

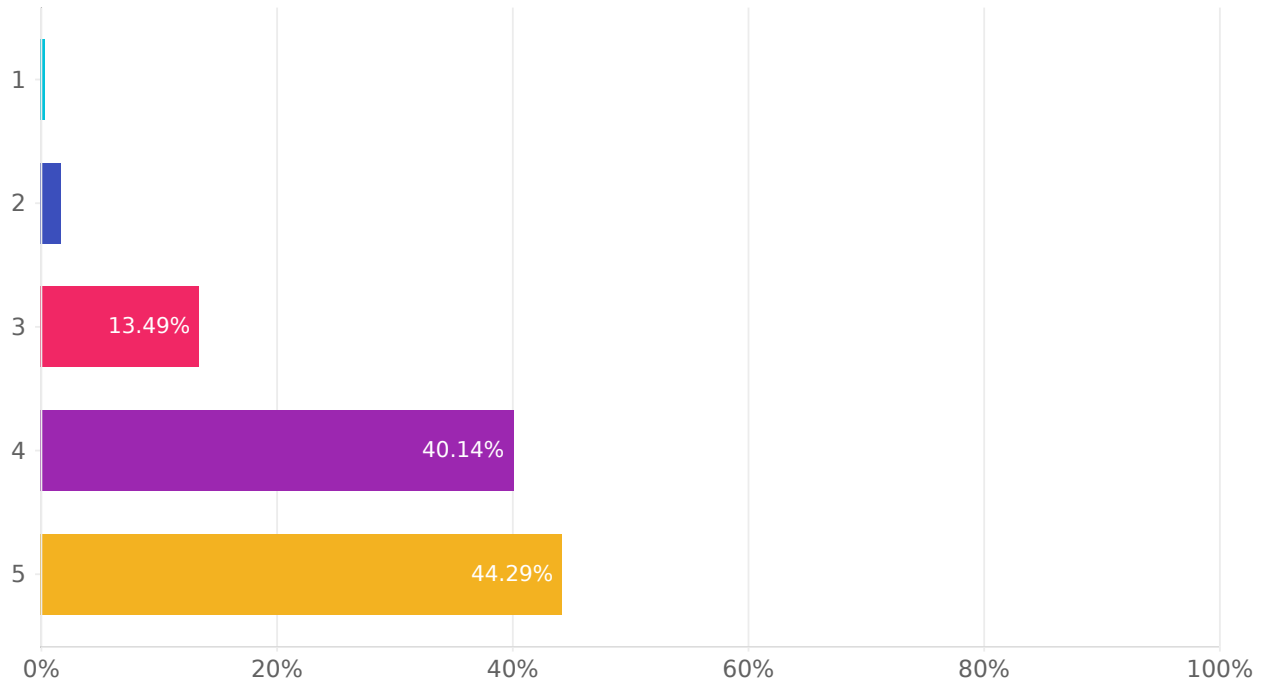
## Potomac Yard Proposal Survey

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Q1

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

Answered: 289 Skipped: 2

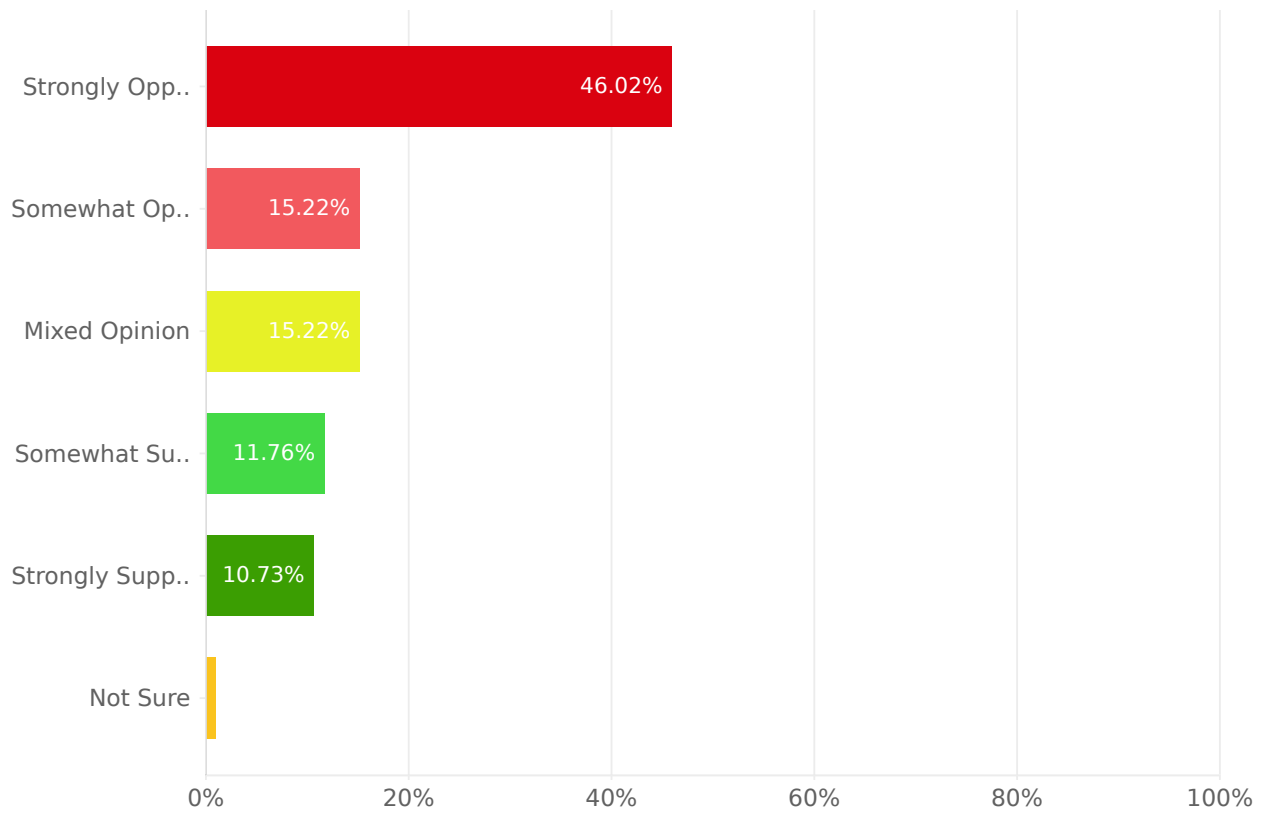


Average rating: 4.26

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: 289 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: 203 Skipped: 88

1. Why are we competing with ourselves economically (DC and Alexandria's economy are the same!) to give money to billionaires?
2. 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?
3. 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?
4. 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?
5. I want to know more about plans to Improve all forms of transportation
6. Biggest questions are around traffic and parking and impact to our neighborhoods.
7. 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
8. Traffic control
9. Why put the State and Alexandria at risk financially for a development Leonsis and Monumental can afford to do on their own?

10. 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.
11. 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?
12. 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.
13. How realistic are projections of economic benefit which are based upon 9.5 Msf of development being completed and producing revenue in 12 years?
14. 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.
15. No questions, strongly oppose the stadium, subsidy and creation of the stadium authority in all forms.
16. How anyone can think that traffic can be fixed when it can't even be fixed without the addition of an arena?
17. 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?
18. 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?
19. 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.
20. Need SPECIFIC information about traffic and parking remediation. Also how to protect Del Ray from the combination of ZFH and the arena.
21. I'm very worried about traffic, density, Del Ray becoming even more crowded.
22. 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.
23. In the event of gridlock traffic, and a parent can't get their child to emergency care, whose burden will that be?
24. The City needs to come back with a realistic transportation plan not one that relies on anything other Metro and driving.
25. 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).
26. My primary concern is whether the city and the state will stay committed to solving the traffic problems that will come with the stadium.
27. 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 facilites for community events.
28. ensuring traffic and parking in neighborhoods can be managed

29. Nothing I have read has a realistic answer to the transportation, street gridlock, insufficient Metro and neighborhood parking concerns.
30. 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.
31. 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?
32. 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?
33. 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?
34. 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?
35. Efforts being taken to minimize crime and cost of arena related law enforcement.
36. 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)?
37. 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.
38. 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.
39. 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.
40. 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.

