

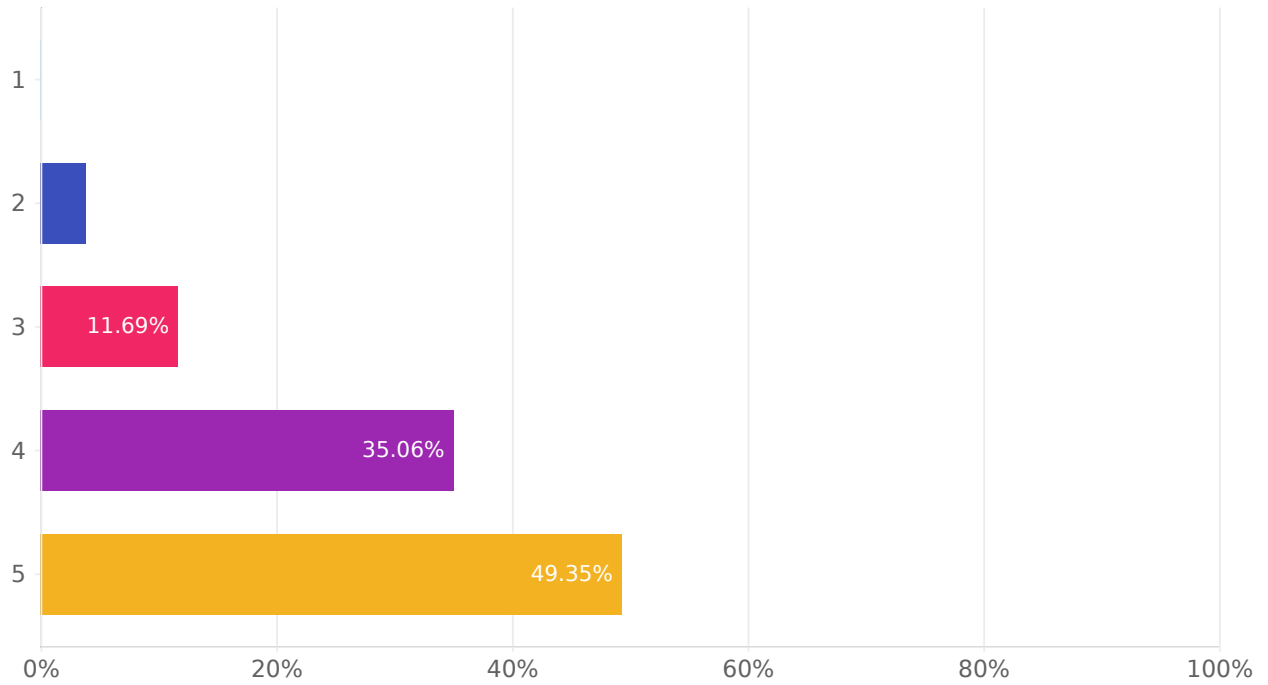
## Potomac Yard Proposal Survey

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Q1

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

Answered: 77 Skipped: 1

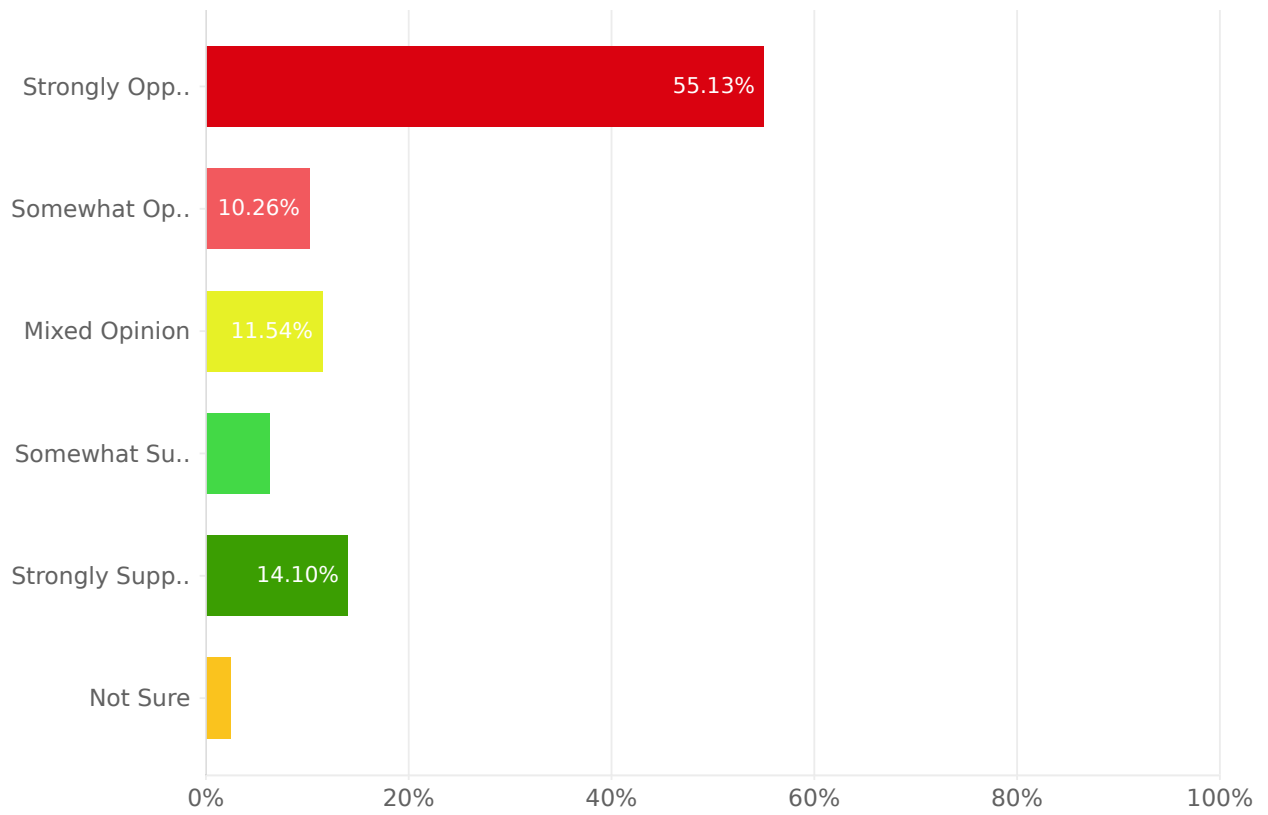


Average rating: 4.30

Q2

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

Answered: 78 Skipped: 0



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: 55 Skipped: 23

1. What is the breakdown of low and middle-skilled jobs for the Potomac Yard arena proposal? These jobs are great for Alexandrians that would like to work closer to home and provide upward mobility for lower-income residents. What are the impacts real estate, sales and use, and hospitality taxes as a result of this project?
2. How will traffic be mitigated in Rosemont? I am specifically concerned about Commonwealth Avenue.
3. How many permanent jobs (full-time) will be created? if Monumental and arena don't go in, what alternatives would take their place. Something is going in, right? what might it be? Any serious offers?
4. We are being asked to commit to financially support a project, and we aren't given any detailed financials on initial cost, operational, cost, environmental cost, including both embodied and operational carbon, operational cost and recapitalization expenses and that's just for the building complex. We have limited information about the cost of the Infrastructure both for transit, water, and power. There is absolutely no consideration mentioned about the sustainability goals for the project, nor the impact on the region and its historic significance. There are no convincing studies of what the impact will be to both the Washington DC and ALEXANDRIA region when it comes to jobs. Will it make new jobs? Or just shift jobs? Will these be event related jobs or full-time jobs? In addition, I resent the condescending attitude of just trust us we've got it covered we know better than you, and the fact that there is no provision for a referendum to gain approval for the project. I understand that referendum are not typical, but this is a huge impactful project, and the citizens should be first well informed and then consulted.
5. This is a bad deal on so many levels from the financing to the traffic to the lost opportunity to the fans who would have to travel greater distance to a significantly less accessible location. Capital One has two metro stations close by served by six lines whereas PY serves two lines in a small station that even with improvements will suffer 30-45 minute waits after events. How is that good. The more information that comes out or is put out by the proponents just makes it worse. My favorite is the use of Audi Field as a comparable to the new arena by the K-H traffic study and the claim that improvements made for the area around Audi Field would help the PY arena. I attend soccer games at Audi and traffic there is a nightmare with traffic control officers on many of the nearby intersections to help with pedestrian / traffic interaction. The arena plan says nothing about who foots the bill for that so it will likely be the City of Alexandria. I this is such a good deal, Monumental should put up all the money itself or hold ten years of bond payments in escrow to cover revenue shortfalls rather than leaving it on the backs of Alexandria and Commonwealth taxpayers.
6. What will happen to the stores at Potomac Yard? We cannot afford to lose some of the few stores remaining in Alexandria. Has a truly unbiased cost/benefit analysis been done, or are the city and state elected officials basing their support on the smoke and mirrors numbers being presented by the advocates? What are the risks associated with the plan? Why are our elected officials in Alexandria, particularly our mayor, so supportive? They behave more like Chamber of Commerce Republicans than Democrats. Does our governor have a personal/business interest in the plan? Why shouldn't we ask Monumental Sports to pay for infrastructure improvements and pay their own way?
7. Why was our listserv data used without permission?

8. DETAILED accounting of how much of the 1.5B indebtedness associated with the project will be covered by a/the city; b/ the state ; c/ Mr.Leonsis. What is the proposed distribution of the income from the project will be allotted to the three groups identified above? DETAILED analysis of how much of the cost of Metro upgrades (including expansion of the station at the site) can actually be covered by money the governor claims he is willing to have the state guarantee. What is the likelihood that the General Assembly will approve such an increase? DETAILED time line for completion of the project. Explanation of penalties to be assumed by contractors for time line delays. DETAILED estimates of costs for time-line delays and what group will pay for them. Explanation of what the city believed were commitments about Alexandria's participation in the governing committee for this project. Why/How did the composition of that group drop to minimal participation for the city? What approach will the city take to regain more representation on that body?
