

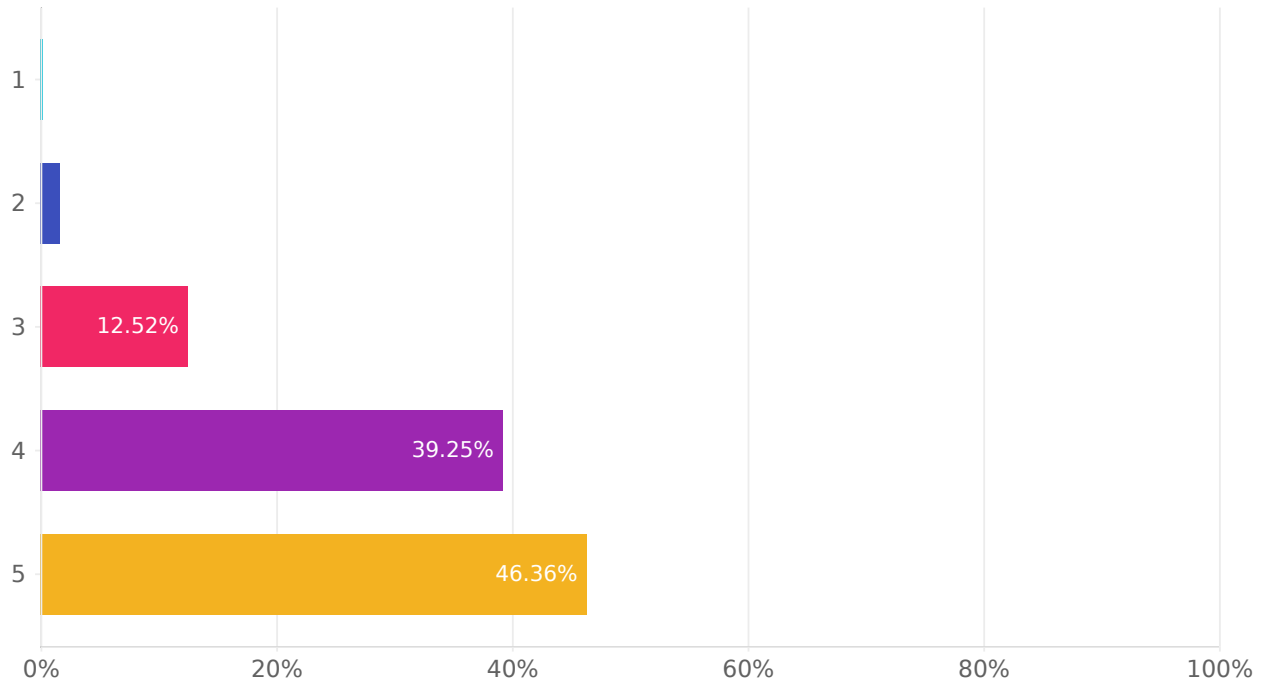
## Potomac Yard Proposal Survey

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Q1

How familiar are you with the proposal to build an arena and performing arts venue at Potomac Yard?

Answered: 535 Skipped: 5

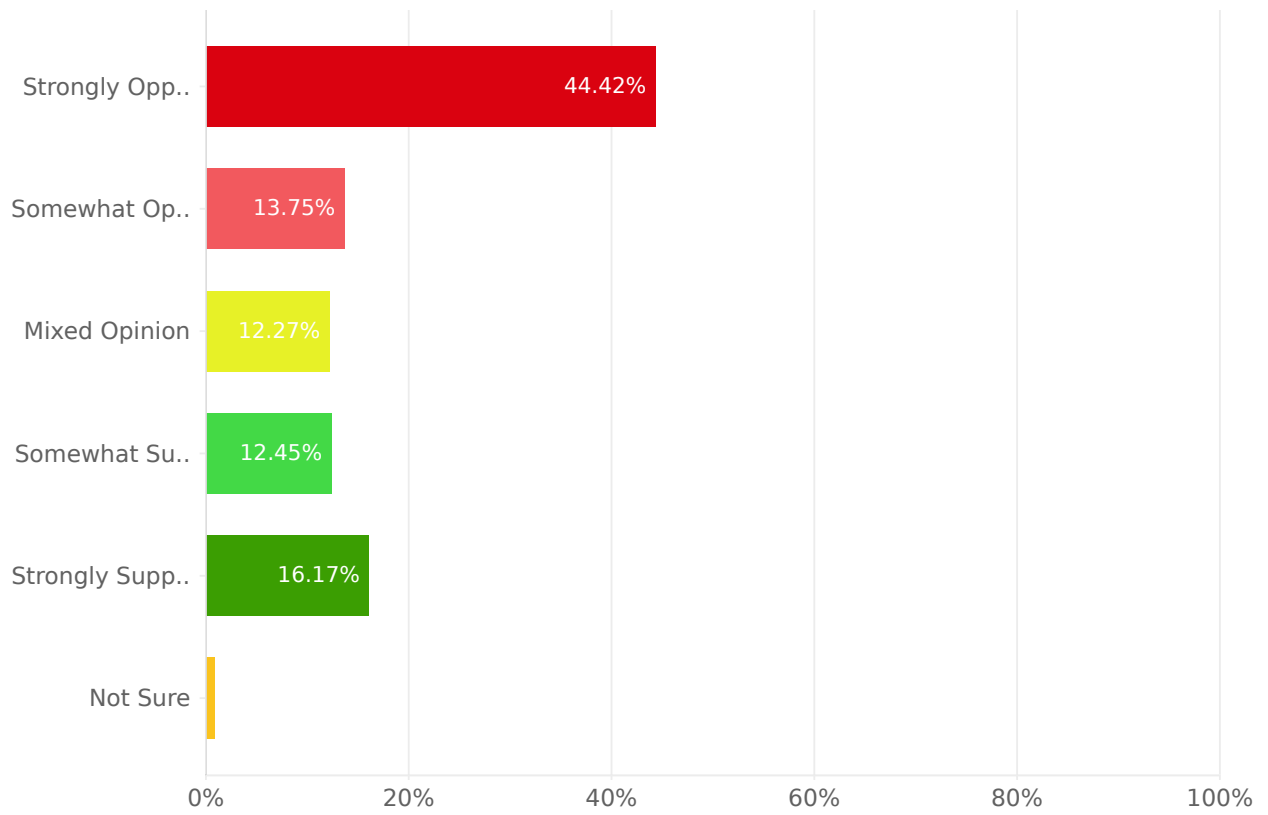


Average rating: 4.30

Q2

Based on what you know so far, do you support or oppose the proposed arena and performing arts venue, or are you not sure, wanting more information before deciding?

Answered: 538 Skipped: 2



What questions do you have about the arena and performing arts venue proposal?

*Questions entered here will be provided anonymously to the city in the hope of gaining more information and clarity.*

Answered: 369 Skipped: 171

1. What are the exact details of the financing, and the precise methodology behind the existing cost estimates? Will Alexandria have greater representation in the governing body than exists in current proposals? Those are my main two sticking points. But those are in the context of a broadly optimistic stance toward the project. I'm dismayed by the level of knee-jerk opposition to the proposal without an understanding of the crucial importance of expanding our commercial tax base.
2. Will there be a new fire station, as the engine company at Potomac yard will be boxed in by traffic. Is there a strategy for managing Airbnb & other short term rentals? Realtors with short term portfolio clients have made 3 offers on our house since this deal was announced, this is only going to get more chaotic. Will the performing arts venue have independent professional arts management leadership, or will it follow the bureaucratic model of the last 5 years at the torpedo factory?
3. Why is the city/state wasting money on this project? Why didn't the city solicit community input before going "all in"? Why the rush? Why not spend a year (or more) assessing impact? Why has the city accepted the rosy, unrealistic picture of traffic impact? Why is the city willing to decimate small, walkable neighborhoods like Del Ray?
4. I would like to know specifically how they will improve transit in the area
5. Is there some sort of plan for shuttle busses that might drop off on some main Del Ray streets? Even if they cost money, that would be good.
6. How will the City of Alexandria develop viable transportation strategies to ensure Richmond Highway does not become a parking lot of cars? How will the City of Alexandria ensure the public safety to ensure residents are not subject to the type of crime we've seen in DC? How can City of Alexandria residents benefit, such as reduced venue fees as well as first dibs on job opportunities?
7. -how does the parking situation make any sense -how do you plan to alleviate Route 1 traffic -how will you soundproof the arena and performing arts center from Reagan -how can you guarantee this will not hurt the city/state financially
8. I don't think the risks to the city have been properly evaluated -- both outright financial risk as well as reliability of revenues that they predict will come. Perhaps even stronger concern: transportation -- just don't believe it won't break the commute for everyone trying to get home to Alexandria and south of here.
9. Traffic flow is my biggest concern
10. For the performing arts area, is there going to be input and participation from local, Alexandria based arts groups? Will the area be able to accommodate local arts groups which have an audience of under 250? Will the area be affordable to local Alexandria arts groups?
11. I'm unconcerned about the traffic impact in the Potomac Yards area as that's mostly commercial. How will the traffic in Del Ray be impacted?
12. How do you plan to incorporate new outdoor space, walking paths, athletic facilities for the public into this plan? We want to make sure this is a lively area and used by more than just arena goers.
13. How many days/events per year will the facility be used? How will this facility financially support itself and not be a burden to taxpayers? How will the added traffic issues be resolved, when the existing conditions pre-arena already has problems? Why do planners feel that a large proportion of people will take transit to the venue?
14. How many days & nights per month and year it will be used for performances and games. How the area near and around will be kept consistently clean. How residents are supposed to be able to live, drive, and park for basic errands (Target, Giant) when there are events.
15. Could federal funds become available to assist with a new flyover from GW Parkway?
16. I'd like to see a more comprehensive traffic assessment.

17. Will the Potomac Yard Metro station be closed for any period of time in order to make it functional for the proposed stadium? If so, for how long? How many additional police officers will Alexandria hire in order to patrol the area around the arena? What is the projected cost to the City each year?
18. If the lease payments don't cover the cost of the bonds, who makes up the difference? Who pays for traffic improvements?
19. -We need a real traffic study that does not make over-optimistic assumptions about the proportion of people who will metro to the new site and that are benchmarked against current traffic, not some hypothetical buildout that doesn't exist. How can we get our own study, or the Kimley Horn one redone with this lens?
20. Traffic issues going to be handled in detail to protect the neighborhood and ease traffic off of Route 1 aside from the metro
21. Why would you have an outdoor music venue less than three miles from the route 100s of planes take to land? Why did the mayor force this down our throats after he previously stressed the need for community input? Why not release the full economic study? What are the plans to deal with traffic? How will this really impact taxes?
22. Will there be long-term commitments to improving and funding Metro? Will the city get more members on the board?
23. Why are we competing with ourselves economically (DC and Alexandria's economy are the same!) to give money to billionaires?
24. The traffic and transportation "plan" does little to address the actual traffic that the adjacent neighborhoods will experience. The "plan" envisions those of us who live between Rt. 1 and Mt. Vernon Ave being held hostage by the so-called preventative measures to discourage cut-through traffic. Waze will allow people to drive through regardless. People will park here regardless of any sign. Enforcement will require full-time tow-trucks to tow scofflaws who ignore the permitted parking requirements. Will the city provide that? Just look at "parking enforcement" in Old Town. As usual, the CC doesn't think things through and leaves it up to the residents to live with their policies. Scooters and electric bikes that litter the sidewalks and prevent people from using them are prime examples.
25. Can route 1 be expanded?
26. I support the project as long as the number of on site parking spaces in sight is kept as low as possible. I would much prefer people take public transit, bike/scooter, and walk. The concern of overflow parking taking away street parking is not a real issue. The neighborhood of Del Ray (where I live) can manage the problem with parking permits. I would hate to see developers include more parking spaces to alleviate concerns of "overflow". Is there a way to guarantee more parking spaces will not be added during development?
27. I think it'll be great
28. There's been no discussion related to loss of real estate tax base due to use of authority that also includes office building for monument, beyond stadium.
29. How can we stop this from happening?
30. No questions just a very strong opposition to a thoughtless idea that will increase traffic, demands on public structures and services for the financial benefit of a few.
31. So far I have not seen basic questions answered adequately, i.e. traffic and metro plan, so I have no further questions at this time.
32. When are the important voting events that require citizen input and support?