41. Since Alexandria's mayor & City Council 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.
42. 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?
43. We need a third party, impartial study to transparently forecast traffic impact, environmental impact, safety impact, tax base impact, etc. right now it's all propaganda.
44. I would like more information on emergency services resources - specifically how there will be enough coverage for routine needs on days with big events. Resource sharing across neighboring jurisdictions has been discussed but our neighbors are also facing workforce shortages. In addition, who will bear the cost of these additional resources? How does an arena and performing arts use-case change the stormwater and sewer capacity of the Potomac Yard trunk line? Will it reach capacity ahead of what was modeled with the original small area plan in mind? How will this impact neighborhoods downstream?
45. How will route 1 be impacted? What kind of law enforcement support will be provided given the increase in foot traffic, restaurants, bars and vehicles?
46. Some studies have shown a decrease in residential property adjacent or within 2.5 miles of a sports arena due to quality of life problems created by the arena. What is your plan to buoy the Del Ray, Arlington, and PY residents specifically in the midst of the arena chaos?
47. Need clarity about funding METRO and Improvements to Route 1 and Parking. Need clarification about the tax payer liability if the projected income does not materialize, The proposal is a bad idea on many levels.
48. Why should the public be expected to pay for through their tax dollars and state bonds for a private companies profitable enterprise?
49. Traffic, crime, roads
50. What is the plan for traffic? And I do mean the real plan, not the pathetic crayon drawing that's been released. Because right now it appears we're just going "to wait and see" and just do nothing. What is the plan for parking - everything is unzoned and I am often unable to park in front of my house as it is? What is the plan for putting in traffic lights to break up Del Ray on Mt Vernon and Commonwealth Ave? It's barely safe right now; add several thousand more cars and it'll be fatal. I have a million questions about how we're going to pay for this considering we cannot even pay for services Alexandria residents need now. I get that our entire city council has already signed off and is enthusiastically supporting this so I know that no one actually cares and this is happening. It's just so absurd and frustrating that it currently takes ages to commute up and down route one now during "rush hours" aka most of the daylight hours and when we have any hiccup like the current construction it's worse. A billionaire and his agenda and his sport schedules are going to rule the lives of every single person who lives, works, or uses this area and we're just happily going to pay for it and let our whole lives be upended and destroyed. I think it's hilarious that people are always taking about how special Del Ray is given that it's about to be squashed by commercial real estate and the arena. Our neighborhood is dead.
51. What changes will they be making to Route 1 to improve an already congested road?
52. How are they handling traffic? Extra police support? Parking in the neighborhood? How will they insure the charm of Del Ray is maintained?
53. How can we be sure traffic will be well managed?
54. How will this impact quality of life in the many residential neighborhoods this arena will impact. Accurately predicting how traffic will dramatically increase.
55. I am concerned with the effects on downtown DC if the arena is built in VA. Also the traffic problems. I live close to the proposed site.
56. Concerned about traffic and neighborhood impacts, also environmental impacts. the "analyses" released by the city/state are really just PowerPoints and summaries of PowerPoints. Where are the details? Bottom line: nobody asked the locals if they wanted to live near a sports arena
57. The Metro is a key piece of this project and yet is the least stable entity. What is Plan B when (not if) the Metro is down or closed for an emergency? Making the station more accessible does not move the people off the platform, only more trains do that and there are only so many trains on the Yellow & Blue lines. The Governor won't increase funding for the Metro and Alexandria is left holding the bag. With anything less than a full 50% representation on the board we have the liability and the risk but no authority. This is a bad deal. Our Mayor and City Council have been outplayed and are obviously out of their league.

58. Biggest concern is around traffic planning. The current proposal doesn't seem to be realistic in terms of the number of people who will use public transportation or other means (not driving) to the stadium. What are some back up plans or contingency plans? What if the metro station doesn't get the money to support more people?
59. What specific measures will be taken to mitigate traffic and parking issues due to large events? To what extent will these measures actually mitigate traffic and parking? How will this large-scale project affect the Potomac River? What mitigations will the National Park Service (whose land abuts this land) require so that the impact to the environment is minimized? How will the City change traffic patterns to minimize thru traffic in residential neighborhoods such as Del Ray?
60. How will the increase in crime be handled, due to the new arena? How will the increase in the homeless population be handled due to the new arena? How will all the traffic congestion be handled, as traffic will be unbearable with this proposed construction? Why is this being proposed under the guise that it will help Alexandria, when in reality it will only benefit a select few? No one asked for this new arena, why not instead use the money to fix all the flooding problems in Alexandria, towards public schools, community programs etc.? With the current economic situation most people in the country face, what makes you think they will spend money on overpriced items instead of necessities? How many permanent jobs will this actually create? Why hurt DC and Alexandria in the process? How will the increase in truancy and troubled teens congregating around the arena be handled?
61. Why Potomac Yards area? What is wrong with them staying in DC? Have other areas been considered and if so where?
62. Transportation to/from Arena seems to be wishful thinking. How can we ensure we don't get caught paying for all the infrastructure costs. We are going to need to build many schools in this timeframe given the population supposedly coming to Alexandria
63. Do the local citizens have any say about this project? Does the wealthy few monetizing a reduced quality of life count more than the people who will have to live with results? Are we really expected to believe the gaslighting going on? Was this a done deal before it was ever announced? Will we ever know the truth about how this arena deal was struck?
64. What are the projections for event traffic and parking in the neighborhoods?
65. 1. What are the plans to address the increased volume of personal vehicle traffic on local roads (Rt. 1, Glebe Rd., Slater's Lane, GW Parkway, and Rt 7.) and parking? Assuming 50+% of people will use public transit is wildly unrealistic - just look at the traffic and private lots around Nats Park and how many garages are open and filled for Audi field games. It is naive to think people will be willing to train in and shuttle from a neighboring area when all signs point to people preferring to drive their own cars and hunt for parking (in neighboring streets, grocery store lots, other parking garages, etc) instead of spending extra time in crowded public transit. Covid has changed the viewpoint on the convenience of public transit vs. dealing with traffic - we would rather spend more time in transit and money to park to be in our own cars over in a public transit setting. 2. How will Potomac Yards Stadium and Arts Venue impact local residents financially (via an itemized list)? I want to see where the money is coming from in relation to impact per person/household income and where the projected profits will be going (what %s to what line items).
66. What changes to the transportation system, such as Metro, will be required? And what happens to the raised Rte 1 freeway that bifurcates Arlington, which already causes major backup? Will we who live in DelRay along route 1 EVER get limited parking on our streets? The folks in the Potomac Yards new community have had it from the start! And they are just one block away from us. Meanwhile our streets are a free public parking lot for construction workers and airport users. Will residents end up footing the bill for this project through even more raises in our RE taxes?
67. Will there be opportunities for local performing arts groups be able to use the space?
68. Potomac Yard is built around a pair of easily-clogged four lane arteries (Rte. 1 and Potomac Ave.) each of which lack many perpendicular outlets (Glebe Rd, the airport access to GW Memorial in the north, Wythe south of the Monroe Street bridge). How will event parking and the inevitable car traffic surges be mitigated? Is it possible to discourage vehicular traffic by opening a parking lot/bus shuttle adjacent to the hotel complexes in Crystal City? Stadium projects have a sordid history of the public bailing out private interests. When the going gets tough, private investors are rarely, if ever, made to bear the actual costs of projects that fall short of revenue projections. Who guarantees that cost overruns and financial risk remains borne by Monumental and its majority owners?
69. what will happen to the existing shops there? they are very convenient and we go multiple times per week for my family (and pet care). What will happen to mitigate traffic and parking issues?
70. I don't currently have any questions. The city has done a great job with outreach and letting us know the whole process, the steps that still need to happen and the decision making that will be happening soon.