9. What will happen to the target?
10. Having visited the site, I think it is obvious that access to the site is too constricted for such an arena. There are not enough ways into or out of the site to allow for so many attendees to gather and then disperse at around the same time. Why would the "leadership" focus on such an inappropriate site for this use? The traffic in the surrounding areas is already horrendous and cannot absorb even a portion of such an intensive use.
11. My main concerns are about traffic impacts, ingress and egress from the Potomac Yard area and significant concerns that inadequate studies have been done on this front and that no one truly understands the additional infrastructure investments that will be required for Metro, roads, parking and other public transit impacts. What needs to be done to minimize congestions and adverse impacts on surrounding neighborhoods and who is going to pay for it? What is the additional investment in policing, security and other public services that will be required over time? I want to hear that from the police, not from Ted Leonsis, Glenn Youngkin, or the mayor and city council.
12. I want the City to address the following traffic mitigation ideas: 1. Zoned parking stickers to Lynnhaven, Del Ray and Rosemont residents (free of charge). 2. Signal synchronization from I-395 in Arlington to I-495 beltway in Fairfax (keep cars on main artery). a. In 2016, T&ES representative indicated to Advisory Group this technology is possible. b. Requires coordination with Arlington and Fairfax. Start now. 3. Allow parking on both sides of the street in Lynnhaven, Del Ray and Rosemont (create yield streets). Be creative if emergency services concerns, stagger the on-street parking. 4. Enforce "No Through Street" signage on days of Arena events. 5. Add bollards along Route 1 entrances to side streets in Lynnhaven and Del Ray. 6. Increase throughput for PYD Metro Station (a must!). 7. No Arena sporting event may start before 7PM on a weekday (allow commuters to get home before traffic rush). 8. Exit at the PYD Metro station < 1 hour BEFORE an Arena event and the cost is \$1. 9. Enter at the PYD Metro station < 1 hour AFTER an Arena event and the cost is \$1
13. My main question is with cost. It will cost a lot to build the stadium, and the city of Alexandria and Virginia will be on the hook for a huge portion of it. Tax revenues, realistically, will not pay for the construction and definitely will not cover the costs of maintenance, support (policing, etc.), and all of the auxiliary items necessary for the stadium (transportation -- it is already a mess in the area and bringing in more cars will clog an already saturated road network). They will be building a stadium with underground parking along a river that floods, and where the water table is already high. There is no plan to increase funding for WMATA. Jobs at an arena are event specific; you can't just be hired and work full time. These are hourly jobs that pay minimum wage, and minimum wage is not enough to allow anyone to live in the Alexandria/Arlington area. There is insufficient housing for public servants in the city; increasing the number of lower wage workers means those workers have to come from somewhere else. In the immediate area around the proposed stadium site there are insufficient restaurants/bars to accommodate event attendees. Realistically, no one is going to eat in Crystal City or downtown Alexandria and then go to the event. You want to eat close by and walk there. And again, these are primarily lower wage job creators that would be dependent on arena traffic. A multipurpose arts venue might be nice, like the THEARC in SE, or put a decent aquatics facility (swimming and diving) that could be used by both Alexandria and Arlington.
14. How many events will be hosted yearly? Of what type?
15. Why do we need an arena?!?!
16. I want to see all the data generated from an independent analysis. I also want to see a clear delineation of who pays for what.
17. How will the traffic issues be resolved? How will the City ensure that this is a money-making venture? What percentage of the resulting revenue will be used to improve ACPS? Will city residents be able to vote in a referendum to either support or oppose the arena?