33. 1. I have heard that traffic management/mitigation strategies are needed, but I have not seen any actual plans. When will these be provided for community review? Why is the state legislature considering this proposal without full information about the impacts to the local community? Will the City Council commit to not considering and voting on this until we have full information about the real impacts to our local community and detailed mitigation plans (traffic, public safety, etc.)? 2. If resident zoned parking is used to protect neighborhoods, how will that be effectively enforced? Without swift and meaningful enforcement, daily/nightly, the zoned parking measures will not deter illegal parking. 3. Residents' desire to maintain Target is not a trivial concern. A store like that is critical for running our families on a weekly, or daily, basis. School supplies, clothing, food, kitchen supplies, house maintenance supplies, etc. A store like this anchors a community logistically and truly impacts quality of life. Assuming that this store remains in some fashion, I am very concerned about our ability to reach it easily. Will traffic and parking allow us to get there for emergency trips to grab supplies our kids need for school the next day? Or will the traffic and parking impacts of this arena severely limit the store's usability? 4. Local residents moved here because they like the dynamic of the community. They did not move to Gallery Place or another central city location. I would appreciate if I heard anyone directly address this, and acknowledge that this arena will dramatically change the character of the community that people chose to move to and invest in. (As an aside, I don't think it's fair to pair this acknowledgement with commentary about how development was already planned for this land. The types of crowds, activities, and traffic an arena will draw are very different than that of a healthplex or standard mixed-use residential and commercial district like Mosaic.) 5. I heard in the December presentation to City Council that attendance fees at the arena will be lower than what guests pay at Capital One. If our City needs this revenue so badly, why are we lowering the attendance fees? We should charge at least what attendees pay at Capital One. I actually think we should consider charging more, to help defray the costs of traffic and public safety management. 6. I am very concerned about the public safety and crowd management issues this arena may draw. I recently learned that the Bowlero bowling alley in Crystal City has been very controversial with that local community, due to noise and crowd management. And that's just a bowling alley. What additional public safety measures will be implemented to manage this arena? What is the cost of those measures, and who will pay for it? Will fines, etc. be strong enough to truly deter unruly or loud behavior? 7. Who is going to guarantee that Metro maintains consistent service to this metro stop? And who pays for that?
34. How are they going to mitigate traffic and prevent parking in our neighborhoods?
35. More details needed regarding funding and transportation impacts and potential improvements.
36. Why was this proposal rolled out in such a hasty manner? Why is this the only proposal being considered for Potomac Yards? Why are the city, state, and Monumental releasing only selected information (study highlights and not the full report)? What specific plans are there to mitigate increased traffic, increased crime, etc., that will result from this half baked proposal?
37. My questions are more topical at this time. I assume that once legislation passes in Richmond we'll get down to a much more granular level. Topics include: Stormwater/Sewage water, traffic/transportation/parking, and public safety.
38. My biggest concern is the transportation issues. Although I've seen the transportation proposal, the reality is when the cars hit the road. The roads are substandard. The bus transitway seems to be a waste of space with minimal ridership on the buses. I live near Rt 1 in Del Ray and already see construction workers parking on my street. It's not onerous right now but continued parking and movement would not be comfortable.
39. I want to know more about proposed improvements to public transportation and incentives for using PT methods over personal vehicles.
40. What is the plan for managing the traffic? Why can't Marc train bring arena patrons from Maryland to the proposed arena?
41. How will the increased vehicle traffic and parking be addressed for the local residents?
42. How will they adjust traffic patterns, parking and the metro to accommodate
43. Why shouldn't Leonsis pay more? Why should Alexandria and VA citizens be taking on any risk?
44. How will the small neighborhood streets be able to absorb overflow traffic from event attendees who seek a "faster route" to and from the arena? Specifically, along Commonwealth, Russell Rd, and Mt. Vernon Avenue? These are tiny, sleepy streets, not intended for outside traffic of this magnitude. Also, how will parking be controlled, especially for businesses and residents with private parking lots?
45. How does hurting the center of our region, DC, help us in Virginia and Alexandria?
46. How will Alexandria chances its policing so that residents in PY are safe? We have already seen an increase in crime with since the new metro opened. What is the City proposing for new traffic patterns and roads so that we can support the influx of visitors?

47. The long term financials in the lending package and concerns of JP Morgan's involvement
48. I want to see full disclosure of details, not just report summaries.
49. Why is the owner of the teams not committing a larger amount of his personal wealth to this venture, instead of putting the burden on local taxpayers?
50. I want to know more about plans to Improve all forms of transportation
51. Biggest questions are around traffic and parking and impact to our neighborhoods.
52. GW Parkway, Rte. 1 through Crystal City, and Potomac Ave are all very busy now at what would be tip-off or puck-drop time. Where will the new traffic go? How will the use of the facility for concerts and other events be managed in the interests of residents? Potomac Yards is the only major shopping center for North Alexandria, Del Ray and Rosemont? How will "Normal" shopping be preserved and not replaced by expensive boutique shops
53. What is the breakdown of low and middle-skilled jobs for the Potomac Yard arena proposal? These jobs are great for Alexandrians that would like to work closer to home and provide upward mobility for lower-income residents. What are the impacts real estate, sales and use, and hospitality taxes as a result of this project?
54. Traffic control
55. Why put the State and Alexandria at risk financially for a development Leonsis and Monumental can afford to do on their own?
56. How is traffic and people congestion really going to be addressed? On paper it looks so simple, but we know that is not going to be the case. Who is really paying for this? We the citizens of VA of course. The owners/builders are getting way more out of this than the average citizen. Has a thorough environmental and economic study be conducted to determine the impact this arena will have on our community/state? Who will be held accountable if this doesn't pan out? DC needs this arena more than we do. I don't want to see this here in are area. There will be too much traffic and people congestion added to what is already here.
57. What is my obligation as a taxpayer beyond the city and states moral obligation? What will happen to the property when/if the teams remove themselves from the area? Is it up to the state?
58. I want to see the model used to make the economic projections to start with. Some of the known assumptions are already suspect. Also, I've got no idea how that area will handle the traffic influx. I've not heard satisfactory answers.
59. How realistic are projections of economic benefit which are based upon 9.5 Msf of development being completed and producing revenue in 12 years?
60. Traffic and transportation need to be addressed satisfactorily. Route 1 is bad now, and the Potomac Yard Metro station is barely a Metro station. I also want to make sure every effort is made to keep arena traffic and parking away from Del Ray, and that residents have priority on street parking. Those are the issues -- the question is how they will be addressed by Virginia and the City.
61. No questions, strongly oppose the stadium, subsidy and creation of the stadium authority in all forms.
62. How will traffic be mitigated in Rosemont? I am specifically concerned about Commonwealth Avenue.
63. Transportation mitigation options have not been detailed to our satisfaction.
64. How anyone can think that traffic can be fixed when it can't even be fixed without the addition of an arena?
65. What assumptions were made for the revenue and tax collection projections? How realistic are they? Given Rt 1 is at capacity with limited to no room for expansion, what meaningful solutions are available to address traffic gridlock on game days?
66. Why hasn't the economic study been released so we can see the underlying assumptions? What projects are being sacrificed in Alexandria in order to give up \$106 million in taxpayer dollars? Why isn't a traffic study being conducted now to evaluate whether this is even remotely manageable? Where will funding for additional parking enforcement and emergency response come from? Why doesn't Del Ray have parking enforcement now to prove we won't be buried in cars and deliver trucks?
67. How many permanent jobs (full-time) will be created? if Monumental and arena don't go in, what alternatives would take their place. Something is going in, right? what might it be? Any serious offers?

68. Will the City enact parking zones in neighborhoods surrounding the proposed site? I think the assertion that half of event attendees are going to arrive at events via public transportation and the other half will arrive via car but will park in Crystal City is patently unbelievable. Far more likely is that attendees will attempt to park in the residential areas surrounding the arena, clogging up already congested and narrow streets and having a negative impact on residents. The City should enact residentially zoned parking by permit to prevent this.
69. Need SPECIFIC information about traffic and parking remediation. Also how to protect Del Ray from the combination of ZFH and the arena.
70. I'm very worried about traffic, density, Del Ray becoming even more crowded.
71. How will burden of massive costs be covered. Can nearby roadways and Metro handle such traffic volume Won't nearby residential streets be heavily impacted How loud will such a venue be What about all the folks in DC who will lose employment and impact on businesses affected by arena leaving. Why Alexandria anyway! Go out to Prince William or less developed region.
72. In the event of gridlock traffic, and a parent can't get their child to emergency care, whose burden will that be?
73. We are being asked to commit to financially support a project, and we aren't given any detailed financials on initial cost, operational, cost, environmental cost, including both embodied and operational carbon, operational cost and recapitalization expenses and that's just for the building complex. We have limited information about the cost of the Infrastructure both for transit, water, and power. There is absolutely no consideration mentioned about the sustainability goals for the project, nor the impact on the region and its historic significance. There are no convincing studies of what the impact will be to both the Washington DC and ALEXANDRIA region when it comes to jobs. Will it make new jobs? Or just shift jobs? Will these be event related jobs or full-time jobs? In addition, I resent the condescending attitude of just trust us we've got it covered we know better than you, and the fact that there is no provision for a referendum to gain approval for the project. I understand that referendum are not typical, but this is a huge impactful project, and the citizens should be first well informed and then consulted.
74. The City needs to come back with a realistic transportation plan not one that relies on anything other Metro and driving.
75. Would like to see more detail about a transportation plan and understand how it aligns or does not negate the proposed improvements for Route 1 in Arlington (part of the HQ2 package for road and transit improvements).
76. My primary concern is whether the city and the state will stay committed to solving the traffic problems that will come with the stadium.
77. I do not support investment in these venues if it does not include substantial investment in schools, parks, and affordable housing, as well access to the facilities for community events.
78. ensuring traffic and parking in neighborhoods can be managed
79. Nothing I have read has a realistic answer to the transportation, street gridlock, insufficient Metro and neighborhood parking concerns.
80. 1. Will Alexandria have the majority voting on the board overseeing the enterprise? It would be a disaster having people living outside Alexandria dictating the functions, prices, etc of this operation. It would be giving away jurisdiction over something in Alexandria. The state law must not tie the hands of any board that does have Alexandria citizens on it. THIS control, supersedes all other concerns and is the first step in spite of all other legitimate issues, like traffic, commitment for metro and other traffic issues, noise, guaranteed revenue for Alexandria, DelRay must be protected.
81. How will the City handle the increased traffic from rideshare companies dropping off and picking up arena-goers? What will happen if tax revenue is less than expected? How will Alexandria taxpayers be reimbursed for their upfront monetary contribution? What funding commitments to WMATA are needed to ensure that the Potomac Yard station can handle the increased capacity, and will City officials insist on such commitments before voting on the proposal?
82. I am completely against the DC teams coming to Potomac yard. I am indifferent with a performance arts venue (i.e. plays) coming to the area. But I refuse to support a sports arena that is subsidized welfare for a billionaire with little return on investment.
83. How soon will taxpayers begin to recoup the payouts we make? How are you going to work around Younkin's hostility towards funding Metro? Can we set up the agreement so that Leonis can't just renege on his promises without any cost to him?



84. I'm very excited about the arena and what it will bring from an arts, entertainment and leisure perspective to our community. Having seen the metro/transportation progress related to the ballpark/navy yard in DC (as well as public transportation improvements that have driven downtown ballparks, efficiencies in cities like San Diego), I'm confident that metro-related concerns can be mitigated. Traffic is a simple factor of life in cities. Any concerns I have are related to parking, road quality and security. I'd like to understand whether/how local parking will be impacted in neighborhoods. Ideally, I'd like to see zoned parking implemented to protect residents. And - how many parking spaces will be added (underground? private structures above ground as found downtown?) to support the minority that chooses to drive in? Further, I'd like to know what level of commitment to road resurfacing and maintenance on SECONDARY roads (i.e., all neighborhood roads other than Rt 1) that will undoubtedly have a significantly higher level of usage given development. Finally, I'm curious about security. Will the complex be a gun-free zone? Drug free? Will areas near the complex receive extra patrols? CCTV cameras? An influx of transient and passionate visitors (and alcohol!) can bring opportunities for crime both petty and violent. How do we keep surrounding communities (and the complex itself) safe? Again - I'm SUPER excited for this. I relish the thought of being able to walk to support teams of my chosen home town (and... NCAA MBB first/second round events!); I'm confident that any of my concerns can be mitigated (they're merely practical!).
85. The feasibility of making a flight on a game day with Route 1 traffic.
86. 1. Stadium and arena deals have repeatedly been shown to be poor investments for localities. Why will Alexandria be any different from all of the deals that came before it? 2. The VDOT/Monumental Concept Plan assumes in its calculations that there will be 40 "events" per year that would overlap with weekday rush hour. I'm wondering how that number was calculated, because it appears facially incorrect. Without even counting playoff games (a safe bet for the Wizards for the foreseeable future, but a definite possibility for the Capitals), over the 2023-2024 season there are 53 home games that overlap with weekday rush hour. This is also excluding any potential concerts, college games, Disney-on-Ice performances, monster truck rallies, or anything else that Monumental might choose to shift from Capital One Arena to Potomac Yard. The state and Monumental appear to be deliberately undercounting the number of rush hour events. If something as simple to calculate as this figure is factually incorrect, how can residents be certain that other, more complex figures are accurate? Are similarly shoddy assumptions being made in other calculations regarding the projects' financials? 3. The concept plan talks about "blue sky long term infrastructure concepts," including a water taxi. I would note that Ted Leonsis' January 25, 2024 letter fails to mention that the water taxi is a "blue sky long term" project, instead mentioning it alongside Metro, 2,500 underground parking spaces, and a bike trail. I can only assume that Mr. Leonsis' mentioning it in his letter means that he is confident in the status of conversations regarding a water taxi. Has the city or Monumental conducted conversations with the National Park Service? Has the city had conversations with City Cruises to see if they are interested in operating a water taxi? Has the city looked at how many spectators use the water taxi to attend Nationals games?
87. Will VA agree to long term financial support to improve and expand Metro service? How will Rte 1 be improved to handle increased auto traffic? How will Parking for game day be accommodated? Will Alexandria increase Police force to be prepared for greatly increased resident population and intermittent crowds in Potomac Yards and Delray? What will be design guidelines for the new development? Are exceptions to Alexandria Zoning contemplated to facilitate project build-out? How will failure of Developer to complete the project be financially remedied?
88. I am very skeptical of any claims that public funding of this project will somehow "pay for itself". How will enforceable guarantees, including clawback, provisions, be built in, so the taxpayers are not on the hook for any of this? The transportation and parking implications of this project go far beyond just the few blocks surrounding the proposed project site. I have yet to see any detailed answers to the question of how a reasonable traffic flow on Route 1 would be maintained on event days. Who is responsible for comprehensive planning around this? And when will we see a comprehensive plan? And then of course, how will all of that be financed initially, and how will the maintenance of all of that infrastructure be paid for over time?
89. Efforts being taken to minimize crime and cost of arena related law enforcement.