71. I still want to hear more ideas to address traffic.
72. All of the studies out there indicate that public funding for arenas is a bad deal for cities. Why does Alexandria think this is going to be different?
73. Mainly concerned about transportation issues. How will people get there without cutting through neighborhoods, where will they park their cars once there.. etc.
74. - How will safety concerns be addressed? I live in Del Ray, a community where my child can ride her bike to piano lessons free of fear. How will we preserve that?
75. Curious about what the role of gambling will be at the site. Gambling is a huge new revenue stream for professional sports and Monumental knows this and certainly has planning to introduce it on site.
76. How on earth traffic will be able to handle the project Why tax money will fund a rich man's project What about my Target!
77. To what extent will Alexandria restaurants and businesses be prioritized in offerings at the stadium and performing arts center? What percentage of the revenues will be devoted to ACPS to invest in additional schools / student supports?
78. There are few examples of new stadium projects realizing the promised economic gains - it would be good to look at those that didn't work to understand how this project is different. It's also highly likely that attendees to the arena events will park nearby the metro stations in Del Ray, Rosemont, Old Town, etc. One example is the McLean station for Wolf Trap attendees, where they have several garages in a commercial district. In addition to bolstering Potomac Yards Metro station, will there be efforts to increase parking in the other stations to reduce the volume of parking in Del Ray, Rosemont, Old Town, etc.
79. What actions can be taken to limit "overflow" parking on the already-crowded residential streets of Del Ray? What are the minimum commitments needed from other organizations (e.g., WMATA) in order to ensure this project is a success and have those commitments been made? Are there plans to conduct a full environmental impact on the proposed area? There are likely to be rainwater runoff/watershed impacts of the development; can the City commit to prioritizing the remediation of these impacts over any other water management priorities? In order to reduce fossil fuel demand and possibly benefit from State or Federal funding, can the City require the Arena to generate a minimum of 80% of required electricity on-site, using concepts such as a PowerNEST or utilizing the river for small-scale wave-generation electric?
80. What measures will be taken to prevent even more congestion on Rt 1? How will this affect the Amazon HQ deal?
81. How will you solve the already problematic traffic situation in Rt 1? What will the impact be on the wetlands between Potomac Yard and GW Parkway?
82. What will happen in 30 years when ownership decides to move — or demand more infrastructure funding to stay? What alternative public spending, either through future direct taxation or issuance of bonds, will be sacrificed in order to devote those funds to this project? [Even if every dollar of public spending is expected to come from revenue increases directly related to the project — which seems unlikely — other dollars would be available from whatever alternative projects could be in that space.] Route 1 backups have been so bad, for so long, that authorities promised us a backbone road behind the shopping center to allow neighborhood traffic to get through to our daily activities. Now that backbone road would become a major thoroughfare for daily traffic to the new complex. Even when there is not an event, how will the new traffic burden on Route 1 be handled? One of the reasons Monumental wants to leave Chinatown is because of the downward shift in the neighborhood's safety and livability. I've spent much time in that neighborhood before and after the arena was built. The neighborhood deterioration is in large part a product of the crowds generated by the arena. What will be in place to keep this from happening at Potomac Yards?
83. How will Richmond Hwy handle the increase in traffic?
84. What are the options being explored for putting an additional school in the development area. I see "school site" listed in the slides but can't find much information about what is being proposed to be built there.
85. Transportation deficiencies with no realistic fixes; no protection against cost overruns; no tax payer protection against unmet revenue projections, ie VAs moral obligation to pay the debt. Only a fraction of the new employment opportunities would offer a true living wage, plus we have a dearth service employees already. The majority of people who would work here would not be able to afford to live in the area and would only add to event day transportation/parking woes. Finally I disapprove of subsidizing a billionaire. I recognize the need for a stronger, more diversified source of tax revenue, but I am skeptical. If something sounds too good to be true, it probably is. Might as well support a casino...

86. I want to understand how this project financially benefits the city and residents. Also most important is how badly will this project congest our local road network. The most important thing for our neighborhood is the ability to move around without gridlock. This appears to be threatened by the Monumental proposal - and I do not agree with the traffic planning assumptions used by the consultant.
87. My biggest question/concern is traffic. The traffic around that part of Alexandria is already bad enough. How will traffic be controlled so it won't affect residents? Also, the costs to taxpayers. I have a strong aversion to paying for a sports venue from my tax dollars. Monument, and its owner, are wealthy enough that the citizens of Alexandria should not subsidize them.
88. What are the benefits for the city of Alexandria
89. The Chairwoman of VA Senate Finance and Appropriations is using it as a bargaining chip for recreational marijuana, the CEO of Alexandria economic development partnership said it would be "active for 18 hours a day 365 days a year," and it is almost certain a Sports Book would move in...so 24x7 gambling, drugs, excessive drinking, with parking and traffic congestion. In 15- 20 years it will be out of date and run down, leading to a race to replace it in some other part of the DMV (look at RFK, Cap One Arena) leaving us with an unused structure that will drag down the community and housing values. The mayor, city counsel, and governor will be out of office so they aren't focused on the long term impacts.
90. Since there are only 2,500 parking spot slated to accommodate a facility that will hold 15,000+ people, how do they plan to prevent people from street parking in our neighborhoods and walking to the site? How do they plan to prevent intoxicated fans, making noise and disrupting the peace, from walking through our neighborhood after a game or concert lets out? How do they plan to change the traffic pattern so that Route 1 doesn't become completely backed up before and after games? Or block and/or prohibit traffic from getting to and from the airport? What is their plan to prevent criminal activity from becoming more prevalent? The current neighborhoods of Nats Stadium, ESA, and Capital One Arena certainly aren't able to successfully prevent and address it, how will they be different?
91. What is the public safety plan for the facility? Has the transportation plan been created while incorporating expected changes from the Amazon HQ2 project? How will they prevent arena-goers from parking on the street? How will flooding impacts be addressed? What is the position of every single member of the city council on this project? Specifically, who supports it and who opposes it or is open to opposing it?
92. What are the potential risks if the current projections/estimates on economic impacts do not come true? How are Virginia and Alexandria financially protected in the event the projections do not come true?
93. What extra security provisions along with parking enforcement will be in place during game/concert nights? I live in Del Ray on Hume Avenue (permit parking) and never see Alexandria PD or Alexandria Parking Enforcement regularly patrolling the area unless they are called. I know the arena will attract unsavory individuals scalping tickets as well as looking to rob patrons leaving events. Take note the crime around Capital One Arena in the District of Columbia.
94. How will they deal with traffic impacts? Is e-sports basically gambling? And will esports be a daily happening? What is the capacity of space for e-sports?
95. What will traffic look like as compared to current (2023) traffic patterns, not as compared to the density approves the the area (which doesn't yet exist). I understand why comparing the anticipated changes in traffic would be compared to the density approved for the area but I'd also like to know how it would compare to our existing traffic patterns. This seems like a reasonable request. Also, I'd like to know about whether the arena would commit to funding a safety team to address the increased likelihood of safety calls. I would not want to see the city stuck finding new staff positions needed to support increased safety needs around the arena and surrounding community.
96. How is it being funded (taxpayers, etc)? What plans are in place for parking, increased traffic, and increased crime?
97. How will you ensure that roadways and other public services will be expanded to meet the needs of current residents and the new visitors to the arena as traffic increases?
98. How can our narrow residential side streets handle all of the traffic that will go through the adjoining neighborhoods? Since sports make a profit, why should taxpayers have to pay for any development? Since the teams are Washington teams, why don't they stay in Washington where they are wanted?

99. What will be the true cost to the City of Alexandria and the State of Virginia and how reliable are the projected revenues that would accrue from this project. The proposal needs a thorough independent cost/benefit analysis. Transportation studies need to be conducted to provide details on how Rt. 1 can be modified to handle the enormous growth in vehicle traffic not just for 40 home games but for the 300+ events required to come close to generating the projected revenue. How can the Potomac Yard Metro Station be expanded to come anywhere near being able to handle event crowds? The Station, as is, was delayed because of soil instability.
100. No questions but when presenting the results of the survey I'd like to know how many citizens are part of association. Then also how many of association members took this survey. This will be helpful in understanding the true population of residents participating and what percentage of total residents feel a particular way.

## 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: 284 Skipped: 7

Row	1 (Not a Concern)	2	3	4	5 (A Major Concern)	Not Sure	Average rating	Response count
Increased traffic and congestion	2.11% (6)	3.17% (9)	6.69% (19)	9.15% (26)	78.52% (223)	0.35% (1)	4.59	284
Impact on resident parking during events	4.58% (13)	5.99% (17)	10.92% (31)	13.38% (38)	64.79% (184)	0.35% (1)	4.28	284
Cost to Alexandria taxpayers	4.93% (14)	6.34% (18)	8.10% (23)	16.55% (47)	62.32% (177)	1.76% (5)	4.27	284
Public subsidies to private organizations	6.36% (18)	7.77% (22)	14.49% (41)	18.37% (52)	48.41% (137)	4.59% (13)	3.99	283
Cost to Virginia taxpayers	7.07% (20)	8.13% (23)	14.84% (42)	17.31% (49)	50.18% (142)	2.47% (7)	3.98	283
Transparency and timeline of the process	10.21% (29)	7.39% (21)	12.68% (36)	14.44% (41)	54.58% (155)	0.70% (2)	3.96	284
Economic risks to Alexandria	8.48% (24)	8.48% (24)	16.25% (46)	16.96% (48)	49.12% (139)	0.71% (2)	3.90	283
Stormwater and sanitary sewer impacts	9.19% (26)	9.19% (26)	12.37% (35)	21.20% (60)	46.29% (131)	1.77% (5)	3.88	283
Environmental / Wetlands / Water	11.97% (34)	7.39% (21)	15.14% (43)	19.37% (55)	44.01% (125)	2.11% (6)	3.78	284
Crime and public safety concerns	7.39% (21)	12.32% (35)	19.01% (54)	19.01% (54)	41.55% (118)	0.70% (2)	3.76	284
Long term / what happens after team leaves	11.66% (33)	9.89% (28)	14.49% (41)	20.49% (58)	41.70% (118)	1.77% (5)	3.72	283
Increased cost of living and property taxes / Equitable housing concerns	9.54% (27)	14.84% (42)	14.49% (41)	19.79% (56)	39.22% (111)	2.12% (6)	3.66	283
Construction impacts (e.g. noise, disruption, debris, parking)	11.62% (33)	10.21% (29)	19.72% (56)	18.31% (52)	39.79% (113)	0.35% (1)	3.65	284
Economic risks to Virginia	8.83% (25)	16.61% (47)	20.14% (57)	19.43% (55)	31.10% (88)	3.89% (11)	3.49	283
Lead to more absentee-owner short term rentals	14.13% (40)	15.55% (44)	18.73% (53)	18.37% (52)	28.98% (82)	4.24% (12)	3.34	283
Loss of existing retail and community services in Potomac Yard	19.37% (55)	15.85% (45)	14.79% (42)	15.85% (45)	32.75% (93)	1.41% (4)	3.27	284
Negative impact to DC	25.89% (73)	11.35% (32)	12.06% (34)	17.38% (49)	32.27% (91)	1.06% (3)	3.19	282
Decreased property values	23.49% (66)	12.81% (36)	17.79% (50)	15.30% (43)	27.05% (76)	3.56% (10)	3.10	281
Morality of team ownership and investors	25.35% (72)	11.27% (32)	15.14% (43)	17.61% (50)	25.00% (71)	5.63% (16)	3.06	284