18. What other development opportunities were explored and how do the economic impact projections of them compare to the stadium? Why would the city and state agree to the billionaire owner paying no property, sales, or income taxes? For how much are taxpayers on the hook if the rosy economic projections don't come to be? Why would we want to steal these teams from our neighbors in DC? How will we ensure the independent entity is incentivized to minimize expenses and doesn't pay themselves huge salaries/bonuses to reduce reported net income?
19. Please explain the assumptions supporting the projected revenues and the details of the economics so that we can understand how much risk the City and the Commonwealth would undertake as guarantors of the bond payments.
20. 1. Why didn't they panned the camera to the audience a few times at the Town Hall - no context on how much public interest there was ? 2. Transportation story ignored the points re GW Parkway and Slaters Lane short cut to Rt 1- and Arena traffic causing delays for people/drivers trying to get to the airport on game nights for their flights or pick-ups 3. Consider and explain the cumulative effects and community fatigue of transportation and new buildings Infrastructure projects - King St / Russell - 4th railroad line - new large buildings north end Route 1 from Madison St to East Glebe
21. I've read no current tax dollars (city or state) will be used, but what about future City tax dollars? Why should I as a tax payor, be providing tax dollars for a private venue?
22. Traffic
23. Effect on traffic, noise levels, congestion, livability, house values, quality of life, crime, etc.
24. There is only one road available to access the arena, how will the city be able to manage traffic so as it does not overwhelm Route 1 Why are there only 2,500 parking spots? This is far too few and will result in traffic spilling into neighborhoods
25. What is the actual revenue that will be generated and go to the city? How many jobs and the people in them will transfer from m the District? What is the alternate timeline plan for the property if the arena is not pursued?
26. Why is this even being considered? Why would we want to uproot a billionaire's sports franchise located less than 5 miles away and transplant it to Alexandria? What happens when Ted Leonsis or the next owner decides they can make even more money by moving the complex out of Alexandria years before the contract ends, as they are doing to the District of Columbia, where their lease was supposed to be until 2047????!!!!
27. The current transportation plan sees the Potomac Yard fans parking in the Rosemont and Del Ray neighborhoods and using the metro stations that are nearby, as per the slides presented on 2/1/24. We need answers on how parking restrictions in those neighborhoods will be enforced and who will pay for property crimes that always accompany rowdy crowds of fans on city streets. We also need answers on the state's commitment for upgrading the Potomac Yard metro station to handle expected crowds and when we will see it in the state's budget. Please see the Washington Post article, dated December 14, 2023, about the Virginia Squires, a team that was temporarily in our state (at: Virginia had a pro basketball team once before. It didn't go well.) It should serve as a warning that we could see a repeat with the current proposal. We need an item in the state budget that will cover all costs incurred by the City of Alexandria for a theater and parking garage until they produce the revenue that will pay for them.
28. Will the jobs created be full-time, living-wage jibs, or part-time, low-wage positions? What will the real economic impacts be? How will traffic be managed when our roads already are so clogged?
29. What is the possibility of having the arts venue income removed from the authority. It may be in competition with the Birchmere - not a good idea.
30. Why move the arena to Virginia when it's DC teams playing ? How will you handle the already bad congestion? How will you handle already existing problems with Potomac Yard Metro?
31. Why is there no commitment to long-term support from Virginia to the Potomac Yard Metro Station? How will the development impact traffic and the environment? Why is the city and state expected to pay for this private-sector business? We keep hearing that this will create many jobs in Alexandria, but we have heard nothing guaranteeing that those jobs will go to local residents. Why not? Currently, parking at the Potomac Yard retail development is free. Will residents have to pay for parking at the new retail space that's going in? How do you plan to keep sports and concert fans from parking in adjacent neighborhoods?
32. Transportation improvements

33. What specific plans are there to manage the traffic and parking congestion that will be created? How will the Metro be supported to handle the crowds? Who will pay for it? Have any jurisdictions made specific and binding commitments to provide financing? Why is Monumental, with its billionaire partners, investing so little compared to what they expect from the City? Who will provide and pay for security at Arena events? How will the neighborhood be protected from noise and litter, especially after CAPS games?
34. Why are the economic growth projections for the arena complex so far greater than the actual economic growth documented in every peer-reviewed academic analysis of other stadium and arena projects nationwide? What are the multipliers used to make those projections and what source did they come from if not from any peer-reviewed academic source?
35. 1. Increased Crime 2. Increased traffic on RT1 - Already busy between Potomac Yards & Crystal City
36. Parking on DelRay side streets. Congested roads.
37. Exactly how is the development to be financed? Exactly how will residential property owners (tax payers) be impacted if: -the development proceeds as proposed; and -if there are failures to generate revenue as proposed. We already have a "master plan" for the Amazon H2Q development that addresses many of the same quality of life issues that the arena proposal raises: number/quality of jobs; traffic and transportation; retention and increase in affordable housing; etc. How will the arena proposal coordinate or not with the Amazon proposal? What lessons can we learn from Amazon development? Past and future flooding is a major concern for Alexandria residents. How will the arena proposal address mitigation of flood risk for the city and surrounding areas?
38. How will cut through traffic in adjacent neighborhoods be mitigated?
39. How sustainable will the developments be? Net zero buildings? Onsite renewables? All-electric utilities? Dedicated bus lanes? Dedicated bike lanes? Few parking spots?
40. This plan became public immediately after the passage of Alexandria's "Zoning for Housing" initiative, despite overwhelming public opposition to ZFH. What is the relationship of the two initiatives, both of which seem to be being pushed through by the developers who stand to profit from them. What is the real involvement -- and potential profit motive -- of Alexandria's mayor and city council in this "related" initiative?
41. Where will the \$200M+ from Virginia come from and what may be cut to make this funding available? Where will the \$100M from Alexandria come from and what may be cut to make this funding available? How many trees will be cut down or removed from Route 1 and Potomac Avenue for this project? How is this project climate sensitive and ecologically sustainable? What are the traffic & related impacts of the 200+ events to be held at the arena besides the Wizards & Caps games? The Wizards are one of the worse teams in the NBA and the Caps are struggling. What are the impacts and risks associated with below-projection revenues for the Arena, both in the short-term & long-term? How will the current Arena site & Chinatown area in DC be financially viable for the long-term without hockey & basketball? How will the Mystics venue in Anacostia be financially viable if the Mystics move to Cap Center? What is planned to support the Anacostia community without the Mystics? The proponents for the new Arena talk about the number of jobs created for Alexandria & Virginia. How many jobs will be lost in DC when the Caps & Wizards relocate? What is the net job impact of this project?
42. The projected number of people driving to the events seems to be low compared to when I attend games at the Cap Center and Nationals Park. How will our roadways handle all the extra vehicular traffic when they are congested already, especially at rush hour?
43. None.
44. How can we leverage the economic benefits of the Arena area development to fix out low-rated school system?
45. Is there any example in the US of a stadium deal that didn't put taxpayers on the hook for a project that also benefited billionaire owners?
46. I'm concerned about increased traffic, crime, and decreased property values. I'm also concerned about the aesthetics of the development on the community.
47. How will it affect me?