90. This is a bad deal on so many levels from the financing to the traffic to the lost opportunity to the fans who would have to travel greater distance to a significantly less accessible location. Capital One has two metro stations close by served by six lines whereas PY serves two lines in a small station that even with improvements will suffer 30-45 minute waits after events. How is that good. The more information that comes out or is put out by the proponents just makes it worse. My favorite is the use of Audi Field as a comparable to the new arena by the K-H traffic study and the claim that improvements made for the area around Audi Field would help the PY arena. I attend soccer games at Audi and traffic there is a nightmare with traffic control officers on many of the nearby intersections to help with pedestrian / traffic interaction. The arena plan says nothing about who foots the bill for that so it will likely be the City of Alexandria. I this is such a good deal, Monumental should put up all the money itself or hold ten years of bond payments in escrow to cover revenue shortfalls rather than leaving it on the backs of Alexandria and Commonwealth taxpayers.
91. Who will manage the city's performing arts center and will it truly be an open room where local and community organizations can have an opportunity to host events on prime dates (including weekends)?
92. What will happen to the stores at Potomac Yard? We cannot afford to lose some of the few stores remaining in Alexandria. Has a truly unbiased cost/benefit analysis been done, or are the city and state elected officials basing their support on the smoke and mirrors numbers being presented by the advocates? What are the risks associated with the plan? Why are our elected officials in Alexandria, particularly our mayor, so supportive? They behave more like Chamber of Commerce Republicans than Democrats. Does our governor have a personal/business interest in the plan? Why shouldn't we ask Monumental Sports to pay for infrastructure improvements and pay their own way?
93. What are the specifics of the "traffic improvement" plans referenced by the developer for Route 1? Is it simply taking one of the two lanes in each direction and converting that into a turn lane? There's no room to widen the road. What is the plan?? Why not use the GW Parkway? The developers have mistakenly concluded that stadium traffic won't use the GW Parkway. Of course they will; there are no traffic lights. As far as preventing parking in neighborhoods, I heard speed bumps and parking stickers proposed. That's absurd and will not address the problem. How will planners keep the stadium traffic from overflowing into Del Ray? What is the plan for crime prevention? We're already seeing an uptick.
94. Traffic control surrounding the arena area, construction issues, heavy traffic on E, Glebe Rd. Economic impact on the city of not bringing an arena project.
95. I want a better understanding of how additional police and other services will be funded. I've heard discussions about regional support for such funding but unless there is a mechanism for that it seems rather optimistic to assume such funding. I also am concerned that Alexandria is backstopping or footing the bill for so much yet seems unlikely to have a significant voice on the board of the stadium authority. Alexandria ought to have a controlling majority or at bare minimum sufficient votes to require Alexandria board members' approval over major decisions such as amendments to the agreements with Monumental, approval over additional debt, budget approval, etc. Lastly, I am concerned that the economic analysis and transportation study are both limited in that they don't appear to consider a range of scenarios. The 2.00:1.00 debt service coverage ratio projection appears to be based on assumptions around revenues and event numbers that are rosy and I would like to see scenarios that show how it looks during a recession, for example. This is a very big bet, and we should understand the odds before putting our chips in.
96. I'd like to know why people oppose this plan. The office market is absolutely cratered and that area of Potomac Yard has nothing going on and likely will not, given that no offices will move into the area. In my mind, I see this as an incredible way for the citizens of Del Ray to be able to walk to games, conferences, and concerts.
97. I need detailed plans on how they will alleviate traffic. Not "we'll have less parking spots so people won't drive in." People WILL drive in - how are they going to address this.
98. Since Alexandria's mayor & City C has been pushing housing needs why did they fall into the trap of a sports arena, as it is well documented that local communities suffer the consequences of traffic, need for police/ fire/ crowding etc.
99. I'm a government employee, and caucasian democrat. As such I expect complimentary box tickets for all events for myself and my pet. Will this be provided? Will there be a section for the LGBTQ? Will venue be constructed by DEI compliant contractors? Will my amazon prime membership provide any benefits? What measures will be taken to keep me safe from deplorables and super predators? Will the illegals in arlandria be expected to build and staff the complex? If so, what measures will be taken to ensure I do not have to come in contact with them?
100. How much do you anticipate charging for parking in the 2,500 car garage? How will the garage be designed to avoid lengthy delays for motorists exiting the garage after an event concludes?

## Proposal Concerns

Q4

The following are concerns members of the community have expressed regarding the proposed arena and performing arts venue. For each, please indicate how much of a concern you consider it.

Answered: 521 Skipped: 19

Row	1 (Not a Concern)	2	3	4	5 (A Major Concern)	Not Sure	Average rating	Response count
Increased traffic and congestion	3.46% (18)	5.19% (27)	7.69% (40)	10.19% (53)	73.27% (381)	0.19% (1)	4.45	520
Impact on resident parking during events	6.92% (36)	6.92% (36)	11.35% (59)	14.42% (75)	60.00% (312)	0.38% (2)	4.14	520
Cost to Alexandria taxpayers	8.48% (44)	6.74% (35)	8.86% (46)	15.03% (78)	59.15% (307)	1.73% (9)	4.12	519
Public subsidies to private organizations	9.83% (51)	7.71% (40)	13.87% (72)	16.38% (85)	48.75% (253)	3.47% (18)	3.90	519
Cost to Virginia taxpayers	9.06% (47)	9.44% (49)	15.80% (82)	15.41% (80)	48.55% (252)	1.73% (9)	3.86	519
Transparency and timeline of the process	12.69% (66)	8.27% (43)	12.88% (67)	15.38% (80)	50.19% (261)	0.58% (3)	3.83	520
Economic risks to Alexandria	12.14% (63)	8.29% (43)	17.34% (90)	15.99% (83)	45.66% (237)	0.58% (3)	3.75	519
Stormwater and sanitary sewer impacts	12.33% (64)	9.44% (49)	13.87% (72)	18.88% (98)	43.55% (226)	1.93% (10)	3.73	519
Crime and public safety concerns	9.63% (50)	12.72% (66)	18.11% (94)	19.65% (102)	39.31% (204)	0.58% (3)	3.67	519
Environmental / Wetlands / Water	15.36% (80)	8.25% (43)	16.51% (86)	19.00% (99)	39.16% (204)	1.73% (9)	3.59	521
Increased cost of living and property taxes / Equitable housing concerns	14.26% (74)	12.72% (66)	13.87% (72)	19.46% (101)	38.15% (198)	1.54% (8)	3.55	519
Long term / what happens after team leaves	16.02% (83)	11.20% (58)	14.67% (76)	18.73% (97)	38.22% (198)	1.16% (6)	3.53	518
Construction impacts (e.g. noise, disruption, debris, parking)	14.23% (74)	12.50% (65)	18.27% (95)	16.92% (88)	37.88% (197)	0.19% (1)	3.52	520
Economic risks to Virginia	14.84% (77)	13.68% (71)	20.62% (107)	16.57% (86)	31.60% (164)	2.70% (14)	3.37	519
Lead to more absentee-owner short term rentals	18.15% (94)	13.51% (70)	17.95% (93)	17.95% (93)	28.96% (150)	3.47% (18)	3.27	518
Loss of existing retail and community services in Potomac Yard	21.54% (112)	13.85% (72)	15.77% (82)	17.88% (93)	29.42% (153)	1.54% (8)	3.20	520
Negative impact to DC	26.94% (139)	12.02% (62)	12.40% (64)	18.22% (94)	29.26% (151)	1.16% (6)	3.11	516
Decreased property values	29.57% (152)	11.87% (61)	16.15% (83)	14.59% (75)	24.90% (128)	2.92% (15)	2.93	514
Morality of team ownership and investors	30.38% (158)	12.31% (64)	15.00% (78)	13.46% (70)	23.85% (124)	5.00% (26)	2.87	520

Average rating: 3.60

## Do you have any other concerns not covered above?

Answered: 161 Skipped: 379

1. Restoring wetlands is never perfect, the impact on the environment has to be balanced with development no matter what goes into that area. I walk through there several times a week & went to the previous movie theatre weekly for many years so seeing more diversity of retail & entertainment & recreation would be amazing but the arena isn't ideal in my opinion.
2. The family-friendly small town vibe of Del Ray will be destroyed.
3. Don't know what you meant by morality of owners.
4. My only concern is that if the project does not go through, Alexandria City will somehow not get any commercial activity in this spot and the budget will be even more dependent on residential real estate. Alexandria seems to not know how to attract commercial activity so something like this that drops it in their laps seems great.
5. Impact of the performing arts area on local artists.
6. I want to know how this plan will improve the aesthetics of our community and improve walkability and public access to the site. New Road designs and pedestrian bridges must be incorporated. I'm concerned about my kids crossing route 1 in its current state to get to the arena.
7. Diversion of taxpayer funds to support the arena instead of addressing longstanding critical needs in Alexandria for repair/improvement of roads, schools, sewers and storm drain/flooding projects.
8. The recent housing zoning changes were shoved through and now we will likely have considerable more short term leases all the while the city has zero oversight of air bnbs. All you have to do is register. I live next to an air bnb and it has been a nightmare with no recourse.
9. Why are you making this so negative. There are lots of positives
10. We should be making investments in education, infrastructure, and supporting small businesses before we subsidize billion dollar corporations that are pitting local governments against each other to get the best deal.
11. The developer is offering a site for a new school which is undersized and really a joke when compared to what a school needs. The city is also woefully in need of more recreational playing fields with adequate parking (yes, people do drive to these events with the gear and multiple family members in tow).
12. The arena will actually cause home prices to decline.
13. This survey seems biased
14. My biggest concern is with people who made up their minds to knee-jerk oppose the proposal before any details were released, who have hijacked the public engagement process by spreading outright lies and racist tropes without any basis in facts or reality
15. Readiness of existing metro stations and bus lines for increased volume of traffic
16. Loss of additional housing and parkland.
17. Readiness of route 1 and public transportation options.
18. What is the intersection of this proposal with the recent zoning changes which will exacerbate crowding, parking, traffic? Why was this known and not included in the zoning discussion for everyone to consider?
19. Size of site designated for a school is a joke.
20. Increase in crime
21. All of the above concerns are major concerns and need to be addressed.
22. Need to address traffic. Other than that it's great for Virginia and as a Del Ray resident I am super excited.
23. The creation of the stadium authority and how irreversible that decision will be.