Average rating: 3.73

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

Answered: 85 Skipped: 206

1. 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.
2. Readiness of route 1 and public transportation options.
3. 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?
4. Size of site designated for a school is a joke.
5. Increase in crime
6. All of the above concerns are major concerns and need to be addressed.
7. Need to address traffic. Other than that it's great for Virginia and as a Del Ray resident I am super excited.
8. The creation of the stadium authority and how irreversible that decision will be.
9. How fast Wilson is pushing this and not actually listening
10. can our police and medical services cover this added population increase
11. 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.
12. 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.
13. 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.
14. 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
15. 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.
16. 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.
17. Transportation - how will the metro and other infrastructure be modified to handle the massive traffic increases?
18. 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.
19. 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.

20. 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.
21. 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.
22. 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.
23. 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.
24. Impact to bike travel Pedestrian safety Increase in homeless population and truant.
25. I live in Potomac Yards and we do not want the traffic, crime, congestion or noise in our beautiful community
26. 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.
27. 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.
28. 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.
29. This is just a bad idea all the way around.
30. I wish I could triple my score for crime and safety concerns, though I am still generally supportive
31. The costs to the city and state will be enormous. The numbers are cooked as they always are in these deals. Gambling.
32. 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.
33. 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.
34. Cost of expanding the brand new Potomac Yard Metro Station.
35. No. See my prior comments.
36. 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!!!
37. I do not understand why the Mayor, Justin Wilson was opposed to the football stadium being built here when Owner Dan Snyder (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.

38. 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.
39. That covers it all!
40. 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.
41. 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.
42. No Some of the boxes in this survey don't allow you to finish your comments.
43. 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.
44. (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.)
45. Traffic, traffic, traffic
46. 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.
47. Bicycle infrastructure through the project site - connections to Mt. Vernon trail
48. Loss of historic homes in del ray
49. 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.
50. 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.
51. Not that I can think of at this time.
52. This proposal should have been handled better by our public officials.
53. Impact to character of nearby residential neighborhoods; metro congestion;
54. That there is wishful thinking involved and Alexandria won't see the transit and committed affordable housing benefits predicted. Also very worried about Alexandria not having enough representation on the Sports Authority board. Only 3 seats out of 15 on a board that would control what goes on for a big piece of Alexandria does not feel right.
55. I know Justin Wilson is a train guy, but I'm a bike guy. I'd love to hear more about how this effects bike commuters, bike safety, bike theft and plans to make improvements to current infrastructure for cyclists. Meanwhile, that's already a pretty long list of pretty tangible things that I think almost any engaged citizen would care about. I wish someone would make the upside more tangible, I'm honestly trying to see it and at the moment, it's pretty hard to.
56. There is a lack of trust for city officials coming out of zoning for housing, especially the mayor. Additionally I don't think we have the talent and gravitas within the city to standup to Leosis and youngkin and negotiate what's best for residents. I feel we've already been played.
57. Climate Change: All the carbon that will be generated by this project (short term during construction) and long term with all the increased traffic it will generate on game and concert/event days. On the morality of team owners and investors -- why is Alexandria and Virginia doing business with an entity (Monumental) so willing to break its lease/contract. Are they a reliable partner in this for Alexandria or just out to line their own pockets.
58. The willingness of DC residents to travel to Alexandria to attend games.



59. Regarding the above questions: How does 'Economic risk to...?' and 'Cost to...?' questions differ from each other? 'Decreased property value.' Why not a distinct question 'Increased property values?' Why did you lump Equitable housing into the question you asked? That caused me to lower score from 4 to 2. 'Lead to more absentee-owner short-term rentals.' Do you have data on how many unregistered s-t rentals currently exist for this to be a concern because there's not many registered s-t rentals? Concerns not covered: Dedicated Metro funding. Public transit funding for game nights. Public transit from Mt. Vernon Ave business district to/from Arena and to/from underutilized commercial parking. 'Future Quality of life'.
60. Just how these type of projects destroy the charming integrity of DelRay. I have lived here since 1981 and parts of the area are unrecognizable. Too much, too big!
61. No but I'm glad these choices were included- I hadn't considered the impacts of short term rentals and that very much concerns me. I like the proposal for the retail- as great as PY is, it's dated, and I think a more modern retail set up will be good for alexandria long term.
62. The City of Alexandria has a strong reputation and draw as a historically significant colonial town. The recent advent and building of the VA TECH campus and Amazon HQ, provide an appropriate modern "bookend" through educational and technology developments that add draw and economic gravitas to our area, without upsetting the character of our city and neighborhoods-the very character that draws millions of visitors per year, and has the area being an attractive and desirable place to live and work. Nobody I have ever spoken to, prior to this handshake deal being announced, when musing on the place where we live, has ever uttered the phrase..."If only we could jam a major league sports and concert venue into Potomac yards...that is the one thing we are missing!" We do not need this; we do not want this. This deal wreaks of a money grab, and an abandonment of our District neighbors, primarily serving the financial interests of one billionaire sports owner and the political interest of one wannabe national politician....all at the expense of VA taxpayers and to the detriment of Del Ray neighborhood residents.
63. I expressed my concerns on the previous screen.
64. Transit/Wmata funding - major concern
65. The biggest concern is traffic. Potomac Yard was always a temporary strip mall location and positioned for redevelopment. These plans are likely the best use for tax growth, and long term investment in the city. It will grow PY like the Wharf & Nats Park area has done.
66. N/A
67. Yes. How do we ensure that the mayor and members of Council do not personally benefit from the project if it moves forward?
68. I have concerns about the independence of the parties involved - the conflicts of interest with JBG, AEDP, MSE, etc. It all reeks of crony capitalism. Also - Kimley Horn was used for the traffic study for the Route One urban boulevard and the arena project - that seems to be a conflict of interest as well since they are advocating both projects, which conflict with each other, despite what they say. I also have concerns about the assumptions they used regarding the mode of travel they expect people to take, etc. The economic consulting firm is also known to release what is basically "propaganda" rather than in-depth independent economic analysis. And the "listening sessions" have not adequately allowed public comment and question - the City Council seemed to have its mind made up before residents were ever informed. If tax revenues in the "district" flow to the Arena authority, I don't understand how this helps Alexandria's tax base - how is the City benefitting? Other than from trickle-down effect? And what about gambling? Will there be a sports book onsite? (I don't want that)
69. This is an opportunity to build transit for the future. We should be maximizing transit.
70. Chinatown and Washington DC need the Wizards and Caps so much, much, much more than Alexandria. Alexandria will be absolutely fine without them. I'm not so sure about DC. I work in Chinatown. DC can't afford to lose another business.
71. Insufficient investments in public transit, and the risk of widening roads / investing in car infrastructure, which will only lead to more car traffic.
72. Many of us appreciate the citizens Association looking at this from all sides. I think having a healthy discussion and making sure that the city, elected officials, businesses, and investors actually hear citizens concerns, and not just pretend like they are listening. This area is our home. We live here, raise children here, Support our community and each other here, this is not just some fleeting investment
73. Traffic on all our feeder roads. Already Alexandria has a problem with pedestrians getting hit by cars. The additional traffic surges, including from rideshares like Uber and Lyft, everywhere to the west, south, north of the proposed arena will wreak havoc on quality of life and be an extreme hazard to our very walkable communities.