48. - How much of the ~1.5b debt will Alexandrians be left with if the project fails, or Monumental leaves as they now leave DC, or goes bankrupt? - Is this the best deal we can get from Monumental, or will they accept a smaller handout? - How do we justify this poor treatment of our sister city across the river? - What else could be done with the land parcel, and \$1.5 of municipal/state bond funding support, over the next couple decades (don't compare with status quo)? Isn't our Best Alternative to instead redouble our work on a sci/info/tech/arts innovation center? Monumental Arena, with hotdogs and gambling and giant LCD signage, seems a shiny distraction from, if not a deterrent to, a real knowledge-based economic engine for Alexandria and VA.
49. Trsfiv
50. Just how much control will Alexandria citizens and government have over the development? Who will actually pay to enlarge the PY metro station to handle the crowds? What will the effect be on real estate taxes in Rosemont based on what benefits to the average homeowner?
51. The downtown arena attracts amplified street performers, drug dealers, and drunk attendees. What will prevent that from happening at PY?
52. I would like to know the position of each Alexandria City Council Member, the basis for that position, and whether they have considered the various studies demonstrating that the project is a bad idea. If they have not considered such studies, why haven't they? If they have considered such studies but disagree with them, what is the basis for their disagreement? I also would like to know if the City has hired outside experts, including legal experts, to evaluate this project, and if the City hasn't, why not. More generally, I've had enough of the Council's "listening" sessions. We need sessions where individual Council members have to respond to questions from their constituents.
53. What traffic studies have been completed that actually analysis the impact of this project to traffic along Route 1, and the already challenging situation where residential neighborhood streets are being used as alternate routes by non-residents of Alexandria to attempt bypassing the current levels of traffic on Route 1, I-395 and the GW Parkway? We are an island surrounded by interstates, railroad and Metro tracks, and the river, so exactly how can traffic not increase, and further flood residential streets not intended for this purpose, given the fixed number of major vehicular entry points into and out of the city?
54. 1. The mechanisms and certainty of the "catalyzed" additional development. 2. The quantification of the lost revenue from debt service and other tax diversions due to the arena as well as the quantification of revenue gained from the potential other development. 3. Specific engineering or technical assessments of improvements required to the potomac yard metro station pedestrian bridge and their cost and feasibility.
55. impact on personal property, traffic modeling, changes to zoning, number of parking spaces removed. How much of the revenue reverts back to local coffers?



## 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: 76 Skipped: 2

Row	1 (Not a Concern)	2	3	4	5 (A Major Concern)	Not Sure	Average rating	Response count
Increased traffic and congestion	5.33% (4)	2.67% (2)	8.00% (6)	9.33% (7)	74.67% (56)	0.00% (0)	4.45	75
Cost to Alexandria taxpayers	9.46% (7)	1.35% (1)	10.81% (8)	16.22% (12)	60.81% (45)	1.35% (1)	4.19	74
Cost to Virginia taxpayers	9.21% (7)	3.95% (3)	13.16% (10)	18.42% (14)	55.26% (42)	0.00% (0)	4.07	76
Public subsidies to private organizations	10.67% (8)	6.67% (5)	9.33% (7)	13.33% (10)	57.33% (43)	2.67% (2)	4.03	75
Transparency and timeline of the process	9.33% (7)	9.33% (7)	12.00% (9)	13.33% (10)	56.00% (42)	0.00% (0)	3.97	75
Economic risks to Alexandria	11.84% (9)	5.26% (4)	14.47% (11)	11.84% (9)	56.58% (43)	0.00% (0)	3.96	76
Impact on resident parking during events	9.33% (7)	4.00% (3)	16.00% (12)	22.67% (17)	48.00% (36)	0.00% (0)	3.96	75
Stormwater and sanitary sewer impacts	12.00% (9)	6.67% (5)	16.00% (12)	22.67% (17)	42.67% (32)	0.00% (0)	3.77	75
Long term / what happens after team leaves	14.86% (11)	6.76% (5)	17.57% (13)	17.57% (13)	43.24% (32)	0.00% (0)	3.68	74
Environmental / Wetlands / Water	14.47% (11)	3.95% (3)	19.74% (15)	23.68% (18)	36.84% (28)	1.32% (1)	3.65	76
Economic risks to Virginia	14.67% (11)	9.33% (7)	17.33% (13)	17.33% (13)	41.33% (31)	0.00% (0)	3.61	75
Crime and public safety concerns	13.51% (10)	8.11% (6)	16.22% (12)	31.08% (23)	31.08% (23)	0.00% (0)	3.58	74
Increased cost of living and property taxes / Equitable housing concerns	14.67% (11)	8.00% (6)	14.67% (11)	29.33% (22)	32.00% (24)	1.33% (1)	3.57	75
Construction impacts (e.g. noise, disruption, debris, parking)	13.33% (10)	13.33% (10)	16.00% (12)	22.67% (17)	34.67% (26)	0.00% (0)	3.52	75
Negative impact to DC	15.79% (12)	9.21% (7)	17.11% (13)	22.37% (17)	34.21% (26)	1.32% (1)	3.51	76
Loss of existing retail and community services in Potomac Yard	17.11% (13)	6.58% (5)	22.37% (17)	22.37% (17)	28.95% (22)	2.63% (2)	3.41	76
Decreased property values	24.00% (18)	5.33% (4)	22.67% (17)	21.33% (16)	22.67% (17)	4.00% (3)	3.14	75
Lead to more absentee-owner short term rentals	18.92% (14)	13.51% (10)	25.68% (19)	18.92% (14)	17.57% (13)	5.41% (4)	3.03	74
Morality of team ownership and investors	28.00% (21)	14.67% (11)	18.67% (14)	9.33% (7)	28.00% (21)	1.33% (1)	2.95	75