24. If this project goes through it will be another signal of the loss of the ability of residents and businesses to participate in decisions that affect them. I do not believe this project would be going forward with the total approval of our Council and Mayor if we had neighborhood representation via wards.
25. Impact on ability to get to airport or to DC on event nights. Not only when it's an arena event, but when it's an arena and a performance event night. State transportation analysis just dealt with Arena night traffic (with insufficient solutions), and also failed to estimate traffic volume when there are two events on the same night.
26. How fast Wilson is pushing this and not actually listening
27. I believe there would be increased retail opportunities, not fewer. But keeping Best Buy, B&N, and Target are key.
28. can our police and medical services cover this added population increase
29. Ruining historic and quaint balance of Del Ray and Old Town. Traffic coming from all directions will be bad. No one seems to be considering this.
30. How traffic / parking will be handled without walling off Del Ray homes and businesses from Rt 1 or making it impossible to have visitors park near our homes.
31. The community uses the Potomac Yard retail for a lot of basic needs and affordable shopping. It will be important to find a way to encourage these retailers to stay.
32. views that are being expressed by some that really only look at any possible negative impacts to their lifestyles and not the larger impacts / potential benefits
33. One can never predict the future and all contracts and laws can be amended. There is in reality no assurances for 40 years. This sports owner won't own this team in 20 or 40 years. Sports owners go back on their promises. Elected official change. They are not responsible committed neighbors. This is why Alexandria, with people representing the people of Alexandria on the board, must have majority voting control of the board. The benefits for Alexandria must be front loaded to the extent possible.
34. Impacts on my metro stop (potomac yards VT stop) as well as issues with airport accessibility and busses.
35. Literal road quality given increased traffic (i.e., potholes in secondary roads).
36. Can I score increased congestion a 20?
37. It has been my observation of other publicly financed stadiums and similar sports related projects, that these deals always wind up costing taxpayers, a lot of money, despite grand assurances to the contrary. I am very strongly opposed to any public funding of this sort of project. If it's such a great investment, then the team owners should be more than happy to make that investment themselves and go out and get private financing for it without any public dollars being involved. as soon as public dollars are involved, the risk of failure shifts away from the for-profit entity and onto the taxpayers. This is unacceptable.
38. Sports and other gambling will likely be coming along with the arena. It's unclear if Monumental Sports Network (MSN) will be profitable in the long term which could impact management's investments in the teams. MSN is a recently formed business that arose out of the difficulties of regional sports networks (Comcast Sports Net in this case). While the theory is that a team controlled network will work better, what if that isn't the case some years down the road. There has been no discussion or comparison modelling on the lost opportunity from the arena deal compared to mixed-use development. The City of Alexandria just passed their version of Missing Middle to improve housing in the city (which I strongly supported) and for years has lamented the lack of housing in general and affordable housing in particular. To then turn around and take twelve acres of mixed-use development near transit out of the picture is ridiculous. And last, the Wizards have been terrible for years, the Capitals have not won a playoff series since their 2018 Stanley Cup (and missed out last season), and Alex Ovechkin will be retired by the time the arena opens. Attendance has been down and no-shows have been up which means less spending by fans and less tax revenue to pay off the bonds making the rosy projections by proponents not so rosy.
39. Why are so many of our elected officials so in favor? It doesn't fit the philosophies of either Democrats or Republicans. I may be overly cynical, but I think they may be putting their interests over ours.
40. Transportation - how will the metro and other infrastructure be modified to handle the massive traffic increases?
41. No

42. The transportation study and proposal seem to give very short shrift to cut through traffic that will occur along the Braddock/Russell/Commonwealth corridor from the west. The focus is on north-south other than along Glebe, but in practice we already see traffic cutting across the city whenever there is traffic. Same is true in Arlington along Arlington Ridge. Further, more consideration should be given to the effect on DCA approaches, as again during high traffic periods we already see increased shifting of cars to those areas and down to Slaters off of GW Parkway.
43. My concern is what happens if Monumental does NOT come to Alexandria. The opportunity costs are significantly higher than the status quo. The City and State have to choose opportunities where they come out ahead by 2-3x - it's written in the by-laws of how both the State and City operate. I'm a huge believer in this opportunity and would love for the City to share more with the broad set of citizens in Del Ray.
44. I'm concerned that many non-democrats could come for the hockey events. There needs to be measures in place identify, monitor, restrain and remove any non-democrats in attendance.
45. I am currently "for" the arena but that will change if the authority board maintains an imbalance at or anywhere near what is being proposed in Richmond. If Alexandria and the Commonwealth are splitting the bill 50/50 then the city should represent more than 3/9 or 3/15 spaces on the governing authority board.
46. Hope questions about benefits are next
47. Survey is biased against the project and designed to capture as negative view as it can.
48. Specific to transportation. On game days it takes hours to set up the traffic cones to direct traffic and to do so requires cutting of neighborhoods. My father lives near the stadium in Glendale and cannot drive from or to his property on game days without either removing barriers or arguing with law enforcement. Ability to move freely is a feature of this area. Being locked down on game days, for the majority of the day, will limit residents who do not work at the stadium and businesses who do not serve stadium crowds.
49. The quality of amenities. The amenities that tourists/sports fans want are different from what residents want. I want them to be geared towards Alexandria residents who are here all the time not just during games. For example, Alexandria already has a plethora of terrible restaurants. Tourists/ sports fans will eat anything. The last thing we need around here is another "Southern Style" restaurant, more beer and hot dogs, mozzarella sticks, etc. We need retail we can walk to. I know tourists don't care about having Target and Verizon close by, but I do. I also want a chance for each portion of Alexandria to weigh in. The impact on me at Glebe and Rt 1 is extremely different than that of someone who lives in Rosemont. This must be studied with citizen involvement, catalogued and analyzed. The more impact the arena has on you, based on your proximity to it and its approach, the more impact you should be able to have on decision-making.
50. Opportunity costs. The city has developed plans for things like the Four Mile Run restoration and small area plans that are not being completed. These are things that people want. No one asked for a stadium, regardless of how you feel about it after the announcement.
51. The chosen site is blatantly not appropriate for the proposed use.
52. The city sewers don't work, the schools are horrible, traffic is atrocious and there is no parking in Del Ray. Green space is almost nonexistent, more development will not solve any of these problems. City government needs to focus on serving citizens, not developers.
53. This is a no win situation for the people of this city. Financially this will be an enormous hit on our community. People move here for a variety of reasons, be they employment, military assignment or any other reason but people stay here because of the community. This will not take stress off of homeowners, it will add stress and the cost of living will rise with it. Not well thought out and based on secrecy and lies.
54. No
55. Impact to bike travel Pedestrian safety Increase in homeless population and truant.
56. What are the alternatives to the arena and what are their impacts on the above?
57. I live in Potomac Yards and we do not want the traffic, crime, congestion or noise in our beautiful community
58. Traffic and crime are the primary concerns, and I have seen nothing to mitigate those concerns and I have been paying attention closely.
59. The mayor's red herring campaign for affordable housing, when he was really attempting to clear any zoning impacts so developers could build multifamily housing rental buildings all over Alexandria.

60. Will there really be good long-term jobs created? Are elites monetizing reduction in quality of life for local residents? The feeling that the people who will have to live with these projects have no say in these projects. That we're being steam rolled, gas lit, lied to, and dismissed.
61. I'd love to see Monumental share ownership and use with a publicly funded theatrical consortium or residency. The entertainment complex should be used to cultivate and promote the performing arts in the region alongside professional sporting events.
62. This is just a bad idea all the way around.
63. I wish I could triple my score for crime and safety concerns, though I am still generally supportive
64. The costs to the city and state will be enormous. The numbers are cooked as they always are in these deals. Gambling.
65. Public investment should yield public good; new small-form-factor wind, solar, and wave technologies allow the Arena to generate electricity used directly in the adjoining neighborhoods, and this should be included in the plans.
66. It's more of a comment but nonetheless a concern. There is nothing in this proposal for the residents of Alexandria. Not one thing. We would be shouldering the burden of all the minuses throughout our daily lives, to no benefit whatsoever.
67. Cost of expanding the brand new Potomac Yard Metro Station.
68. No. See my prior comments.
69. I have concerns about the process - I think the city leadership has been irresponsible and disrespectful to Alexandria City and DelRay by working behind closed doors in a backdoor attempt to ram this proposal through without citizen input!!!
70. Control/checks and balances on the independent entity—to whom are they accountable?
71. Most of these projects don't benefit the location. Only do harm. We should have been a part of the initial decision not asked for feedback after announcements were made. We are against this development. Cancel it.
72. We already have an adequate entertainment districts 100 block of King Street and City Hall and we already have a great concert venues - The Birchmere and Schlesinger Concert Hall at NOVA CC
73. I'm a resident living near the "proposed" site. I feel hoodwinked by City Council. I have lost trust in all of them. This is the second strike against them (Metro south entrance debacle) and i don't see coming back from this. Who will be competent/trusted in this year's election?
74. Trust. This has made me lose all trust in my local government.
75. The citizens of Alexandria should have the most say about this. Maybe a referendum?
76. No. The Airbnb one is a deal-killer for me, though.
77. I do not understand why the Mayor, Justin Wilson was opposed to the football stadium being built here when Owner Dan Syndor (Commanders/Redskins) tried but after announcing he will not be running for mayor during the upcoming election he agrees to the arena being built. What changed? Nothing. I am curious to know who he will be working for at the end of his term.
78. My concern would be opposing this development and then allowing smaller developments to take place that don't have nearly the same level of transparency. Projects that would still impact traffic, parking and infrastructure, but wouldn't allow for the same level of community engagement and considerations from the developer. The space is getting developed, one way or another. The arena offers a far greater path to community input.
79. NOISE for an open-air performance art center. The pictures show a stage, open sky, seats/venue seating area. I live in the Lynhaven neighborhood and sound travels very easily from the parking lots of the existing retail spaces and/or Richmond Hwy already. Many of us sleep with our windows open in the evening which is nice to be able to do; but, with a concern/performance arts stadium not INDOORS it raises concerns about noise pollution in our fairly comforting neighborhood. In addition, children live in this neighborhood who might be on early bedtime schedules and noise pollution from a open-performing arts venue is of great concern.
80. We defeated the effort to put the Washington football team in Potomac Yard many years ago. Part of what worked was to invite VA state legislators to come and see how narrow our residential streets are. Many streets have parking only on one side due to how narrow the streets are. These narrow streets cannot handle the additional traffic any better than Route 1 or Potomac Avenue. A stadium like this, if it is not going to stay in Washington, should be built far away from residential areas in a place with plenty of parking and numerous roads in and out of the stadium.



81. More transparent disclosure regarding from where, who and how Monumental receives influx of funds. Qatar?
82. That covers it all!
83. Did you mention traffic?
84. With an improvable site in DC for this arena, why doesn't Leonsis agree to improve the existing footprint there? Mayor Bowser seems to be doing her best. What isn't to say that crime and hangers on at the "new arena" won't decay the quality of life in NVA and in the surrounding Alexandria area as well, then? With moderate housing needs, why do we need a major entertainment installation instead of housing, a school (as been proposed in some plans), more retail and walk-to restaurants, a park, plenty of trees, etc.
85. Gridlock traffic on game days in front of my home in the 100 block of West Braddock Road between Russell Road and Commonwealth Avenue. AM & PM Rush Hour traffic is already backed up and heavy. We often cannot get into our driveway to park in our garage during rush hour NOW!
86. Impact of another concert venue on the Birchmere? All of the above are factors but what is important is the comparison of these impacts with those of the potential alternatives.
87. No Some of the boxes in this survey don't allow you to finish your comments.
88. Consider a Casino or Amusement Park as an option if the Arena deal is not feasible/rejected.
89. Increased density of housing and tearing down historic homes in an already at risk historic neighborhood. Drunk and disorderly conduct as well as noise in family neighborhoods. Parking and significant road congestion.
90. Decrease in quality of life due to living next to a stadium and entertainment district. This is a residential area.
91. Arguably covered by traffic/congestion item but I'd add "Increased strain on public transportation". It appears like for long periods of time around events, the relatively small potomac yard station could be backed up undercutting the value of the station to local residents.
92. (Environmental: Concern for Four Mile Run watershed) (Construction: During last major construction project on Rt. 1 abutting Del Ray, our house shook daily, even hourly for a few months. I contacted the City but they didn't find anything wrong.)
93. Traffic, traffic, traffic
94. Empty urban area during non-game nights or days
95. There is a question about "housing affordability"/increased housing tax costs. This assumes you are a homeowner or looking to be one. The bigger concern in Alexandria is affordable housing for renters who cannot afford a home, particularly Arlandria.
96. Bicycle infrastructure through the project site - connections to Mt. Vernon trail
97. Loss of historic homes in del ray
98. No. Just very disappointed in our leaders for making this decision without constituent input. We placed our trust in them and they took advantage of their power positions.
99. Suboptimal use of prime space just a few minutes from Reagan airport and downtown DC. Will force Del Ray to introduce resident only parking. Large impact on local residents, but local residents are not being meaningfully consulted about whether (and not just little details about how) the project should be done.
100. Not that I can think of at this time.

## Proposal Opportunities

Q6

The following are opportunities members of the community have expressed regarding the proposed arena and performing arts venue. For each, please indicate how much of an opportunity you consider it.