74. This seems to be a giveaway to developers and Leonsis, and will deal a death blow to DC's Chinatown
75. All those concerns aren't enough?!?!?
76. Morality concern is paramount for this community.
77. I do not want Del Ray to become a parking lot for this arena!!
78. Ensure that concerns are addressed
79. What does Mayor Wilson get out of this deal? He must have a strong incentive to do it.
80. Yes, but this list is outstanding and it's enough.
81. Will there be recreation and green space included as part of plan?
82. Impact on Alexandria credit rating
83. Excellent list above. There are few studies (except for the one "commissioned" by the principals pushing this that show that stadiums are outstanding value. Alexandria officials appear to not be concerned about long term resident and taxpayers issues with this.
84. The City is already being played by Monumental and state representatives as exhibited by the proposed membership of the state sports authority to oversee the facility. The city's proposed representation has been drastically reduced as a proportion of the membership, and this is just the beginning of the short stick that will be handed to us if this proposal goes through. The City Council is deceiving themselves and shortchanging residents if think otherwise.
85. Negative traffic impact on metro and US Rt 1 corridor.

## 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: 274 Skipped: 17

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	21.90% (60)	17.88% (49)	14.23% (39)	14.60% (40)	25.91% (71)	5.47% (15)	3.05	274
Create an entertainment district with performing arts venue and community space	25.55% (70)	15.69% (43)	15.69% (43)	18.25% (50)	20.80% (57)	4.01% (11)	2.93	274
Convert a strip mall into a denser, walkable neighborhood	28.57% (78)	13.19% (36)	16.12% (44)	14.29% (39)	23.08% (63)	4.76% (13)	2.90	273
Add new retail/restaurant options nearby	26.10% (71)	16.18% (44)	22.06% (60)	15.44% (42)	19.12% (52)	1.10% (3)	2.85	272
Add new jobs in Alexandria	22.63% (62)	17.52% (48)	25.91% (71)	16.06% (44)	13.87% (38)	4.01% (11)	2.80	274
Make better use of the Potomac Yard Metro station	29.89% (81)	15.50% (42)	17.34% (47)	14.76% (40)	18.82% (51)	3.69% (10)	2.76	271
Increased entertainment and family activities in Potomac Yard	32.12% (88)	11.68% (32)	18.25% (50)	18.61% (51)	16.42% (45)	2.92% (8)	2.75	274
Accelerate development in Potomac Yard	30.77% (84)	15.75% (43)	16.85% (46)	13.55% (37)	19.05% (52)	4.03% (11)	2.73	273
Open a new school sooner	25.00% (68)	13.97% (38)	18.75% (51)	14.34% (39)	12.87% (35)	15.07% (41)	2.72	272
Transportation improvements along route 1	34.67% (95)	12.77% (35)	13.14% (36)	13.87% (38)	18.98% (52)	6.57% (18)	2.68	274
Virginia Tech partnerships	27.11% (74)	14.29% (39)	20.51% (56)	13.19% (36)	11.72% (32)	13.19% (36)	2.63	273
Potential water taxi, VRE, Amtrak access in Potomac Yard	33.09% (90)	14.34% (39)	18.01% (49)	8.82% (24)	18.75% (51)	6.99% (19)	2.63	272
Additional public spaces and parks	35.16% (96)	12.82% (35)	17.58% (48)	15.02% (41)	16.12% (44)	3.30% (9)	2.63	273
Opportunities for a small business incubator like the Water Park in Crystal City	31.50% (86)	13.55% (37)	15.02% (41)	13.92% (38)	13.19% (36)	12.82% (35)	2.58	273
Help existing non-Potomac Yard businesses gain new customers	30.04% (82)	20.15% (55)	18.68% (51)	12.82% (35)	10.62% (29)	7.69% (21)	2.50	273
Increased parking and pedestrian protections in adjacent neighborhoods	38.10% (104)	13.55% (37)	14.65% (40)	12.09% (33)	13.55% (37)	8.06% (22)	2.45	273
Provide space for ACHS to hold graduation	35.77% (98)	16.06% (44)	16.06% (44)	8.39% (23)	14.60% (40)	9.12% (25)	2.45	274
Increased housing, including committed affordable	34.07% (93)	20.88% (57)	16.85% (46)	10.99% (30)	12.45% (34)	4.76% (13)	2.44	273
Add meeting, event, wedding, and conference spaces	37.36% (102)	15.75% (43)	19.41% (53)	13.55% (37)	9.89% (27)	4.03% (11)	2.40	273
Add public parking at the Potomac Yard metro station	41.03% (112)	13.55% (37)	18.32% (50)	11.36% (31)	10.62% (29)	5.13% (14)	2.34	273

Be able to afford more resident amenities	40.44% (110)	12.87% (35)	16.54% (45)	11.03% (30)	9.19% (25)	9.93% (27)	2.29	272
New high-end hotels	38.97% (106)	20.96% (57)	16.18% (44)	9.93% (27)	8.46% (23)	5.51% (15)	2.24	272
Have professional sports teams and games close to home	50.00% (137)	12.04% (33)	12.41% (34)	11.68% (32)	10.95% (30)	2.92% (8)	2.19	274
Philanthropic opportunity from a new corporate headquarters	40.96% (111)	19.56% (53)	12.55% (34)	5.90% (16)	9.59% (26)	11.44% (31)	2.14	271
Put Alexandria on the map / make us a destination	50.00% (137)	15.69% (43)	12.41% (34)	8.76% (24)	9.12% (25)	4.01% (11)	2.08	274

Average rating: 2.57

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

Answered: 69 Skipped: 222

1. 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.
2. Few of these sound like realistic outcomes. More like empty promises
3. Leave more green space and one of the last open views of the Potomac River available from Alexandria
4. Of the 30,000 jobs this proposed plan is touting, the majority are construction jobs that are not permanent. I believe 600 jobs are assigned to Monumental, which are just moves across the Potomac. So what's the real number of jobs?
5. 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.
6. 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)?
7. The development will eventually happen regardless
8. Destroy local businesses in del ray
9. No
10. Density is the problem in Alexandria. All the negatives we discuss are the direct result of embracing density.
11. 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.
12. 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.
13. 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.
14. 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.
15. I love this list! I think this Monumental Sports opportunity will truly check all of the boxes.
16. Create a world class advanced science center in Potomac Yard.
17. 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.
18. 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.
19. 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.

20. "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 were 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.
21. 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.
22. All these sounds like fairy tale opportunities, like the lies they tell you during election periods
23. This is all Expressing Concern Theater. Our opinion means nothing to the rich and powerful.
24. 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.
25. 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.
26. The notion that doing this deal with result in additional net revenues to the city is absurd.
27. 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.
28. Almost every choice ranked above requires some form of qualifying. There should be a choice called "It Depends"
29. 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.
30. 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.
31. 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!
32. 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.
33. Again, what matters is how does this compare to the alternatives!
34. No
35. 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 out way the negative impacts.
36. 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 the will be overwhelming. The city and state will garner taxes but the residents will suffer the impact.
37. Would want to hear more about many of these to know what I think about them.
38. I don't see ANY of these as positive changes for Alexandria.
39. 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.

40. 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.
41. 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
42. Spend the money on something better - fix known problems in the neighborhood instead of creating new ones
43. Again, the lack of detail information about, for example, what kind of jobs this opportunity will bring for current Alexandria residents is troubling.
44. None of these so-called opportunities are good deals for Alexandria.
45. I love a lot of these...but not 100% convinced they will all come to fruition. And what then?
46. Well, this answers my last question :) Like I've said previously, increased infrastructure for cyclists.
47. 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
48. 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.
49. '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.
50. Alexandria could clamp down on short term rentals, effectively banning them like NYC
51. 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.
52. Most of these "opportunities" would ensue under the current zoning/development plan for Potomac Yard.
53. 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.
54. 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.
55. Close the BRT gap on Metroway
56. 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.
57. -No development around here has committed to, and provided, affordable housing at any scale that matters.
58. I am concerned that most new jobs will be low pay, and workers will not be able to afford to live in Alexandria.
59. 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.
60. 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)
61. No
62. Focus on public transit and alternative transports (bike lockers, pedestrian walk ways, etc). appeal significantly more than more roads, increased traffic, additional parking garages.



63. No.
64. I think this proposal provides a lot of opportunities and residents are mostly focusing on negative due to fear of change.
65. There are no "opportunities" from this project. It will destroy our neighborhood and put us on the hook to pay for it.
66. Again a good list but so much of this is unproved. All of this needs more background then reported. "Not sure"column check by me needs be supported. According to the principals involved in this silent decision---these things are all good and promised with no proof no true outside assessment of real need or cost.
67. All of the above items are the arguments made by Monumental. The supposed opportunity of placing Alexandria "on the map/make us a destination" flies counter to the PR releases that come from the City and the Visitor's Bureau about Alexandria ALREADY being on the map and a leader nationwide as a tourist destination and arts leader (thinking of the art festival each fall on King Street). Further, to remove the sports team from the central DC location makes no sense from a regional public transportation/smart growth perspective. It is such a short sighted proposal and works against the region as a whole that I am ashamed of the City's approach.
68. INCREASED CRIME OPPORTUNITY INCREASED TRAFFIC JAM OPPORTUNITY INCREASED UTILITY LOAD OPPORTUNITY INCREASED SPORTS DRUG ABUSE OPPORTUNITY
69. The project is not an opportunity. Period. It is a plan for urban blight in an area that the city has planned as residential/commercial, but not as a major entertainment venue. This plan is for a big city (like DC) to host, bit a city the size of Alexandria. There is no opportunity here to be had, and no care for existing residents or for environmentally sound urban development.  
#blightinthemaking

## Final thoughts and Demographics

Q8

Any other final thoughts to share?