Average rating: 3.69

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

Answered: 20 Skipped: 58

1. If this project goes through it will be another signal of the loss of the ability of residents and businesses to participate in decisions that affect them. I do not believe this project would be going forward with the total approval of our Council and Mayor if we had neighborhood representation via wards.
2. I believe there would be increased retail opportunities, not fewer. But keeping Best Buy, B&N, and Target are key.
3. Sports and other gambling will likely be coming along with the arena. It's unclear if Monumental Sports Network (MSN) will be profitable in the long term which could impact management's investments in the teams. MSN is a recently formed business that arose out of the difficulties of regional sports networks (Comcast Sports Net in this case). While the theory is that a team controlled network will work better, what if that isn't the case some years down the road. There has been no discussion or comparison modelling on the lost opportunity from the arena deal compared to mixed-use development. The City of Alexandria just passed their version of Missing Middle to improve housing in the city (which I strongly supported) and for years has lamented the lack of housing in general and affordable housing in particular. To then turn around and take twelve acres of mixed-use development near transit out of the picture is ridiculous. And last, the Wizards have been terrible for years, the Capitals have not won a playoff series since their 2018 Stanley Cup (and missed out last season), and Alex Ovechkin will be retired by the time the arena opens. Attendance has been down and no-shows have been up which means less spending by fans and less tax revenue to pay off the bonds making the rosy projections by proponents not so rosy.
4. Why are so many of our elected officials so in favor? It doesn't fit the philosophies of either Democrats or Republicans. I may be overly cynical, but I think they may be putting their interests over ours.
5. Hope questions about benefits are next
6. Survey is biased against the project and designed to capture as negative view as it can.
7. The chosen site is blatantly not appropriate for the proposed use.
8. No
9. What are the alternatives to the arena and what are their impacts on the above?
10. Control/checks and balances on the independent entity—to whom are they accountable?
11. We already have an adequate entertainment districts 100 block of King Street and City Hall and we already have a great concert venues - The Birchmere and Schlesinger Concert Hall at NOVA CC
12. The citizens of Alexandria should have the most say about this. Maybe a referendum?
13. Did you mention traffic?
14. Gridlock traffic on game days in front of my home in the 100 block of West Braddock Road between Russell Road and Commonwealth Avenue. AM & PM Rush Hour traffic is already backed up and heavy. We often cannot get into our driveway to park in our garage during rush hour NOW!
15. Building a sports arena/complex means the land can't be used for other important needs, including housing, green space, educational facilities.
16. This survey is biased against the project.
17. Collusion, and possible financial connections, between developers involved in both this project and "Zoning for Housing" and Alexandria's Mayor and City Council.
18. None.
19. I'm concerned about the city desperately clutching at a shiny object dangled in front to them by the outgoing billionaire governor and the billionaire sports team owner. Did we really think this through? I'm concerned about the "Opportunity Cost" of using a "once in a lifetime" land parcel such as this for such a frivolous, questionable commercial venture that prevents a perhaps higher use. Is this kind of glitzy, high-noise, crowd-attractor really what we want Alexandria to be known for?
20. Preclude other, more worthwhile, projects.

## 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: 75 Skipped: 3

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	23.29% (17)	15.07% (11)	23.29% (17)	12.33% (9)	26.03% (19)	0.00% (0)	3.03	73
Make better use of the Potomac Yard Metro station	27.03% (20)	16.22% (12)	18.92% (14)	16.22% (12)	21.62% (16)	0.00% (0)	2.89	74
Create an entertainment district with performing arts venue and community space	23.29% (17)	19.18% (14)	26.03% (19)	12.33% (9)	19.18% (14)	0.00% (0)	2.85	73
Add new retail/restaurant options nearby	24.32% (18)	21.62% (16)	16.22% (12)	21.62% (16)	14.86% (11)	1.35% (1)	2.81	74
Virginia Tech partnerships	24.66% (18)	15.07% (11)	17.81% (13)	28.77% (21)	8.22% (6)	5.48% (4)	2.80	73
Increased entertainment and family activities in Potomac Yard	29.73% (22)	16.22% (12)	22.97% (17)	13.51% (10)	17.57% (13)	0.00% (0)	2.73	74
Transportation improvements along route 1	33.78% (25)	16.22% (12)	14.86% (11)	12.16% (9)	20.27% (15)	2.70% (2)	2.68	74
Add new jobs in Alexandria	25.33% (19)	25.33% (19)	16.00% (12)	20.00% (15)	12.00% (9)	1.33% (1)	2.68	75
Additional public spaces and parks	35.62% (26)	9.59% (7)	20.55% (15)	13.70% (10)	15.07% (11)	5.48% (4)	2.61	73
Accelerate development in Potomac Yard	35.14% (26)	17.57% (13)	16.22% (12)	13.51% (10)	17.57% (13)	0.00% (0)	2.61	74
Convert a strip mall into a denser, walkable neighborhood	33.78% (25)	22.97% (17)	9.46% (7)	12.16% (9)	18.92% (14)	2.70% (2)	2.58	74
Potential water taxi, VRE, Amtrak access in Potomac Yard	29.73% (22)	17.57% (13)	21.62% (16)	13.51% (10)	10.81% (8)	6.76% (5)	2.55	74
Help existing non-Potomac Yard businesses gain new customers	32.43% (24)	22.97% (17)	18.92% (14)	10.81% (8)	10.81% (8)	4.05% (3)	2.42	74
Provide space for ACHS to hold graduation	39.19% (29)	16.22% (12)	10.81% (8)	20.27% (15)	9.46% (7)	4.05% (3)	2.42	74
Add meeting, event, wedding, and conference spaces	27.40% (20)	30.14% (22)	20.55% (15)	12.33% (9)	6.85% (5)	2.74% (2)	2.39	73
Open a new school sooner	30.99% (22)	19.72% (14)	18.31% (13)	7.04% (5)	9.86% (7)	14.08% (10)	2.36	71
Increased parking and pedestrian protections in adjacent neighborhoods	48.65% (36)	10.81% (8)	12.16% (9)	14.86% (11)	12.16% (9)	1.35% (1)	2.30	74
Increased housing, including committed affordable	40.00% (30)	24.00% (18)	10.67% (8)	9.33% (7)	10.67% (8)	5.33% (4)	2.23	75
Have professional sports teams and games close to home	50.67% (38)	9.33% (7)	17.33% (13)	9.33% (7)	12.00% (9)	1.33% (1)	2.22	75
Put Alexandria on the map / make us a destination	43.24% (32)	21.62% (16)	10.81% (8)	8.11% (6)	12.16% (9)	4.05% (3)	2.21	74

Philanthropic opportunity from a new corporate headquarters	43.24% (32)	12.16% (9)	18.92% (14)	9.46% (7)	8.11% (6)	8.11% (6)	2.21	74
Be able to afford more resident amenities	42.47% (31)	15.07% (11)	17.81% (13)	8.22% (6)	8.22% (6)	8.22% (6)	2.18	73
Opportunities for a small business incubator like the Water Park in Crystal City	40.28% (29)	20.83% (15)	12.50% (9)	6.94% (5)	9.72% (7)	9.72% (7)	2.17	72
New high-end hotels	37.84% (28)	22.97% (17)	25.68% (19)	5.41% (4)	5.41% (4)	2.70% (2)	2.15	74
Add public parking at the Potomac Yard metro station	43.24% (32)	24.32% (18)	16.22% (12)	8.11% (6)	4.05% (3)	4.05% (3)	2.01	74