Answered: 497 Skipped: 43

Row	1 (Not an Opportunity)	2	3	4	5 (A Major Opportunity)	Not Sure	Average rating	Response count
Diversify Alexandria's tax base / add more commercial tax base	21.21% (105)	14.95% (74)	15.35% (76)	15.35% (76)	28.89% (143)	4.24% (21)	3.16	495
Create an entertainment district with performing arts venue and community space	23.89% (118)	13.56% (67)	18.42% (91)	17.61% (87)	24.09% (119)	2.43% (12)	3.05	494
Add new retail/restaurant options nearby	22.52% (111)	15.01% (74)	21.10% (104)	16.23% (80)	24.14% (119)	1.01% (5)	3.05	493
Convert a strip mall into a denser, walkable neighborhood	27.99% (138)	14.40% (71)	13.39% (66)	14.81% (73)	25.96% (128)	3.45% (17)	2.96	493
Make better use of the Potomac Yard Metro station	27.35% (134)	13.67% (67)	16.12% (79)	16.53% (81)	23.88% (117)	2.45% (12)	2.96	490
Increased entertainment and family activities in Potomac Yard	28.08% (139)	11.92% (59)	18.99% (94)	16.57% (82)	22.42% (111)	2.02% (10)	2.93	495
Transportation improvements along route 1	30.30% (150)	12.32% (61)	13.13% (65)	13.54% (67)	25.45% (126)	5.25% (26)	2.91	495
Add new jobs in Alexandria	22.42% (111)	18.18% (90)	21.21% (105)	15.96% (79)	18.99% (94)	3.23% (16)	2.91	495
Accelerate development in Potomac Yard	28.25% (139)	14.84% (73)	16.67% (82)	13.41% (66)	23.78% (117)	3.05% (15)	2.89	492
Additional public spaces and parks	32.45% (160)	12.17% (60)	16.43% (81)	15.42% (76)	19.68% (97)	3.85% (19)	2.77	493
Potential water taxi, VRE, Amtrak access in Potomac Yard	30.36% (150)	14.37% (71)	16.40% (81)	12.35% (61)	20.24% (100)	6.28% (31)	2.76	494
Open a new school sooner	25.36% (124)	14.72% (72)	18.81% (92)	12.27% (60)	15.95% (78)	12.88% (63)	2.76	489
Virginia Tech partnerships	25.81% (127)	13.62% (67)	21.34% (105)	15.24% (75)	13.41% (66)	10.57% (52)	2.74	492
Help existing non-Potomac Yard businesses gain new customers	27.79% (137)	18.66% (92)	19.88% (98)	13.79% (68)	14.00% (69)	5.88% (29)	2.66	493
Opportunities for a small business incubator like the Water Park in Crystal City	31.71% (156)	15.24% (75)	14.84% (73)	12.20% (60)	15.65% (77)	10.37% (51)	2.61	492
Increased parking and pedestrian protections in adjacent neighborhoods	38.13% (188)	12.17% (60)	13.39% (66)	14.00% (69)	16.84% (83)	5.48% (27)	2.57	493
Provide space for ACHS to hold graduation	35.35% (175)	15.76% (78)	15.96% (79)	10.51% (52)	15.35% (76)	7.07% (35)	2.51	495
Add meeting, event, wedding, and conference spaces	34.69% (171)	17.24% (85)	19.47% (96)	12.98% (64)	12.78% (63)	2.84% (14)	2.51	493
Increased housing, including committed affordable	33.74% (167)	19.60% (97)	17.17% (85)	11.72% (58)	13.54% (67)	4.24% (21)	2.50	495
Be able to afford more resident amenities	37.60% (185)	14.02% (69)	16.87% (83)	10.77% (53)	12.20% (60)	8.54% (42)	2.41	492

Have professional sports teams and games close to home	46.37% (230)	11.90% (59)	12.30% (61)	11.69% (58)	15.52% (77)	2.22% (11)	2.37	496
New high-end hotels	36.51% (180)	20.28% (100)	18.05% (89)	9.94% (49)	11.16% (55)	4.06% (20)	2.36	493
Add public parking at the Potomac Yard metro station	39.68% (196)	16.60% (82)	17.41% (86)	11.34% (56)	10.93% (54)	4.05% (20)	2.35	494
Philanthropic opportunity from a new corporate headquarters	39.92% (196)	15.89% (78)	15.48% (76)	6.92% (34)	12.42% (61)	9.37% (46)	2.29	491
Put Alexandria on the map / make us a destination	45.86% (227)	15.96% (79)	12.93% (64)	8.48% (42)	13.33% (66)	3.43% (17)	2.25	495

Average rating: 2.69

## Do you have any other ideas and opportunities not listed above?

Answered: 112 Skipped: 428

1. This is a strange set of questions because you're asking perceptions on promised opportunities without measuring whether respondents have full access to independent impact data on whether these promised opportunities are realistic for this project.
2. These "opportunities" don't really exist. They come from the PR machine of Monumental to sell their bill of goods to gullible citizens.
3. An opportunity to improve the traffic design and flow between Alexandria and Arlington. And opportunity to create more green spaces instead of strip malls and massive open parking lots.
4. A lot of these are "opportunities" if required in a legislative way as part of the deal, which I think is highly unlikely given this deal is coming from Governor Youngkin. They also will substantially increase the costs of the project, and given that the Commonwealth and the City are involved, probably devolve down to us taxpayers to pay the bill for them.
5. IF Stadium is committed to being built sustainably (low impact materials, zero carbon energy, native plants) and run in an environmentally friendly way (zero waste, comprehensive recycling), it could be a good showcase building which would be a good opportunity for leading by example
6. Actual improvements to route 1 would be an opportunity - but I don't see any of those in the Kimley Horn study unfortunately.
7. Ice time for our kids that play hockey. Opportunity to attend more games. Concerts and shows local.
8. These what-ifs don't mean anything as selling points. The negatives outweigh the positives by a long shot.
9. Why is this the only proposal for development at Potomac Yard? Surely there are other, better uses of the space that won't put Alexandria and Virginia taxpayers on the hook while subsidizing Ted Leonsis.
10. I'm not just clicking "1" to be contrary. Anything listed there is not a benefit to those of us with homes and businesses in Alexandria. The very few that could be considered "benefits" are greatly outweighed by the potential downsides. For example, I don't care enough about having a space for ACHS graduation that it overrides my other concerns.
11. Few of these sound like realistic outcomes. More like empty promises
12. Leave more green space and one of the last open views of the Potomac River available from Alexandria
13. Of the 30,000 jobs this proposed plan is touting, the majority a construction jobs that are not permanent. I believe 600 jobs a assigned to Monumental, which are just moves across the Potomac. So what's the real number of jobs?
14. Virtually all of the items listed above can be taken care of without handing a huge subsidy to entities that can afford to do this on their own.
15. Most of these so called opportunities are just pie in the sky ideas. What happens when they don't come to fruition, like all the ideas to lure Amazon here (like biking paths, a tree lined route 1, walkability and green space in Crystal City)?
16. The development will eventually happen regardless
17. Opportunity for the City to lose its shirt, while not responding to affordable housing needs at all. Opportunity to ignore climate change mitigation strategies, and focus the whole community's collective energy on attracting a hockey team.
18. Destroy local businesses in del ray
19. No
20. I am not convinced that any of these so-called "opportunities" are anything more than happy talk to distract people from the negative impact of this project
21. Density is the problem in Alexandria. All the negatives we discuss are the direct result of embracing density.

22. Local athletic and performing arts organizations lack enough venues, particularly lighted venues/fields, and it would be important for these facilities to be available for their use for reasonable costs, or to incorporate venues for the youth into the development. High quality affordable summer camps and childcare facilities should also be incorporated. Washington DC does a better job at incorporating natural elements into their parks and outdoor spaces. I would support making publicly available GREEN space a priority in this project.
23. The only bonus I see is if there was a performing arts (plays) center as it can be used by the high-school and would be convenient to metro rather than Shirlington theatre.
24. The issue of adding jobs is complicated - most of the jobs will be part-time depending on game days, so not as attractive as the numbers might indicate.
25. Potomac Yard has been studied closely by environmental think-tanks and found to be threatened by Flooding that will only increase in the future. Within 25 years we can expect Potomac Yard to be under water on an annual basis. The Arena project area will need significant earthwork to raise the large site area, and that is apparently not contemplated in the Concept Plan. This is an opportunity for disaster.
26. A few of these "opportunities" are good ideas, and would be worth considering as projects for the city to pursue. However, the negative impact of a giant complex in the proposed location would far outweigh any of these so-called opportunities. Further, most of these "opportunities" are simply project-associated costs in disguise.
27. In general I don't think this is a major opportunity AT ALL. And since the only comparison and modeling has been the do nothing alternative how would anybody compare the above with something else. Not transparent and not realistic.
28. I love this list! I think this Monumental Sports opportunity will truly check all of the boxes.
29. Should have dedicated area for my pet to experience the events
30. Create a world class advanced science center in Potomac Yard.
31. Alexandria is already a destination. The area should be developed but with partners like Virginia Tech not TL. And it should involve the people impacted.
32. Expanding the tax base and the opportunities around the performing art center are the two things that have helped me get behind this proposal. I'm hopeful the City will find meaningful ways to open up the venue to use by area groups.
33. Thx!
34. Find ways to integrate ACHS classes, academies and sports into the Monumental space. Maybe run a Hospitality focused academy at the Monumental site and help students gain employment at the arena.
35. Traffic improvements are offset by losses. We have much of what is listed here already and Virginia Tech and Amazon have not even finished their construction so we will have much of these benefits without a stadium. For affordable houses we are updating zoning and building structures now that aren't tied to the stadium. So much of this is coming without the stadium and the stadium seems to be more of an impediment to the plans than a catalyst.
36. We could potentially have better development than we have had in the past. If you make the developers commit to things like soundproofing venues, building structures that don't harm birds, and don't give them environmental exemptions as have been done in other parts of Alex.
37. Please choose options that are more compatible with the site. The small area plan, already developed and updated in 2017, provides good guidance for compatible uses. The 2017 update even increased open space, which is sorely needed in Alexandria.
38. The current proposal is for 500 affordable housing units. What is the current affordable housing unit shortfall in the city of Alexandria? If 500 units is less than half of the current affordable housing unit shortfall for the city of Alexandria, then increase the affordable housing requirement to 50% of the current affordable, housing shortfall for the city of Alexandria. Add a skate park!
39. "Accelerate development in Potomac Yard" is not a positive. Local government has shown us they do not know how to pace the rate of change into a sustainable model. This rapid growth is dooming the City into a period a few decades from now where everything ages out at the same time. "Put Alexandria on the map / make us a destination" is insulting and shows how people putting together this project do not value this City.

40. There is just no upside to this. To have any of these issues considered an opportunity we would need to be a rural community far from a major city. We are not! We are across the river from D.C. How much easier could it be to go to a sports and entertainment venue than we have it right now and with 0% risk. Our unemployment rate is far below the National Average which is by far the lowest it's been in my lifetime. The upside of this sounds like Republican political talking points. Are we depending on "trickle-down prosperity with no opportunity to determine any direction. We will become another DC controlled by Richmond instead of the federal government. There are so many ways for this city to invest. A CD has a greater rate of return with a fraction of the risk. Again our City leadership has been out-played.
41. No
42. All these sounds like fairy tale opportunities, like the lies they tell you during election periods
43. This is all Expressing Concern Theater. Our opinion means nothing to the rich and powerful.
44. If the complex includes plans to create integrated affordable housing in the nearby towers and residential development that's a positive. If the space ends up taken up by short-term rental, luxury hotel space, and franchise retail/restaurant that's a negative.
45. Making Alexandria a destination is a bad thing IMO. it already is a destination we don't need more mobs of people flocking to Alexandria.
46. Who the hell thinks any these are real opportunities?
47. The notion that doing this deal with result in additional net revenues to the city is absurd.
48. Utilize Arena grounds and water access to generate power for nearby neighborhoods. Use Arena as an accelerator for development of WMATA's proposed Blue Line loop incorporating National Harbor.
49. Almost every choice ranked above requires some form of qualifying. There should be a choice called "It Depends"
50. This development does not seem to have any particular redeeming value - it is too much and not needed - and what you have not listed anywhere yet is what alternatives or other possibilities are there for use of this land.
51. if this goes thru ; all Alex public and private high schools should get a couple of FREE home games for basketball and ice hockey - free to set-up and play and free for parents and neighbors to attend and very deep discounts on food and drink / no alcohol Likewise FREE performing arts shows at the concert site for all Alex public and private high schools ; free to set-up and perform and free for parents and neighbors to attend and very deep discounts on food and drink / no alcohol
52. Many of the above "proposed opportunities" need more info. Eg - add new jobs in Alexandria - i don't get the feeling the jobs are going to be a living wage and I'm on the hook for even more money.
53. No, but I'm not 100% sure what was intended by this question. A number of things above may be "good" things - but it appears the question coupled the good thing with the arena. Are we to assume that these good things will never happen unless the arena proposal happens? I would want to see evidence that these good opportunities only come if we bring two sports teams to Potomac Yards.
54. The large scale level of the project adds more opportunity for community engagement than smaller projects, this gives Alexandria a bargaining opportunity, and the local neighborhoods a chance to get considerations for the city, state and developers. None of that would likely come from. Smaller scale development projects.
55. I am doubtful that many of the opportunities listed will come to fruition.
56. I just don't see these as opportunities for existing residents. I can get all of the entertainment and event venue things in Old Town, Washington Harbor, Georgetown etc etc. - not far away. In areas that are much more appropriate and not in this location that is locked in transportation-wise and so close to real neighborhoods. Why don't they do this at the old Landmark where people can enter from 395 right there??? I'd rather have the hospital in Potomac Yard and the arena at Landmark!
57. Am unsure that these 'opportunities' could be realized or are merely promises. Therefore their significance has little value if they are merely projections.
58. These assume a built arena, which I don't want to assume. If I checked ones I'd like to see, minus the arena being built, I'd add housing, restaurants, parks, walkable neighborhood, playing fields, metro parking. All adds without funding the Arena.
59. I'd be more likely to use the venue for music or other performances. That's somewhat covered in the options above but I wanted to call it out as I'd attend the arena for music rather than sports.
60. Again, what matters is how does this compare to the alternatives!