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

Answered: 123 Skipped: 168

1. 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?
2. 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.
3. 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.
4. 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.
5. I want to see Potomac Yard developed, but this plan feels risky.
6. 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, I 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.
7. 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.
8. We need more details. You are asking us to take a lot on faith and, frankly I don't have much.
9. It seems money is the primary motivating factor. Quality of life doesn't seem high on the priority list.
10. WE DON'T WANT THE CONGESTION AND CRIME
11. 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.
12. 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.
13. I'd like to know when members of Council were read in to the Arena proposal. Specific dates not vague timelines.
14. I appreciate Council's public comments regarding stronger City representation on the Sports Authority Governing Board.
15. 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.
16. Again, let's not focus on the interests of those who think their particular lifestyles might be impacted but the overall and longterm benefits

17. 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!
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. Let's get this moving forward!!!
24. 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!
25. This project will destroy the unique historical characteristics of Alexandria.
26. You represent us so talk to your constituents and stop the one-way presentations
27. Many people are very interested in knowing how local residents 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.
28. 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?

29. 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.
30. 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.
31. This will destroy and already fragile historic neighborhood.
32. 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.
33. 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).
34. 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
35. 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.
36. I am Strongly opposed, and would move out of Alexandria if this were to go through
37. 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.
38. 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.
39. 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
40. May your children and grandchildren live in the wasteland you are creating.
41. We need proof of benefit to the tax base. What are the ranges of projections and assumptions for them?
42. 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.
43. 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.
44. 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.
45. 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.
46. There is no way traffic can support this, even with improvements.

47. 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.
48. This will be the ruination of Del Ray as a diverse neighborhood. It will adversely affect commuters, shoppers, and airport access.
49. 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.
50. As a non-parent, I feel 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.
51. 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.
52. This is a smart opportunity for our city if done right. Welcome this project
53. 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?
54. I think this can work, but it will take a lot of attention to detail.
55. I moved to DelRay in October 2020 and in the 3 years I've lived here, I've absolutely fallen in love with this charming, quaint, mom & pop store filled neighborhood. I'm concerned that if the new arena goes up in Potomac Yard, DelRay would completely lose its identity and become just a further commercialized extension of Potomac Yards. One of the things that makes Alexandria so wonderful is its uniqueness, its not like the other DC suburbs that are filled with strip malls, chain restaurants, and cookie cutter housing developments. PLEASE protect Alexandria and don't let them strip the charm away from Old Town, DelRay, and Arlandria.
56. There is nothing that can be done that will lead to my support of this project. I will be voting against any elected official who supports this proposal. Mayor Justin Wilson betrayed our community's values. I have lost all respect for him and regret voting for him.
57. Alexandria takes up a small geographic space and rather than working hard on smaller steps to more fully develop Potomac Yard, the city (or at least our mayor) seems to be hitting the Easy button with this enormous proposal. It is simply too big. So many promises are being made but honestly I believe that we are all kidding ourselves that the state can come up with a cheap fix to the congestion, that Monumental will not put the screws to us as they did to D.C., that restaurants in other parts of Alexandria will see increased business from the arena, that affordable housing will be increased, etc.
58. WMATA (Metro) states that the current Potomac Yards Metro Station was not built to handle the number of patrons utilizing the station during game night or concert days. So, the less than two year old station needs a make over at the cost of whom? It is already known the metro station cannot handle crowds which means patrons will drive to events and Richmond Highway cannot handle the current traffic. Patrons of the arena will look for free parking in the adjacent neighborhoods, to prevent that from happening homeowners will be charged for permit parking which Alexandria Parking Enforcement does not monitor unless you call 311 or (703) 746-4444 to report a violation. I know because I pay for permit parking and have to call on a continuous basis for parking enforcement to ticket illegal vehicles.
59. I am adamantly opposed to the proposed arena. Traffic on Route 1 and in Del Ray will be a nightmare, and parking will be impossible. I also do not believe that the city and state should be subsidizing sports arena projects—the owners have more than enough resources to pay for the project. I am concerned about the scenario in which the arena does not meet expectations and Alexandrians will have to bail out the project. In addition, I find that the entire process surrounding this project has been mishandled and the residents of Alexandria have been presented with a fait accompli. (Even this survey seems to be meaningless, as the legislature already is taking action on the proposal.)

60. Traffic is bad enough on my street during Art on the Avenue. I certainly do not want all the traffic, noise and congestion brought on by putting in this large facility which will attract a lot of traffic and much of it all at the same time.
61. When presenting in favor of and against it numbers to provide clear and accurate numbers to support it.
62. If I were an elected official I would understand the excitement to move 2 major teams to Alexandria and expand the tax base. However, it seems the plan is not even partially thought out. There needs to be a clear plan for traffic on Route 1 and how people are going to get to and leave these events.
63. My partner and I who live in Del Ray are extremely against this arena. It will lower our property values because it changes the thing about Del Ray that has been attractive to buyers - a small town atmosphere. Safety will be a problem, parking and the volume of cars will be absolutely impossible. Alexandria is just seeing dollar signs and not thinking about the community.
64. If these are considered 'value add' ONLY because of this project, then that's a bigger problem. Will we not build more affordable housing if this project doesn't happen? Do we really need another school? Yes it would be nice to have a place for AHS graduation but that's once a year. I don't think any of these really add value to Alexandria. Why do we need to be a 'destination'? Are the retail and restaurants going to be local owned/operated or are they going to end up like the downtown CapOne arena that are all chains? There are plenty of hotels down the road in Crystal City. What's the benefit to having more that will sit empty when there aren't any events? Not to mention the traffic impact. It's ludicrous to think that 50% of event attendees will take public transit. Is there data to support that? And is that data based on the current venue downtown or data from another location? Does it consider there is only going to be one route in/out of this venue? Are we going to pay police to manage traffic or is the event venue footing that cost? How are you going to keep people from parking in adjacent neighborhoods, some of which already have parking challenges? Then there's the environmental impact. Let's start with the fact that it took almost 30 years for all parties to agree to build the metro station because of the various environmental issues. Are those going to be swept aside for this project? We already have flooding issues in the surrounding areas because there's so little permeable land, how is adding this huge complex and parking going to impact that?
65. Do not agree to this major development. Put your considerable legislative energies into development of a large tract of land to address some of Alexandria's modest but important needs, bit by bit, and don't let the big money seduce us into something we can never undo and will regret on the east and north side of the city. Don't sacrifice Alexandria's small-town appeal to the raising of money for greater Virginia's needs. Develop Virginia's needs in other ways appropriate to those localities.
66. DC needs them to stay. We don't need them to move here.
67. Compared to the alternatives, this could be a real opportunity, but only with sufficient study and explanation of the realistic alternatives and their benefits and drawbacks.
68. The city council and legislators are destroying the character of Alexandria and making it a clone of many other cities. Most of the city council members and legislators will not be in office when problems with their projects develop in the future. I think many of the current politicians want the recognition for projects but will not
69. I feel lied to. I feel that after 23 years of living in the Del Ray neighborhood city leadership has consistently made decisions that threaten the Del Ray and Old Town way of life. I don't want to live in Courthouse. I was drawn to Alexandria and Del Ray from California because of its historical charm. Every day I see more and more of that being torn down or overshadowed by monster buildings. Sad that you won't understand what you have done to destroy not just our city's heritage but our nation's until it is too late. We won't win top cottage city if all the houses are new and could be anywhere USA. The city has pushed so hard for affordable housing and now this. We aren't stupid. There is no concern for anything other than lining your pockets. We have traffic issues, parking issues (most days I can't safely get out of my driveway do to construction workers from houses being built or Oakville triangle parking too close to my curb cut) some of the worst schools in the area, basements flooding due to lack of sewer maintenance. I had a historic home near me torn down next to me and now there is a wall of siding from a house that that takes up almost 90% of the lot and blocks out the sun killing by beloved garden. As citizens we have the right to sunlight and sky views. I am not against change and I am not fully against the arena let's just make sure all things are considered and it is an improvement in our quality of life of everyone not just the city, state and developers. I sure no one will read this or cares but don't be surprised when no one wants to live in Alexandria if things continue to go this way. I know half my block wants to move.
70. City council members and legislators need to listen to their constituents and not be making decisions independently.