Average rating: 2.49

Q7

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

Answered: 18 Skipped: 60

1. I am not convinced that any of these so-called "opportunities" are anything more than happy talk to distract people from the negative impact of this project
2. In general I don't think this is a major opportunity AT ALL. And since the only comparison and modeling has been the do nothing alternative how would anybody compare the above with something else. Not transparent and not realistic.
3. Thx!
4. Find ways to integrate ACHS classes, academies and sports into the Monumental space. Maybe run a Hospitality focused academy at the Monumental site and help students gain employment at the arena.
5. Please choose options that are more compatible with the site. The small area plan, already developed and updated in 2017, provides good guidance for compatible uses. The 2017 update even increased open space, which is sorely needed in Alexandria.
6. No
7. Who the hell thinks any these are real opportunities?
8. if this goes thru ; all Alex public and private high schools should get a couple of FREE home games for basketball and ice hockey - free to set-up and play and free for parents and neighbors to attend and very deep discounts on food and drink / no alcohol Likewise FREE performing arts shows at the concert site for all Alex public and private high schools ; free to set-up and perform and free for parents and neighbors to attend and very deep discounts on food and drink / no alcohol
9. I am doubtful that many of the opportunities listed will come to fruition.
10. Am unsure that these 'opportunities' could be realized or are merely promises. Therefore their significance has little value if they are merely projections.
11. All of these so-called "opportunities" are highly speculative and obtained, If at all, at far too great a cost for the city in terms of public expenditure, credit risk, and reduced quality of life.
12. I think the questions above may be better phrased as "what value do you attach to the list of opportunities below that are being attributed to the Arena proposal?"
13. A similar list should be generated and allow responses for the existing Arena/Chinatown area in DC.
14. No
15. Opportunity for low wage jobs?! What are the other development options?
16. Many of these "opportunities" would just cannibalize business from other restaurants or hotels. VA Tech partnerships with Monumental seem like a stretch, if not a pipe dream, given Monumental's orthogonality to data-science/ML space. The bigger danger is squeezing out partnerships with others who might have located nearby but are not interested in or able to afford locating in a busy "entertainment/gaming (AKA gambling) district.
17. The phrasing of this portion of the survey was confusing. I couldn't tell if the question was "this thing will happen as a result of the development" or "i personally consider this thing a valuable or positive aspect of the development."
18. the new jobs added are unlikely to be able to afford living in the area.

## Final thoughts and Demographics

Q8

Any other final thoughts to share?

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

Answered: 29 Skipped: 49

1. The relocation on Monumental Sports HQ along with the relocation of the Wizards and Capitals provides Alexandria with a transformational economic development opportunity to increase the commercial tax base in Alexandria, provide upward mobility for lower-income residents to work in the community they live in, and provide a destination for the region which will increase business for small businesses in the City of Alexandria.
2. My biggest concern is that promises from the developer (entertainment, restaurants, easy access) require guarantees from the City/State (public financing, road improvements, etc.) That's not a fair balance. There should be a provision for City/State to "claw back" funds if projections are not met. There is huge value in developing adjacent land, for example, that is directly related to the developers. If visitor or revenue projections are not met the City/State should be compensated by receiving ownership interests in adjoining land. The developer should have to grant interests to the City/State based on a sliding scale of project performance. If performance is at expectations, developer keeps it all. If it falls below, the City/State gets a cut of adjoining interests.
3. I think there is more support for this than you may be hearing.
4. The sports teams belong in DC at much more accessible Capital One where they are centrally located for the fans. The financing (it's a billion dollar giveaway to a rich sports team owner) puts the onus on Alexandria and Commonwealth taxpayers to backstop any shortfalls. There can't be much real benefit tax benefit because the Sports Authority will own the land which won't be taxed and tax collections from the arena will be used to pay back the bonds. The City of Alexandria will be footing the bill for the extra services needed to support events (e.g. traffic control officers, enhanced bus service, etc.). This is a bad deal on so many levels for both the city and Virginia.
5. Represent the citizens of the city not business owners. Keep the stores at Potomac Yard. No taxpayer money in direct or indirect support of the project. Make Monumental Sports pay for their project and infrastructure improvements; otherwise let them walk.
6. My taxpayer money should be going to improve the infrastructure and flooding concerns plaguing Alexandria, not toward build a new arena for a mediocre sports team.
7. Stop the Potomac Yard Arena now! Respect the District of Columbia - work with DC to keep the arena where it is now. There is lots of transit access to that site!! Plus, DC wants to keep the arena.
8. The sports teams should strongly invest in Alexandria by partnering with local youth organizations in meaningful ways.
9. No
10. It's billionaire welfare.
11. The arena would be a white elephant for the City and Youngkin could brag about hosing the Dems up north. Toss it. People will vote you out regardless of how much Monumental will pay you.
12. Billionaires don't need or deserve tax subsidies! Sporting events are already nearby in DC and don't need to move.
13. There is no reason to believe that this arena development will be any different than any that have come before it. Leonsis is ready to break a commitment that he has to DC regarding the current arena. There is no reason to believe that we can rely on any promises he makes to Alexandria or Virginia.