61. No
62. So yes these are all opportunities the question is do we trust that the city, state and developers will make decisions that overall make the benefits outweigh the negative impacts.
63. None of these things seem to be a reliable opportunity as they didn't seem to work in the long term for Capital Center. The ones who will have the most opportunities to make money are the team owners. I don't see any of these things listed above transpire. If they go then the sheer volume of traffic, congestion and the number of people to come to it will be overwhelming. The city and state will garner taxes but the residents will suffer the impact.
64. I'll just say some of these sound great, but it just seems very unclear/uncertain that some of them will actually happen. For example, as far as I have heard, it is not certain that this development will lead to VRE, Amtrak, additional metro service at Potomac Yard.
65. Would want to hear more about many of these to know what I think about them.
66. I don't see ANY of these as positive changes for Alexandria.
67. All of these so-called "opportunities" are highly speculative and obtained, if at all, at far too great a cost for the city in terms of public expenditure, credit risk, and reduced quality of life.
68. I'm having difficulty visualizing how route one can be expanded to manage the traffic that will come from this development. Do any of the people involved in the decision making actually drive on route one any time of day? It's ridiculously congested as is.
69. Can we please stop pretending a water taxi provides any sort of viable addition to transportation. It's a niche service at best and distracts from real needs.
70. Affordable housing would be great but Alexandria has not been able to achieve this on a large scale with greater impact. Only a small investment from builders. The issues with storm water and flooding caused by development. No true plan for investment in our infrastructure.
71. Spend the money on something better - fix known problems in the neighborhood instead of creating new ones.
72. I have scored this very low, and the city Council Mike scoffed that. Let me explain none of the above has ever been done successfully in the last 10 to 15 years. It's all been smoking mirrors. The bad of this project especially the arena and possibly the concert then you I'm not sure outweighs the good somewhat because of this year density of the projection if you go to Calix University around the little shopping area Barnes & Noble Starbucks etc. and you see how they've created housing they've created some amenities but it also has a feeling of openness and ability. I don't see that here I see Crystal City Clarendon both of which have become disgusting areas that create towels no sun getting in and tons of traffic. It took me 15 minutes one day to get from Saint Elmo's to Braddock Road by the school. The people who are proposing a lot of this don't live right here they can just avoid the areas and sit back and say wow what a great job we've done.
73. Again, the lack of detail information about, for example, what kind of jobs this opportunity will bring for current Alexandria residents is troubling.
74. None of these so-called opportunities are good deals for Alexandria.
75. I love a lot of these...but not 100% convinced they will all come to fruition. And what then?
76. I think the questions above may be better phrased as "what value do you attach to the list of opportunities below that are being attributed to the Arena proposal?"
77. Well, this answers my last question :) Like I've said previously, increased infrastructure for cyclists.
78. No evidence that these "opportunities" will materialize. And having professional teams in Alexandria is not an opportunity. DC is across the River and metro accessible.
79. A similar list should be generated and allow responses for the existing Arena/Chinatown area in DC.
80. No
81. Why can the city not add all the benefits of more lower middle class housing (not just lower income), more businesses, new school, more public use space, incentives for the metro stop, etc without an arena? It shouldn't be a take it or leave it.



82. Sorry, all of these items feel like false equivalency. The small area plan for Potomac Yards has existed for ages (12 years at least?) so when the metro was completed that was the thing that would support growth and getting the VA Tech project, so NOW we need an arena for all these things? NO, that's not how this works. We got the physical therapy association and Kaiser and that defense company whatever it's called, so great, keep moving in that direction, get the MSE headquarters and all the items I mentioned in my first open response. The Arena is the boondoggle and the thing that will kill the location. I'm fine with the other items (keep that park though!!), just like was presented back in 2017. Maybe make all the buildings super green and smart tech enabled and showcase some of the VA Tech stuff just like that example house that on the vacant lot before The Landing property was built. I'm ALL for that! Make the developments here showcase the future, all be net zero, etc, etc. THAT would be exciting. Sports are just nouveau gladiator competitions, nothing innovative about them. Maybe having researchers who work on traumatic brain injury at that location, build an expert center for that. That is helping a community that loves sports, right? If you already have an academic facility. I think you're working with 20 century models and we're already almost a quarter through the 21st century. I don't see the constant ability to bet on every aspect of sports competition as an "innovation". It's just more extractive economy thinking and THAT'S more 19th century and before. We need to look ahead, not gussy up old school ideas. It's truly a joke.
83. Would love to see a tech incubator to align with the VA Tech campus. Look at the LA Cleantech Incubator and the LA Arts District as a good example. Greentown Labs also doing interesting things in Boston and Houston. This could also tie with ACPS STEM education. A career destination, not just jobs. A small arts venue is not a bad idea, like 9:30 Club, which could also tie in with ACPS arts programs. Maybe a partnership with the Kennedy Center.
84. 'Increased parking and pedestrian protections in adjacent neighborhoods' Believe that and I have a bridge to sell you. Parking is a 'wack-a-mole' game. Enable PY commercial properties to share underground parking during hours of under-utilization, e.g. evenings & weekends. This was a goal of the Mt. Vernon Overlay Plan that was impossible to enact because the insurance liability was 'too great of a burden on the property and/or business owners' and the City gave up trying.
85. Alexandria could clamp down on short term rentals, effectively banning them like NYC
86. I believe the future opportunities in the Potomac yards area are currently well represented by the developments of VA Tech , Amazon, and downstream logical outgrowths of education and technology. The notion of a major league sports arena and entertainment complex - is incompatible with and likely suppressive of the natural economic growth that will be tied to higher education and technology...while also constituting a geographic footprint far outsized for the small neighborhood it would be stomping upon.
87. no
88. Most of these "opportunities" would ensue under the current zoning/development plan for Potomac Yard.
89. Create an entertainment district without the arena (like the Wharf) - we could use an event/community space without a sports arena. Alexandria could spend its \$100 million on that instead.
90. Great cities have great mass transit. Car-dependent cities are crap. This is an opportunity to further our long-term transit goals. For example, we should revisit Metroway and consider extending it, as originally planned.
91. I feel this question is misleading. Many of these things could happen WITHOUT an arena or were already planned and not contingent on the arena. For instance, Virginia Tech is already here, the arena has no bearing on them partnering with the city.
92. Opportunity for low wage jobs?! What are the other development options?
93. Close the BRT gap on Metroway
94. The best opportunity it offers is a way to get tax receipts off the back of residential taxes, given the scarcity of new office buildings post-Covid.
95. -No development around here has committed to, and provided, affordable housing at any scale that matters.
96. I am concerned that most new jobs will be low pay, and workers will not be able to afford to live in Alexandria.
97. Candidly, what I struggle with here is that if you are redeveloping the land - all of these things are opportunities. However, the question to me is how much residents care about capitalizing on these opportunities.

98. Many of the "opportunities" are actually just efforts to attempt to reduce the negative impact of the arena and if the arena was not built, there is no need for such an "opportunity" (e.g., increased parking restrictions in the neighborhood, improved Rte 1 traffic, etc)
99. Many of these "opportunities" would just cannibalize business from other restaurants or hotels. VA Tech partnerships with Monumental seem like a stretch, if not a pipe dream, given Monumental's orthogonality to data-science/ML space. The bigger danger is squeezing out partnerships with others who might have located nearby but are not interested in or able to afford locating in a busy "entertainment/gaming (AKA gambling) district.
100. No

## Final thoughts and Demographics

Q8

Any other final thoughts to share?

*These will be provided to the city council and relevant legislators.*

Answered: 213 Skipped: 327

1. Fight for a good deal. Don't take a bad one. But don't be dissuaded from this important step for the city, either.
2. Please stop this arena in Alexandria and keep it in DC. DC needs it more.
3. This is a great opportunity. As long as transit and transportation options are properly addressed, I am all for it.
4. The aspect of this that bothers me the most is that DC will lose these teams. My long time office is only two blocks from the DC arena. I'm not there very much these days, but if it closes, the area will suffer. It has already suffered from the virus.
5. On balance, I believe this proposal would be detrimental to Alexandria and I would like our local and state officials to stop it.
6. Many of us chose to move to this end of Alexandria knowing that new exciting development would happen, including the opening of a metro station. The Arena and associated improvements are an opportunity we can't pass up.
7. I am opposed to this project, principally because it appears that tax money will be used to subsidize it. Sports team owners are very wealthy individuals; let them develop the project out of their own pocket and require them to provide public improvements to support their development the same as any other developer in the city. The City also needs to be very aware of hidden long term cost commitments which may include need for police, emergency services, transportation and roads that would be taxpayer funded and not paid for out of any income stream from the arena.
8. The move from DC is bad for DC's economy and downtown, which is bad for our region. DC should figure out how to keep the team since they have all the infrastructure in place and it's easy for people across the full DMV to get there.
9. Could protections be added for a decal parking district in Del Ray? With heavy enforcement during events?
10. Traffic is my biggest concern.
11. I have fully supported Alexandria's development efforts including recently zoning for housing changes. This project, however, is not good for the City. It will significantly increase traffic, crime, and leave the City with an out-dated "stadium" in 20 years (just like DC now). A better use of the space would be to create a Mosaic District-like area (like Fairfax County) that provides dense housing and retail. This would generate more tax revenue for Alexandria and the Commonwealth by increasing the residential and commercial base in Potomac Yard. Agreeing to an ill-advised stadium project to appease a wealthy political donor is not fair to Alexandrians when the potential upsides to the project are significantly outweighed by the downsides. Please vote "no" on the stadium deal.
12. Please give as little taxpayer money to monumental, owned by a billionaire. Remember that TIFs are taxpayer money by another name!
13. Major concern enforcement of traffic and parking violations, pedestrian friendly access on route 1. Cost of parking for affected residents

14. Please put this on the ballot instead of forcing this on citizens. Please address air bnb rentals and provide a mechanism to limit or revoke licenses. Publish the "economic" study for scrutiny. Commit that those involved in planning this issue would be barred from jobs related to monumental or related stadium entities. Be honest about traffic and crime. Assumptions I have seen are laughable.
15. I am thrilled about this. Let's not have a wasteland of old crusty and failed local businesses like we do on mt Vernon. Change is good and the local businesses and residents need new customers and we as residents need new vibrancy and things to do.
16. This project requires major public transportation investment in order to work. As long as we make the stadium very difficult to drive to we will have success.
17. I think bringing the wizards and caps to Alexandria is fantastic
18. Transportation improvements suggested are fools gold, (traffic analysis that ignores the fact arena needs events 200 nights a year instead focusing on home games is silly. Similarly the suggested economic benefits are false, if you want to approve it approve it by selling the nonsense to support this project is an insult to the community that spent hours participating in PYPAG.
19. We have a monumental opportunity to have two professional sports teams and a new world-class entertainment district in northern Virginia at Potomac Yard. Virginia is the largest state in the country without a professional sports team, and building the arena changes that in just a few years. The development will spur new dining, shopping and housing, all of which will redevelop vacant and underutilized land. This new, more stable tax base in Alexandria will be used to invest in our local community's priorities such as affordable housing, better schools and better infrastructure. This project is a win for the Commonwealth and a win for our region.
20. Please consider facts not emotions and hyperbole
21. Local elected are not listening to constituents about the stadium and thinking only of economics, which will not be sold by the ownership. Instead, there will be more pitfalls than gains. I plan to vote based on this issue in the next cycle.
22. Why did we not know about this when we were considering the proposed zoning changes? This would have been material. It demonstrated an egregious lack of bad faith on the part of Council. Why should we think you are being honest with us now?
23. The relocation on Monumental Sports HQ along with the relocation of the Wizards and Capitals provides Alexandria with a transformational economic development opportunity to increase the commercial tax base in Alexandria, provide upward mobility for lower-income residents to work in the community they live in, and provide a destination for the region which will increase business for small businesses in the City of Alexandria.
24. The CC enacts policies without thinking of the repercussions on the residents and enforcement falls upon us. Will the city provide the tow-trucks to tow the cars of those who ignore the no parking signs the city plans to put up? Will the city enforce the short-term rental policies? I've lived here long enough to know the answer is no regardless of what they promise.
25. I think this back room deal will benefit the owner, the builders and put a political feather in the cap of the governor and mayor. It will not benefit the average citizen in Alexandria or Virginia as a whole. Leave the arena in DC that already has the infrastructure in place to handle the crowds and congestion. Don't reinvent the wheel.
26. This is a great opportunity to maximize the use of Potomac Yard. It will increase property values and bring more things to do in Alexandria. I will be able to stay local vs go into DC for dinner/ fun activities.
27. I want to see Potomac Yard developed, but this plan feels risky.
28. My biggest concern is that promises from the developer (entertainment, restaurants, easy access) require guarantees from the City/State (public financing, road improvements, etc.) That's not a fair balance. There should be a provision for City/State to "claw back" funds if projections are not met. There is huge value in developing adjacent land, for example, that is directly related to the developers. If visitor or revenue projections are not met the City/State should be compensated by receiving ownership interests in adjoining land. The developer should have to grant interests to the City/State based on a sliding scale of project performance. If performance is at expectations, developer keeps it all. If it falls below, the City/State gets a cut of adjoining interests.
29. The academic research overwhelmingly shows that stadium subsidies are poor public investments, and that stadium authorities are a bad structure because they are just as costly, they are irreversible, and much less transparent. I would oppose the arena regardless, but I also think the transportation plan is woefully inadequate and borderline embarrassing.