71. I don't think the city council gives a damn about what residents think
72. Please re-review the assumptions made in the transportation study and truly examine Rt 1 existing conditions. The transportation study truly underestimates the car factor and timing of arrivals will shift dramatically from what the current arena experiences.
73. I wish they would put this level of energy and fast paced movement into fixing our drainage system, increasing our police force, repairing the road damage that Ting has caused, protecting our students, hiring more teachers so we can decrease class size. By bringing this arena to Alexandria, Del Ray will no longer be the place where Main Street still exists. Businesses are going to benefit from this but the residents who helped build those businesses will suffer the consequences of this monstrosity. Put the arena up to a vote of your constituents; don't presume to know what we want.
74. Nobody asked us if we wanted this, it was presented as a done deal. For Mayor Wilson the cake is already baked and, when he talks about community engagement, he only seems to mean asking what color sprinkles to put on it. Meaningfully consult local residents - put the arena to an Alexandria referendum.
75. It is disgraceful that City Council members stood on the podium with Leonsis and the Gov. without first informing their constituents about the proposed arena
76. Don't live in Alexandria, live in Crystal City, have done so for over 30 years. Have noticed in proposal that parking in Crystal City is suggested. Crystal City is already a nightmare from Amazon development and all the double parking on Crystal Drive for food pickup by delivery services with absolutely no traffic enforcement.
77. Stop ignoring the voice of the citizens.
78. I sympathize with the desire of the council to diversify Alexandria's tax base, and I do recognize the opportunities afforded by the project--but I think they are far outweighed by the risks.
79. The lack of transparency around key details - and the lack of publicly available details plans makes this incredibly concerning. I just don't have the confidence that this will benefit residents in the end.
80. I've shared a number of these with the City already!
81. No way will people leave the complex to use existing non-Potomac Yard businesses. How will an entertainment complex be made into a denser, walkable neighborhood? Alexandria should take the MILLIONS it's going to give to this project and build a high school in Potomac Yards instead.
82. Why are we (Alexandria, and the state of Virginia) subsidizing this? There is very little evidence that this will be good for Alexandria except in the very short term--and even that is a maybe, and largely dependent on the owner's actions. Everything on the table is speculative. There is plenty of evidence that most arenas have been bad for jurisdictions in the long term, but somehow, we're being told that \*this\* one won't be because of "innovative financing". Which means it is untested, so no one knows if it will work or not. Why are we willing to be guinea pigs for this? Also, given the lack of transparency in brokering this deal, I don't understand why we should trust any of our current city council members to do the right thing in the future. I do understand that PY needs to be redeveloped. I just wish that we had options other than subsidizing uber-rich people's whims using opaque processes with taxpayer money to do it. If our less-than-transparent city council had been more trustworthy, I would be more inclined to believe they actually were able to guarantee all of the financial protections they claim to have built in to this plan. But here we are. I feel like we are going after the "exciting" idea, instead of a more boring one (more parks? Traditional retail or a less controversial entertainment district?) that wouldn't bankrupt the area in a decade or two.
83. This just seems to be a case of a growth mindset over a sustainability mindset. If you want me to support this, I want to know what tangible problems it solves for our community. Not a bunch of vague opportunities about hosting graduations closer to home, having more hotels in the area, or more restaurants. What does the school system look like in ten years if we don't do this vs if do? What does affordable housing look like? Is the taxable income from this one project really worth all the very tangible challenges it presents? I'm trying to stay open minded but I don't see it.
84. Here's what I'd like to share with city council and the mayor. The lack of of transparency and the heavy-handed way you push zoning for housing on residence has caused any erosion of trust and confidence. Under no circumstances do I trust that the mayor or counsel has our best interest at heart Is this arena deal continues to be negotiated. The way that the mayor and council embraced the announcement with more fanfare than facts, He demonstrates there inability to look out for our residence

85. E-mail we wrote to Senator Ebbin and Delegate Bennett-Parker on 2/15/24 Re: Opposition to Proposed Potomac Yard Arena Dear Senator Ebbin and Delegate Bennett-Parker: We are writing to express our opposition to building the proposed Arena in Alexandria. We live in Alexandria's Del Ray neighborhood close to West Glebe and Mt. Vernon Ave. The proposed Arena in Potomac Yards would be less than a mile from our house. We have lived in Alexandria since 2011 and in the Washington, DC area for a much longer period. Likewise, we have worked in Washington, DC for many years. Though retired, we both continue to go into the District frequently using either the Braddock Rd or Potomac Yards metro stations. It is apparent to us that the health of Washington, DC and the surrounding jurisdictions depends on a strong and vibrant District. We are impressed with the amount of regional cooperation that occurs between Maryland, Virginia and Washington, DC. Though not perfect, it is apparent that the jurisdictions are moving in the same direction. But, moving the Arena from the Chinatown area to Potomac Yards would upset regional cooperation and in particular harm the District and its residents. Alexandria and Virginia are now competing rather than cooperating. Compounding this impending debacle is that there is a perfectly good Arena to house the Capitals and Wizards in the District. Its current location is the beneficiary of forward planning by locating it close to five metro lines. It is bigger than the proposed Potomac Yards Arena, yet Alexandria and Virginia want to spend more than \$2 billion in State and local resources to fund this project. Transportation, road and other needed investments will add to the cost. Why? Surely there are other priority public investments that Alexandria and Virginia could fund. As environmentalists we object to building a duplicate Arena resulting in massive carbon emissions when there already is an existing facility. In addition, the carbon emissions will continue as more people will drive to the Arena than the current Chinatown site. It seems ironic that Alexandria would flout its environmental bona fides and all the good progress it has made on carbon emissions for the sake of this project. Senator Ebbin and Delegate Bennett Parker, we appreciate your leadership on this issue and keeping us informed. As the project unfolds, we will have additional comments. Sincerely, Al Havinga Susan Lewis 104 Sanborn Place Alexandria, Virginia 22305
86. This would fundamentally change the character of the city many of us love and have invested heavily in. I know many people who moved here to escape the chaos of the arena.
87. Alexandria needs affluent, under 50yo w/ few children and fewer economically disadvantaged residents to meet its' current economic challenges. It needs more commercial revenue to balance the current revenue source. And this they already know. So why bother sharing more thoughts, for we are not of the demographic group Alexandria City Council wants to attract, as it has demonstrated for the past decade.
88. Why don't you listen to the people you serve? Remember when you wanted to put the Redskins stadium here. We said no!!! Will not vote for any government official who supports this proposal.
89. Honestly this has been incredibly frustrating. The city, the governor, Monumental, and other stakeholders are just engaging in the political methods du jour taken from the MAGA playbook - if you say something dishonest loud and long enough, people will believe it. No way this is an economic boon. No way this creates 30k jobs. You guys are hiring PR firms whose only job is to justify the ends. It's pathetic and, ultimately, sad. Look - it could be really cool. But don't pretend like your base is so dumb.
90. There are many thoughtful and appropriate development opportunities that I have to believe would support reasonable economic growth while supporting the communities in which we live. This one jumps out as being driven by money, not thought...and especially not thought originating in the best interests of the neighborhood it is proposed to overwhelm.
91. How will the city pay for the additional police, fire and other emergency services for the arena games and other associated events?
92. Need to be vigilant about the financial details here - especially WMATA funding and traffic
93. I support the arena and redevelopment of Potomac Yard.
94. This is a terrible idea. It smacks of being a Hail Mary effort by the city to make up for revenue being lost to the vacancy rate of office buildings.
95. Please vote no on this project. At a minimum, delay it a year so we all can fully grasp the details, form educated opinions and residents can let our representatives know our thoughts. The City Council/legislature also needs to understand the nuances of the project and should listen to the residents and ensure the major concerns are properly addressed before approving the project and not believe that we have several years to work out the details. This would be the biggest project of its kind - Alexandria is a small city that should not have to bear this burden. From all accounts, a large majority of residents are opposed.
96. We need to build transit and transit access (sidewalks, bike lanes) for the long term future of Alexandria.