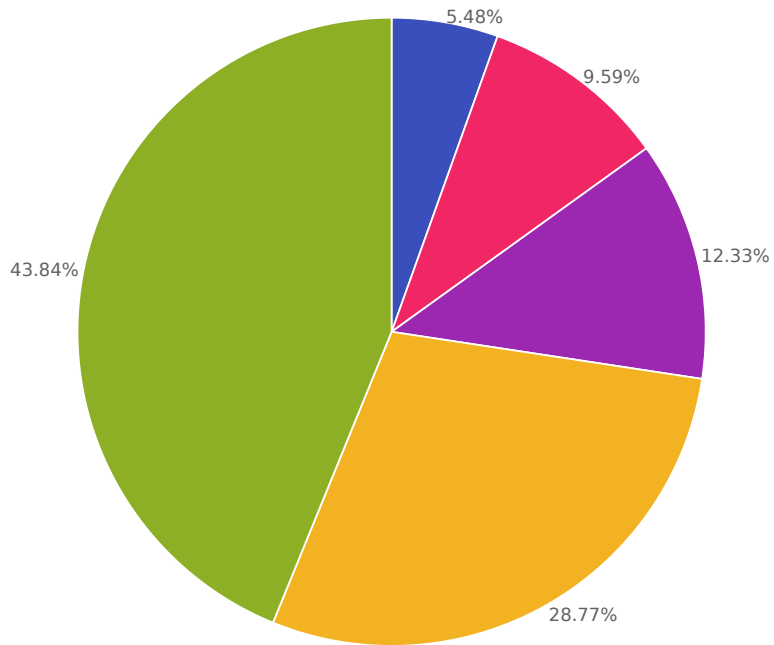
14. it has got to be re-named the ALEXANDRIA Entertainment District not the Virginia Entertainment District AND Alexandria must have majority votes on the Board - all revenues linked to Alexandria, except for State bond service
15. The people who live in the area know how bad the congestion will become as part of this. Residents in the surrounding areas will move further out and many will leave the City. This looks good on PowerPoint but in the real world this could be a historic disaster. I don't trust our city leaders to manage all of the potential pitfalls. It's the last straw for me, I've seen this city change for the worse over the last 20 years, it really does feel like the city council wants to make sure every inch of green space is covered in concrete and this is the piece de résistance.
16. I am appalled at the secrecy with which this process unfolded. I am disgusted by the hubris of the Mayor, Governor and City Council in deciding that they know what's best for Alexandria and for Virginia without any substantive citizen input.
17. Thank you for the excellent survey!
18. Long-term studies by economists and professors report that stadium/arena projects leave all jurisdictions in bondage to debts that are not recovered by the proposed revenue.
19. As native Alexandrians and life-long Rosemont home owners, we actively support our locally owned businesses in Del Ray, Old Town, Route 1 South, Mt. Vernon and parts of Fairfax County near Alexandria. Our real estate & personal property taxes are already very high as are water, storm sewer, and other utilities. Our narrow streets are very congested during the day and especially rush hour. We oppose this sports complex that generate high volume, heavy traffic that will enter Potomac Yards coming from the West down West Braddock Road, past my house, down Glebe Road, and King Street. Traffic will make a pure gridlock nightmare in my hometown. We beg you NOT to approve this "Handout" to a Billionaire sports team owner.
20. The way this proposal was unveiled during the holiday season with any prior socialization of the idea was a great disappointment. I'm appalled by the lack of transparency and the way in which this process has severely undermined residents' confidence in the integrity of our City officials and political process. Democracy dies when the citizenry loses faith in its institutions.
21. It is absurd to hide basic assumptions underlying the arena complex's economic growth projections under the guise of proprietary information. Assumptions that drive unrealistic growth projections are not proprietary. If those assumptions were realistic, they would not be hidden under an absurdly opaque impact study. Monumental needs to come clean and show its entire dubious analysis.
22. Based on the information to date shared with the public, I am not persuaded that the benefits of the Arena proposal outweigh the significant risk of lowered quality of life for Alexandria residents.
23. Investigate how Alexandria's mayor and city council members personally stand to profit by pushing through this project, as well as Zoning for Housing, despite overwhelming opposition from their constituents.
24. I'm interested in the NET impacts of this project to the DMV. Yes jobs & commercial development benefits could increase in Alexandria if this project is implemented. But what are the impacts and job losses in the District of Columbia if implemented? Also what are the impacts & risks of this project to non-Northern Virginia residents say in Roanoke or Virginia Beach compared to residents in Alexandria?
25. Some serious concerns that our infrastructure can't handle this. Our roadways can't handle the rush our traffic as it is and I'm also concerned for our water system and sewer system.
26. No
27. Historically stadium deals are bad for taxpayers. The current stadium helped a struggling urban core and it would be better for the environment and DMV as a whole to upgrade it vs. indulging in billionaire owner's dream of starting from scratch in a site with less transportation infrastructure.
28. This whole initiative has been a public-relations disaster from the start. It's a shame and a self-inflicted tragedy. What could have been an exciting opportunity for the community to build together through a deliberative process has become yet-another case of fractious infighting, finger-pointing factionalism, and so soon after the last one. Why? Because the secretive "Project Potter" came out of the blue and looks like wheeling and dealing with billionaires, but with public money, and many people think their leaders may have been sold a bill of goods. City officials need to come back to their people and start fresh. Stop having listening sessions that feel like sales meetings. Stop hiding behind confidentiality and explain why this the best we can do, or this is something we must do.

29. For me, there are two main points. The first is opportunity cost. I am pro-development, but even with the long-term lease signed for the Target space, I cannot imagine that the alternative here is "nothing happens." This proposal is a uniquely poor investment for public financing. The second is the moral case for subsidizing a billionaire at this scale. It is truly staggering that we would provide almost two billion dollars of financing for a "once in a lifetime" parcel of land for one (untrustworthy) man. We don't need to compromise our community values in the name of alleged growth, because we can do it organically in a more equitable fashion.