30. In speaking with my neighbors (who also are against the arena) I floated the idea of just a performance venue, and that was met with much warmer tones. This would also provide meeting space for larger events, could be anchored with the Birchmere, and build Alexandria's reputation as an art/ist center, continuing to attract people to Alexandria. Worth noting that if the Arena were to be approved, this will escalate our plans to leave Alexandria as just increasing parking fines in our neighborhood will only hurt us and not stop the outsider parking on our streets. We also think it will reduce the value of our home, as we anticipate more night crime onto our quaint streets from the overflow effects of too much drinking.
31. The cite council knew when they pushed to upzone Alexandria that they were taking away the mixed use plans for Potomac Yard. It took away housing opportunities and now they want to do away with single family homes to make up for it. They are selling this city to developers.
32. We need more details. You are asking us to take a lot on faith and, frankly I don't have much.
33. It seems money is the primary motivating factor. Quality of life doesn't seem high on the priority list.
34. WE DON'T WANT THE CONGESTION AND CRIME
35. Squeezing an arena into an already crowded space with limited access is not a good idea. Seems more important to keep things at a lower scale to retain pedestrian accessibility and friendliness. Utter car dependent usage is objectionable.
36. Increased housing / property taxes with decreased demand for property being close to arena and terrible traffic near Glebe and RT 1 — will not be able to sell home.
37. I'd like to know when members of Council were read in to the Arena proposal. Specific dates not vague timelines.
38. I think there is more support for this than you may be hearing.
39. I appreciate Council's public comments regarding stronger City representation on the Sports Authority Governing Board.
40. I will not support this proposal unless the mentioned direct benefits to the community (investment in schools, the youth, parks, arts/athletic facility access for the community, and camps/childcare) are significant and impactful longterm.
41. Again, let's not focus on the interests of those who think their particular lifestyles might be impacted but the overall and longterm benefits
42. We are currently a 25 minute walk and metro ride to Capital One arena, Nats Park, the Anthem, the Smithsonian, fine restaurants. I find the PR campaign for the New Entertainment District ridiculous and counter productive. I already have easy access to all the entertainment I want. If this District comes to Potomac Yards, it will take me just as long to get there walking the whole way, as there won't be parking. But, I will be cursed with clogged local roads, crowded local restaurants, etc. We currently spend our family budget for entertainment in DC and VA. We are on a fixed income. We will not be expanding our entertainment budget with a new arena and entertainment district. The only impact on our family will be negative: traffic, congestion, gridlock, crowded local restaurants. NO THANK YOU!
43. It will destroy the quality of life in the DelRay and other Alexandria communities close to this venue unless the City of Alexandria has the voting majority on the Board which is necessary to protect the community from destructive decisions by people out of the community and focused on other goals. All agreements can be modified by future sports owners, the focus will be to get the state legislature to modify the agreements with Alexandria being relatively helpless to intervene.
44. City council and relevant legislators, PLEASE listen to the many Alexandria residents who strongly oppose this arena. In my 19 years as a homeowner and resident in Alexandria, I have never opposed anything to this great degree. I firmly believe that this arena would negatively impact the quality of life in Alexandria and could change the character of the city in an irreversible way. My last child will graduate from high school in 2029, and if the arena is built, it is likely that my husband and I will leave the city at that time. We then will have lived in the city for 25 years, and leaving then had not been our plan. How truly sad to have your own city drive you away. Thank you.
45. I do not support moving the dc teams to Potomac yard. Period. There are ways to develop the area and diversify without giving money to Ted leonsis who doesn't need it. Keep dc teams in dc. Go with a small arts venue instead to bring in shows and things similar to DAR or Warner Theater. That I can get behind. But no to the sports arena!!!!!!

46. Please pay attention to Senator Ebbin's priorities for supporting this project. "First, enhance the community's quality of life experience, not harm it. Second, provide good-paying jobs and careers. And third, the project must fit hand-in-glove with a long-term transportation vision for our thriving but traffic-choked region." I have lost a lot of faith in our Mayor given how much of a cheerleader he is. Some of the things he has said feel exaggerated in terms of positives and he is ignoring the downside possibilities. Also feel like this snuck up on us way too late in the process.
47. We were in a 30 minute back up on Route 1 trying to get home the Sunday after Thanksgiving this past year with people headed to the airport. Even with Metro access and a ferry (and realistically how many people are taking the ferry) it is going to make it incredibly hard for people to catch a flight on game days. It just seems like a terrible idea.
48. The lack of transparency regarding the financial aspects of the project, the refusal of the governor to work with the legislature on it, and the hubris of Monumental's ownership (e.g. saying the "die is cast" on the move to Alexandria while also saying he wants a transparent process...) make this an awful move. I'd also note: you can talk about turn lanes and timing signals, but the simple reality is that you cannot expand Route 1 north or south of the site or Glebe Rd. (unless you start talking about eminent domain, which I don't even think proponents of this project are silly enough to suggest). You can add turn lanes and time signals, but a road can only handle so much volume. People will cut into turn lanes at the last minute, traffic entering the garage will back up, etc. Regardless of whatever numbers a consulting company cooks up, I'd ask you to think about your experiences of driving these roads and think about whether thousands more cars on them would be a good thing for residents.
49. While redevelopment of Potomac Yards is inevitable, the Arena project is not the right approach. Potomac Yard is a sensitive urban area, already strangled by insufficient and inadequate public transportation and road access, bordering an historic low-rise residential neighborhood, and subject to future flooding. It is not the right place for a Sports Arena.
50. The sports teams belong in DC at much more accessible Capital One where they are centrally located for the fans. The financing (it's a billion dollar giveaway to a rich sports team owner) puts the onus on Alexandria and Commonwealth taxpayers to backstop any shortfalls. There can't be much real benefit tax benefit because the Sports Authority will own the land which won't be taxed and tax collections from the arena will be used to pay back the bonds. The City of Alexandria will be footing the bill for the extra services needed to support events (e.g. traffic control officers, enhanced bus service, etc.). This is a bad deal on so many levels for both the city and Virginia.
51. Represent the citizens of the city not business owners. Keep the stores at Potomac Yard. No taxpayer money in direct or indirect support of the project. Make Monumental Sports pay for their project and infrastructure improvements; otherwise let them walk.
52. I appreciate the thoughtful way the city staff and city manager handled speaking to our neighborhood association. This is the third time we've been through development projects in our very near proximity. I'm tired of all the hysteria that comes at the beginning of each project. I feel the city is doing an adequate job trying to meet challenges that have come up over the years.
53. I want a better understanding of how additional police and other services will be funded. I've heard discussions about regional support for such funding but unless there is a mechanism for that it seems rather optimistic to assume such funding. I also am concerned that Alexandria is backstopping or footing the bill for so much yet seems unlikely to have a significant voice on the board of the stadium authority. Alexandria ought to have a controlling majority or at bare minimum sufficient votes to require Alexandria board members' approval over major decisions such as amendments to the agreements with Monumental, approval over additional debt, budget approval, etc. Lastly, I am concerned that the economic analysis and transportation study are both limited in that they don't appear to consider a range of scenarios. The 2.00:1.00 debt service coverage ratio projection appears to be based on assumptions around revenues and event numbers that are rosy and I would like to see scenarios that show how it looks during a recession, for example. This is a very big bet, and we should understand the odds before putting our chips in.
54. Before moving to Alexandria, I lived in SW DC, two blocks from the Nationals stadium. While I was living there, construction began on Audi Field three blocks south of my home. I was renting a small apartment in a two-unit rowhouse at that time. Real estate values steadily rose in that area as more businesses and developers moved in. My landlord decided to sell the rowhouse that I lived in before construction on Audi Field was complete. I couldn't afford to purchase the house, and there were no other available units for rent in that area that I could afford, so I was forced to move out of the neighborhood that I loved. I currently rent a row house in Lynhaven. I've lived in this home for 2 years and lived in Auburn Village prior to this. I absolutely love living here and had hoped to one day buy my own home in this neighborhood. With the announcement of the new arena in Potomac Yards, I fear that as a renter I may be forced out of my home (again) at some point if home values increase, and that my dream of buying my first home in this neighborhood will be unattainable.
55. Let's get this moving forward!!!

56. As many others have sighted this proposal has many flaws. I own 2 properties & my concern quality of life here, that's why we moved here from NYC. Taxes go up yes but that is true everywhere, but I do not want my taxes to benefit billionaires or for that matter other areas of VA who will not suffer the consequences a sports arena. Leave it in DC where it belongs!
57. As a federal government employee, i expect free tickets for myself and my pet. Federal employees deserve complimentary secure box seats to all events, with measures in place to physically isolate us from the deplorables and super predators.
58. This project will destroy the unique historical characteristics of Alexandria.
59. You represent us so talk to your constituents and stop the one-way presentations
60. Many people are very interested in knowing how local reidents maintain a place at the discussion table if and when this passes and becomes reality. There are very real concerns about the process for surfacing issues and concerns that might arise and I think it would be beneficial to lay the groundwork now for a board or commission made up of representatives from JBG, Monumental, residents, and City Council - to establish a process and pipeline for communication between groups.
61. If we really have to put up with more density, can you do a better job with the environment? How about relocating the animals from the wetlands you will destroy instead of just killing them with bulldozers? Also create an environmental buffer...maybe elevate buildings OVER wetlands to keep them intact? We do need them. How about leaving some open space? How about planting trees that are not going to die in five years?
62. Alexandria already offers a wide variety of housing, retail, and tourist attractions. We do not need to add the sports and entertainment complex. To address housing and school opportunities, re-develop Potomac Yard for apartments and a school. Top building height at 60 feet high. Create and improve pedestrian and bike/scooter lanes. Stop pretending that a sports team owner will bring any advantage to our city. Use the money we have for these projects instead of paying lobbying firms in Richmond.
63. My taxpayer money should be going to improve the infrastructure and flooding concerns plaguing Alexandria, not toward build a new arena for a mediocre sports team.
64. Bad idea. Leave the two Washington DC teams in Washington DC. We can make better use of the land adjacent to the Metro, including creating a little bit of green space adjacent to the existing wetlands.
65. Stop the Potomac Yard Arena now! Respect the District of Columbia - work with DC to keep the arena where it is now. There is lots of transit access to that site!! Plus, DC wants to keep the arena.
66. The NIMBY backlash against the stadium proposal has been astounding. The city of Alexandria has been attempting to revitalize Potomac yard for over 30 years. Single family homeowners in Alexandria have known that these proposals were coming and they have chosen to live in Alexandria because of the opportunities that this provides. Now that it may impact their driving and bring those people from DC to the neighborhood. Everyone is clutching their pearls.
67. This will destroy and already fragile historic neighborhood.
68. We are very angry that City Council pushed through Zoning for Housing and then dropped this arena on us. The reason trust in government is eroding is because of actions like these.
69. There are possible outcomes that would benefit Alexandria; however, in my mind, not enough has been done to address impacts on local transportation and the nearby communities (such as Del Ray).
70. There should be a referendum. Nobody has asked local residents if this is something they want. Sports franchises are a unique development option. Several council members and legislators have said they oppose referendums b/c "that's what elections are for." The trouble is that forces the next election to be a proxy referendum on the arena, at the expense of the more basic question of who should best represent Alexandria
71. Stop and look at this with fresh eyes. We are being played big-time. If this gets out of hand the disaster will follow you the rest of your lives on a national level. You are out of your league here and are playing this game without pads.
72. The sports teams should strongly invest in Alexandria by partnering with local youth organizations in meaningful ways.
73. No
74. It's billionaire welfare.
75. I am Strongly opposed, and would move out of Alexandria if this were to go through

