del Ray	22305	Submitted to DRCA President email: The summary economic impact study that has been released appears to present a false dichotomy between only (1) an "as is" scenario and (2) a "with the proposed development" scenario which implies only with the latter will major additional development occur and associated additional economic impact occur - however, a middle scenario of more development but without the arena and music venue also seems highly possible and should be modeled. Missing too is a summary of the requests for the provision of public goods (e.g., land, tax abatement, public infrastructure, public parking, direct investment, and/or public financing vehicles and/or guarantees) versus public benefits (e.g., permanent jobs, tax benefits, public use facilities (e.g., parks)) all compared on a net present value (NPV) basis has not been prepared. Is there a plan for such a model to be run and released to the public?	Alexandria Resident
Del Ray	22305	Submitted to DRCA President: Is there a requirement for a public safety plan? If so, who will pay for this plan, when will it be done, and how much of the results should the public expect to see?	Alexandria Resident