Q9

### How long have you lived in Alexandria?

Answered: 73 Skipped: 5



● Less than a year

● 1-5 years

● 6-10 years

● 11-20 years

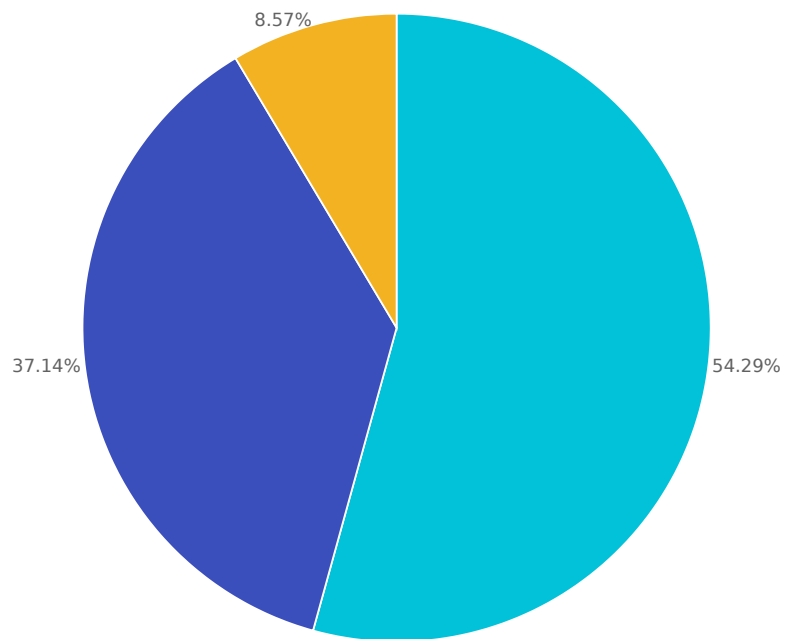
● 20-30 years

● More than 30 years

Q10

### Gender: How do you identify?

Answered: 70 Skipped: 8

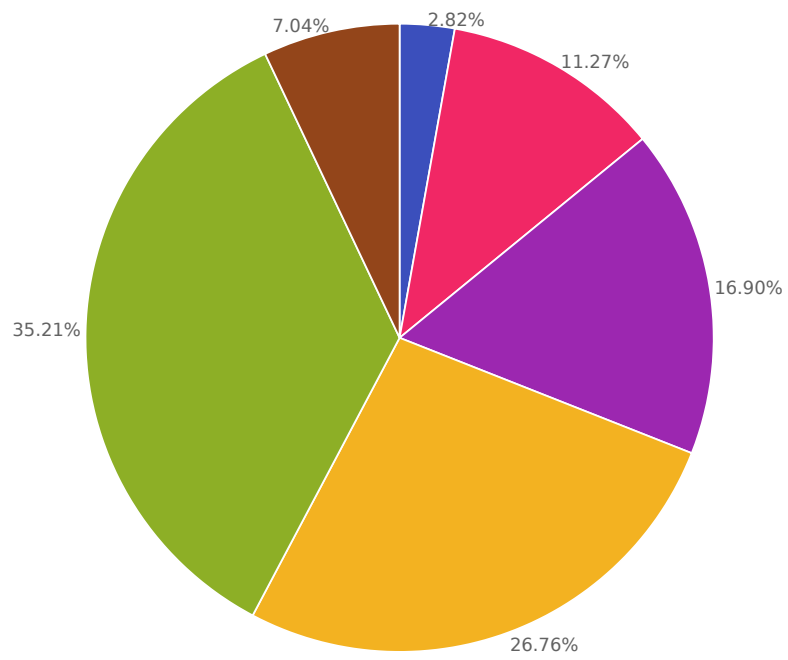


- Female
- Male
- Non-Binary
- A gender not listed here
- Prefer not to answer

Q11

What is your age?

Answered: 71 Skipped: 7



18 to 24

25 to 34

35 to 44

45 to 54

55 to 64

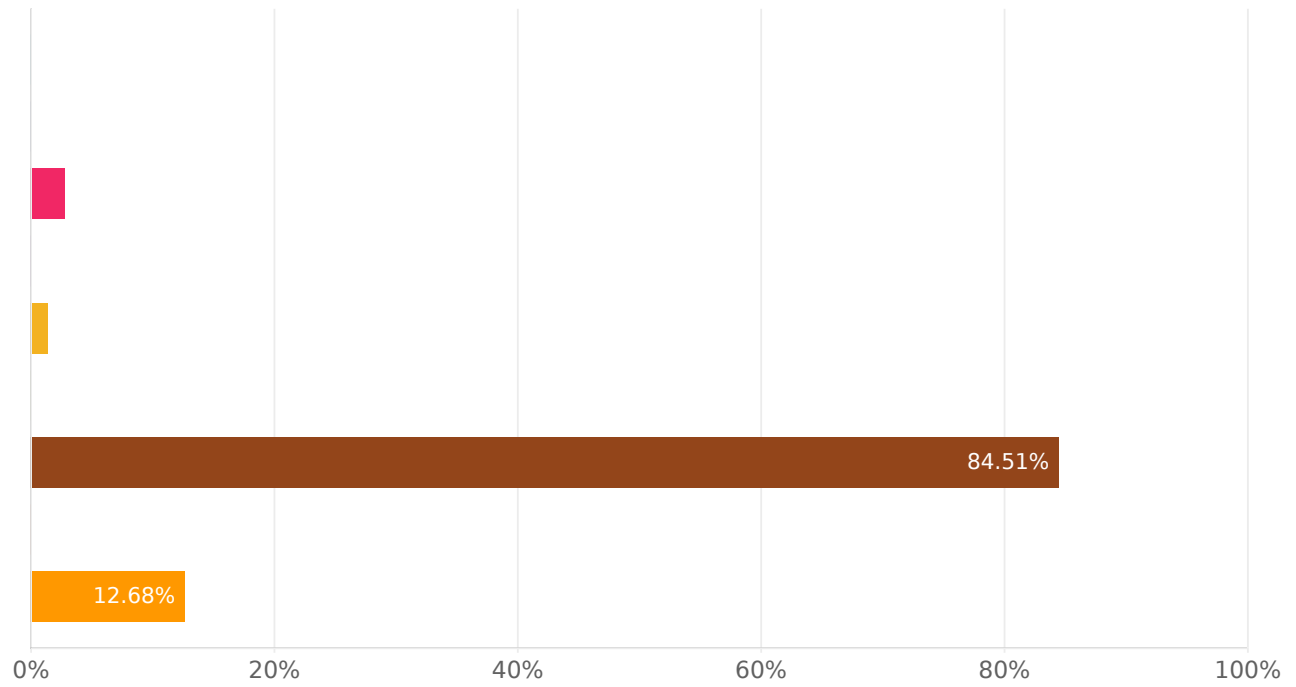
65 and over

Prefer not to answer

Q12

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

Answered: 71 Skipped: 7

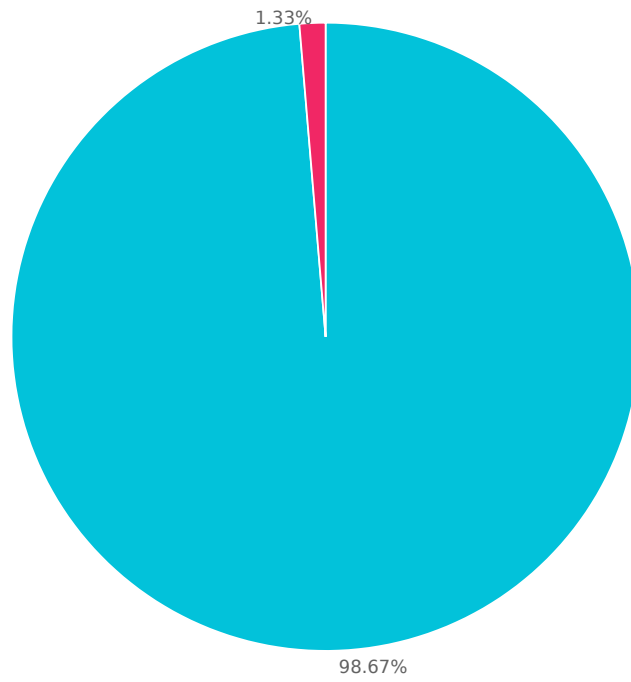


- American Indian or Alaska Native
- Asian or Asian American
- Black or African American
- Hispanic or Latino/a
- Middle Eastern or North African
- Native Hawaiian or Other Pacific Islander
- White or European
- A race/ethnicity not listed here
- Prefer not to answer

Q13

Do you own or rent your home?

Answered: 75 Skipped: 3



● Own

● Rent

● Prefer not to answer