76. The whole idea is appalling. The Caps/Wizards arena made Chinatown; Ted ought to put his billions towards improving that neighborhood rather than destroying two for the exorbitant price of one.
77. Please do not allow this arena and art center to be built in Potomac Yards, the congestion and crime is not what we want in our community.
78. We need to know how elected officials support or not support this arena proposal. I have NO DOUBT any elected official that supports this arena will not be an elected official after the next primary election. I find it convenient and worrisome that our Mayor has made this has last term. I feel as though this project is playing a major role in that decision.
79. Mayor and Council needs to consider environmental impacts and stop targeting people looking out for the good of our city. School resource needs have to be addressed as current schools are in a downward trajectory. We need a school for all the troublemaker kids and a second high school
80. May your children and grandchildren live in the wasteland you are creating.
81. We need proof of benefit to the tax base. What are the ranges of projections and assumptions for them?
82. This is an opportunity for the wealthy to get wealthier without concern for the disaster they will cause for the DC economy or the congestion and housing squeeze to Alexandria. I want to see more affordable housing and mixed-used/walkable neighborhoods. A giant stadium is going to instead choke our oversaturated roads, price out more people, and encourage short-term rentals.
83. This deal is less a partnership than a gift to Leonsis being paid for by the tax payers of the city and state. "Opportunities?" I expect MS to have near complete control of what happens at the site and competition will not be welcome. I am particularly concerned about SportsBook. It's a societal pitfall, brings a different element and more negative impacts than positive.
84. Regional usage needs to factor in and control zoning for local light and noise pollution. A 24-hour party zone will likely be viewed as a negative for the area. However, extension to a 2 AM curfew up to two weekends a month, 8 months a year can probably be tolerated, if rigorously enforced.
85. I think it'll be the soft marketing and outreach that will be good for our city as well. Having Monumental sponsor improvements to our existing sports fields, sponsor free game tickets for deserving public high school students to helping promote/reward the good that already exists in Alexandria. This is certainly something that could be missed by a big corporation and city government but is vitally important for community buy in. Please don't let this opportunity pass while also working towards the more measurable opportunities that are presented.
86. This is all around a bad idea. I heard that the city has been working on this for two years with no mention to residents. Lack of transparency is appalling. The "listening" sessions are one-sided conversations where proponents of the project continue to spew theoretical benefits. Read the studies out there please! This will NOT result in the revenue anticipated. There are so many studies of past entertainment complexes that prove it.
87. This is a terrible idea. I am all for developing that area, but not with something so obviously at odds with this transportation capabilities of the local area. It's nonsensical.
88. The arena would be a white elephant for the City and Youngkin could brag about hosing the Dems up north. Toss it. People will vote you out regardless of how much Monumental will pay you.
89. There is no way traffic can support this, even with improvements.
90. Public investment should serve a direct public good, and the neighborhoods most impacted should realize the most of that good. Requiring the Arena grounds to incorporate new small-form-factor wind, solar, and water-generation for distribution to the local community opens up sources of funding, enables educational partnerships, and buys goodwill of the local community. Using the Arena to accelerate WMATA's proposed Blue Line loop, crossing the river and adding a stop in National Harbor, would dramatically improve accessibility and build redundancy into the system by adding an additional direction of travel.
91. This will be the ruination of Del Ray as a diverse neighborhood. It will adversely affect commuters, shoppers, and airport access.
92. I don't think billionaires should be given these sweetheart deals to expand their portfolios. It doesn't make sense. Give those same opportunities to a few hundred small businesses in Alexandria and really make this a destination city.
93. As a non-parent, if feel in qualified to weigh in on the school size or location, but I am skeptical about the sufficiency of what is proposed. Other than that, see my prior comments.

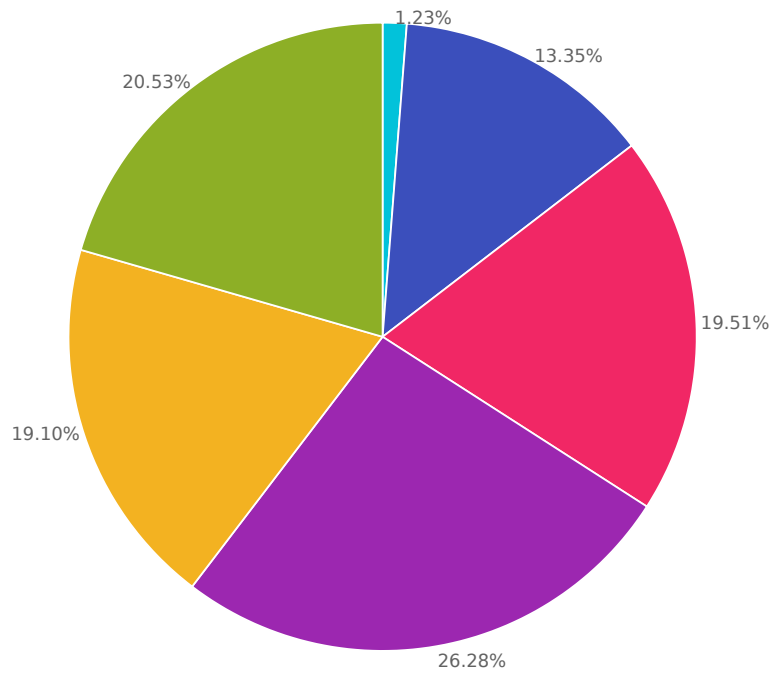


94. There has been no discussion of the environmental impacts for the public to understand and consider. They have been brushed under the rug. It is very concerning to me that the professional industry of financial studies of stadium impacts is not used to assess this project and that it is so complex nobody understands the shell game proposed. I also think there is moderate and important risks that are not being considered that include what if somehow stadium events are no longer the same popularity due to technology like virtual reality that makes participation from home more appealing than in person sitting in the nosebleeds. How many people saw movie streaming come along and eliminate many movie theaters. Of course there is also the chance of another pandemic making big venues obsolete.
95. Billionaires don't need or deserve tax subsidies! Sporting events are already nearby in DC and don't need to move.
96. This is a smart opportunity for our city if done right. Welcome this project
97. There is no reason to believe that this arena development will be any different than any that have come before it. Leonsis is ready to break a commitment that he has to DC regarding the current arena. There is no reason to believe that we can rely on any promises he makes to Alexandria or Virginia.
98. How are you possibly adding affordable housing when every single project is for luxury rentals, condos, and other non-affordable housing at every single decision point?
99. it has got to be re-named the ALEXANDRIA Entertainment District not the Virginia Entertainment District AND Alexandria must have majority votes on the Board - all revenues linked to Alexandria, except for State bond service
100. Have lost faith in City Council. Will be a tough election this year.

Q9

### How long have you lived in Alexandria?

Answered: 487 Skipped: 53



● Less than a year

● 1-5 years

● 6-10 years

● 11-20 years

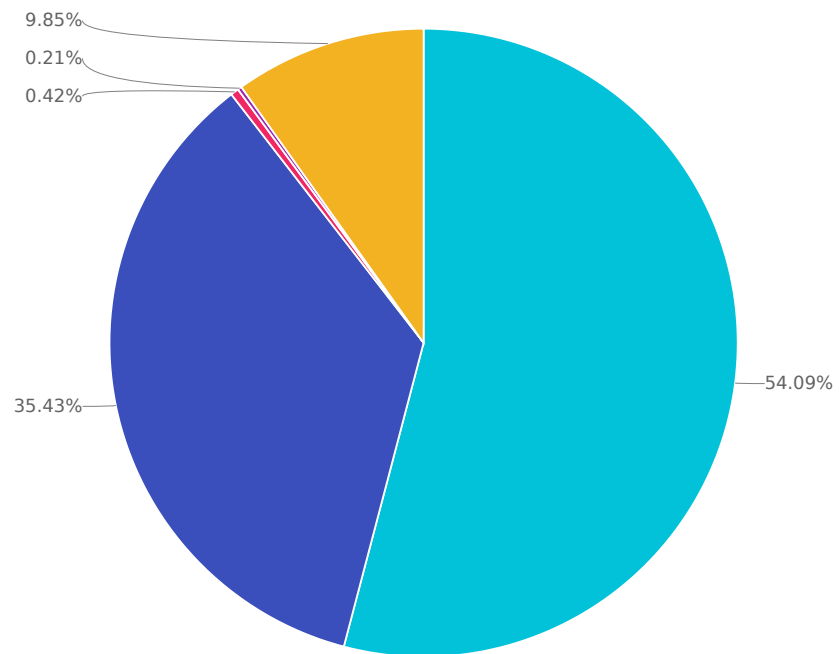
● 20-30 years

● More than 30 years

Q10

### Gender: How do you identify?

Answered: 477 Skipped: 63

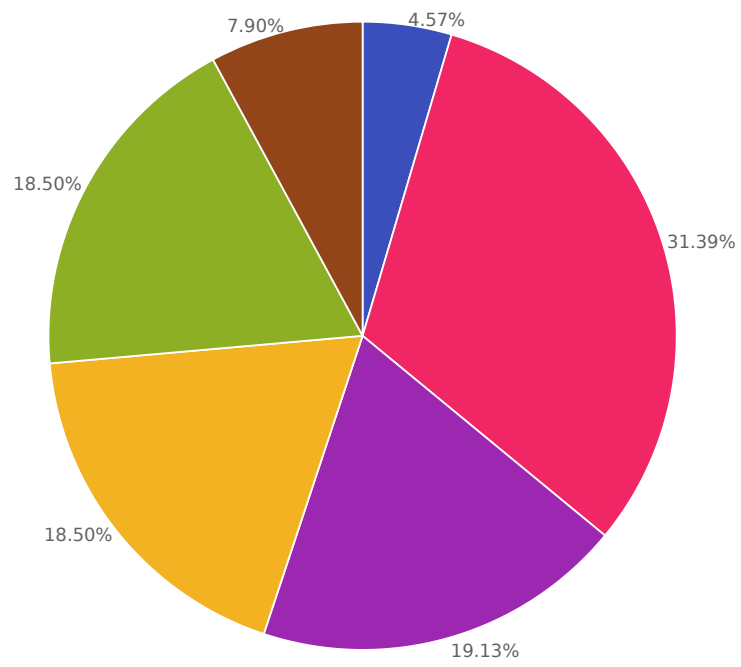


- Female
- Male
- Non-Binary
- A gender not listed here
- Prefer not to answer

Q11

### What is your age?

Answered: 481 Skipped: 59



18 to 24

25 to 34

35 to 44

45 to 54

55 to 64

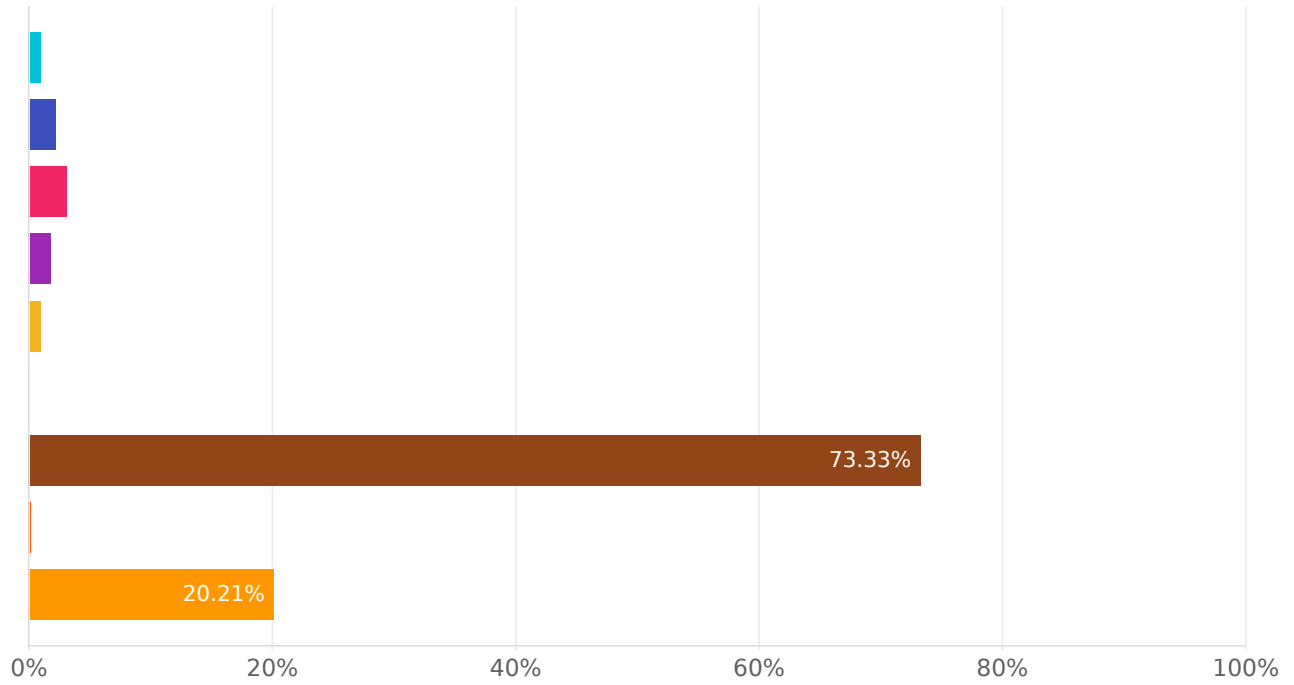
65 and over

Prefer not to answer

Q12

### How would you describe your race/ethnicity?

Answered: 480 Skipped: 60



- American Indian or Alaska Native
- Asian or Asian American
- Black or African American
- Hispanic or Latino/a
- Middle Eastern or North African
- Native Hawaiian or Other Pacific Islander
- White or European
- A race/ethnicity not listed here
- Prefer not to answer

Q13

### Do you own or rent your home?

Answered: 490 Skipped: 50