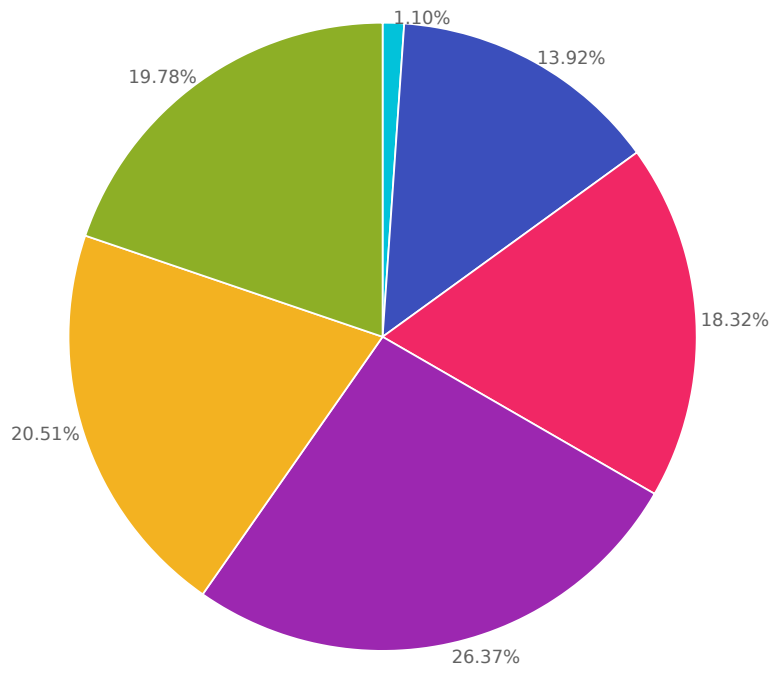


97. super excited about opportunity to diversify our tax base - so sorely needed. worried about state support, state not providing enough infrastructure funds to support metro, transit, traffic, pedestrian safety improvements that will make or break this project
98. The overall project is the kind of commercial development we desperately need to generate non-residential tax revenue. I am hopeful that this will allow the city to (eventually) reduce the tax burden on residents. While I think there are certainly complicated issues to work out and valid concerns, I think this kind of catalyst development is sorely needed here. I cannot imagine another use of the land that would have such positive economic impacts on the city.
99. Wish there was a way to know who to believe - studies that are commissioned by the City or State appear to have an interest in results. One study says it will be a much need economic plus for the City, others say that just doesn't happen with sports arena. And still have not heard how traffic is going to be controlled. I know development is going to happen in Potomac Yard and this seems like a great opportunity but just don't know who to believe and what the facts are.
100. Please stop.

Q9

### How long have you lived in Alexandria?

Answered: 273 Skipped: 18



● Less than a year

● 1-5 years

● 6-10 years

● 11-20 years

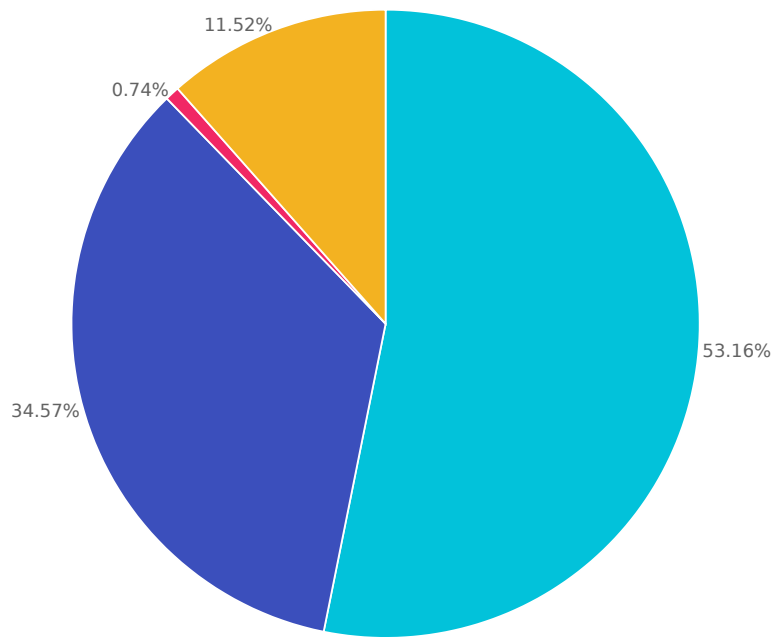
● 20-30 years

● More than 30 years

Q10

### Gender: How do you identify?

Answered: 269 Skipped: 22

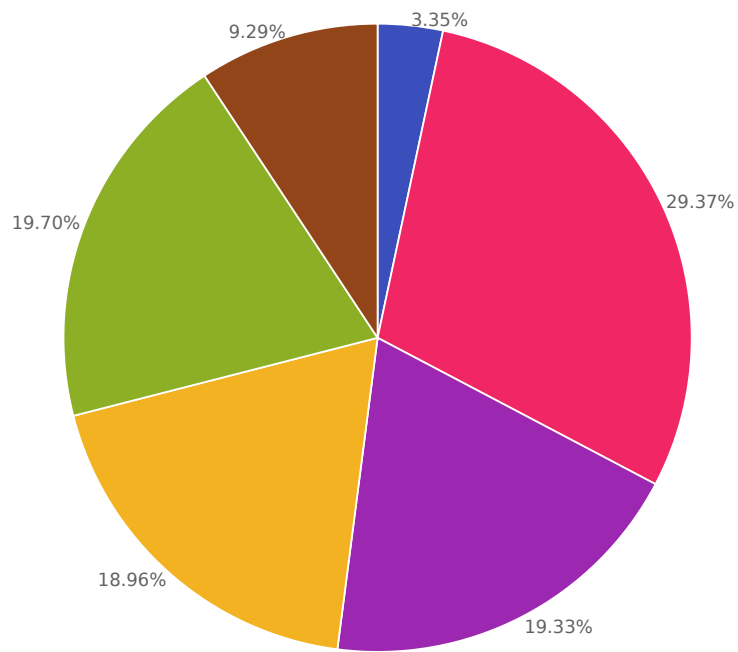


- Female
- Male
- Non-Binary
- A gender not listed here
- Prefer not to answer

Q11

### What is your age?

Answered: 269 Skipped: 22



18 to 24

25 to 34

35 to 44

45 to 54

55 to 64

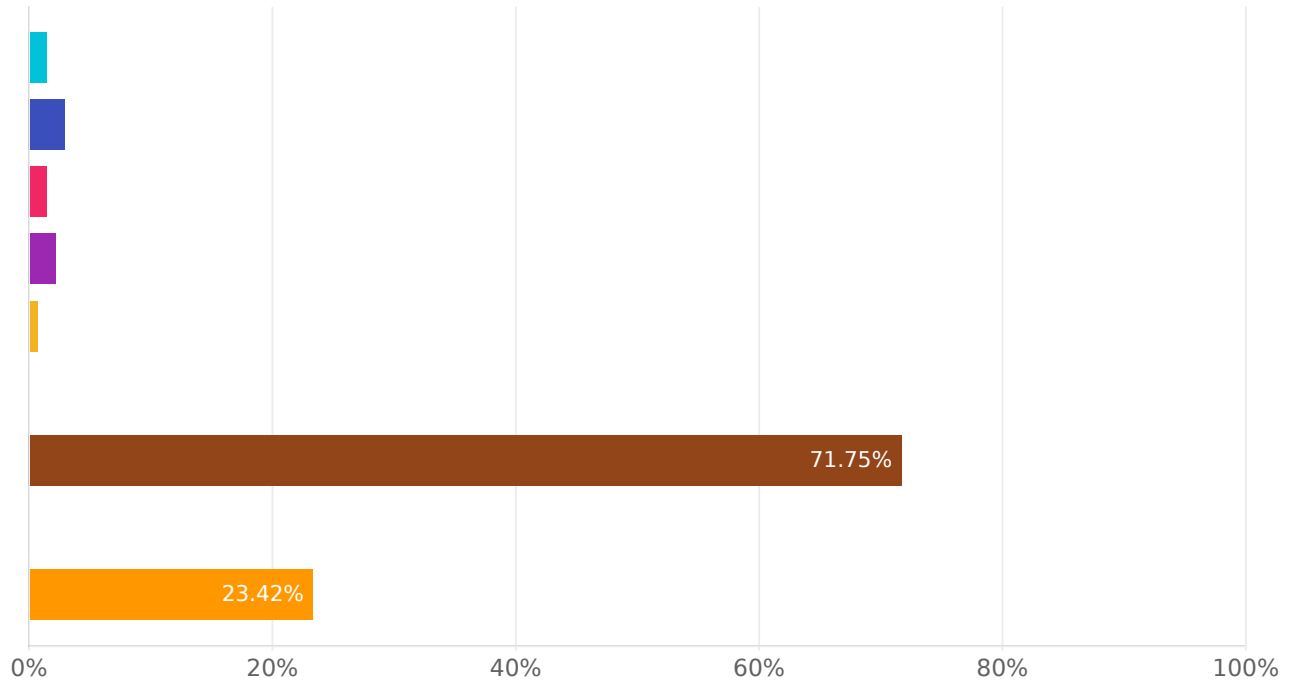
65 and over

Prefer not to answer

Q12

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

Answered: 269 Skipped: 22



- 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: 274 Skipped: 17

