

Legal Notices

ABC LICENSE

Guac & Roll, LLC trading as Moe's Southwest Grill, 7698 Richmond Hwy, Alexandria, VA 22306. The above establishment is applying to the VIRGINIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL for a Beer On premises license to sell or manufacture alcoholic beverages. Frank Maresca, Member Guac & Roll, LLC NOTE: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

LEGAL NOTICE

Notice is hereby given to members of the NY, nonprofit, American Society of Clinical Oncology, Inc., that eligible ASCO members may vote by proxy ballot from Oct. 13 to Nov. 21, 2011 to elect the President Elect, Treasurer, five seats on the Board of Directors, and two seats on the Nominating Committee for service beginning on June 4, 2012. Information about proxy ballots is available at www.asco.org. Completed proxy ballots will be delivered to the ASCO President or his designee for casting at a meeting held on Nov. 30, 2011, 7:30 AM – 8:00 AM at ASCO Headquarters, 2318 Mill Road, Suite 800, Alexandria, VA 22318. Members with questions can email ASCOelection@asco.org or call 571-483-1316.

LEGAL NOTICE

Pursuant to the provision of section 4-1-16 of the code of the City of Alexandria, the Alexandria Police Department located at 2003 Mill Road, Alexandria, VA 22314 is now in possession of unclaimed bicycles, mopeds, lawn equipment, money, scooters, and other items. All persons having valid claim to the property should file a claim to the property with reasonable proof of ownership or the items will be sold, destroyed, converted or donated. For a complete listing go to <http://alexandriava.gov/police/> and contact the Police Property Unit at (703) 838-4709.

ORDER OF PUBLICATION

Case No JJ031119-05-00
Commonwealth of Virginia
VA. CODE § 8.01-316
Alexandria J & DR Juvenile and Domestic Relations District Court
Commonwealth of Virginia, in re
JAYDEN WARD
The object of this suit is to:
Terminate the residual parental rights and responsibilities of unknown father to Jayden Ward, born on 11/19/2010 to mother Sophie Ward, and to authorize the placement of the child for adoption.
It is ordered that the defendant unknown father, appear at the above named Court and protect his or her interests on or before 12/02/2011 at 2:30pm

Now! Complete Print Editions Online!

The full print editions of all 18 Connection Newspapers are now available on our Web Site in PDF format, page by page, identical to our weekly newsprint editions, including print advertising. Go to www.ConnectionNewspapers.com and click on "Print Editions."

THE CONNECTION
to your community



Two Sides Collide over Waterfront

FROM PAGE 1

that suggests the city keep the existing zoning and try to negotiate with landowners to acquire some open space. Delivering the keynote address at the Athenaeum event, which crowded the building with 150 people, former Vice Mayor Andrew Macdonald compared his fight to the one waged by the late Ellen Pickering that prevented a developer from constructing high-rise condominiums on Founders Park.

"We're fighting the same battle," said Macdonald, who resigned from City Council in 2007. "We're not against all commercial development on the waterfront, and we're not for just parks."

City officials organized a conference call Tuesday to respond to the alternative plan. Acting city manager Bruce Johnson described conflict between "change versus no change or limited change." He announced he will be asking city officials if they consider the alternative to be financially sustainable and the legally defensible. Although he said he had not yet had a chance to read and digest the plan, he said a formal response would be forthcoming.

"Is a waterfront with no change financially feasible and legally defensible?" asked Johnson. "I do not want to be in a position of having counsel go down a path that's going to involve years of additional litigation."

Meanwhile, members of the Waterfront Work Group decided Wednesday morning that they would allow leaders of the CAAWP to make a presentation. Although the idea was initially rejected by panel member Mindy Lyle, several other group members chimed in that the alternative plan represented a serious effort at contributing to the discussion, and ignoring it would only serve to exacerbate the tension between the already warring factions.

"Ten to 15 minutes," Lyle conceded, "end of subject."

"It's not end of subject," protested panel member Bob Wood.

"I was talking about the presentation," Lyle shot back.

THE CAAWP REPORT is a long-awaited reaction to the city's plan, which was released in January. City planners recommended overturning a longstanding ban on hotels and increasing the amount of density, which would

increase the value of the land Robinson Terminal owner Washington Post would receive when they sell the properties. Now the CAAWP has responded with an alternative, which suggests keeping the existing zoning rather than increasing density and maintaining the ban on hotels.

"Citizens have voiced their opposition to the city's preferred plan and asked for changes that do not match the commercialization goals of this plan," states the overview of the document. "The city has made no serious effort to calculate the costs and the benefits of its hotel-based waterfront plan by comparing them with the costs and benefits of other alternative waterfront uses."

One chapter of the plan lays out a series of deals city officials negotiated in the 1970s that led to the creation of Founders Park and Oronoco Bay Park. In exchange for giving up plans to build three residential towers, the alternative plan noted, the city traded the surplus Fickling School site from Smoot Lumber to Watergate and developed Founders Park. Then, when Texaco announced plans to donate a tank farm to the United Way, the city asked for a property donation that eventually created Oronoco Bay Park.

"Today, thanks to citizens' efforts, Councilwoman Ellen Pickering and some artful, savvy trading by the city of Alexandria," wrote CAAWP member Katherine Papp, "we have two well-loved parks."

That concept received a cool reception at City Hall. When asked about the idea of using a land swap or density swap to acquire land, Johnson said the idea was never considered.

"I have no knowledge of unused city land, except for parkland or recreational facilities," said Johnson. "I'm not quite sure where they want to put the density. Were they proposing to swap density out in the Beauregard area?"

"No," responded CAAWP leader Katy Cannady. "Increased density in Alexandria could be exchanged in another jurisdiction. Let's put it in National Harbor."

PERHAPS THE MOST serious charge city officials leveled at the alternative plan is that it would be an illegal downzoning, one that would put the city in a precarious legal position. When asked why they considered the plan a downzoning, Banks referred to a paragraph of the overview that said "any new business should be located in existing structures." By

reusing historic waterfront warehouses, the alternative plan suggests, the redeveloped waterfront would preserve the historic tie to an era when sailing ships and steamboats made calls of port to Alexandria.

"They want the city to take the position that the Robinson Terminal warehouses must remain in place," said Banks. "I don't see how anyone could conclude that this would be anything other than a downzoning."

Macdonald rejected the notion that the plan called for a downzoning, adding that the paragraph city officials mentioned doesn't say anything about preserving the Robinson Terminal building. When asked about the criticism, Macdonald pointed out part of the alternative plan that outlines four development options, which are outlined in a part of the plan called "financing scenarios." Ultimately, he said, the alternative plan recommends that the city keep the current 1992 zoning rather than allowing additional density at the sites.

"The paragraph in question refers primarily to the adaptive reuse generally of the most historic structures, not the preservation of all the warehouses along the waterfront," said Macdonald. "If we buy a piece of land from someone at some agreed-to price — and of course is partly determined by the zoning — why would anyone object to what happens to the buildings?"

One scenario laid out in the alternative plan would have the city purchase all the land associated with the three redevelopment sites, which they calculated at \$97 million, then sell back 35 percent to offset the cost of purchasing the land. Another scenario would limit the purchase to the two Robinson Terminal sites, which they estimate at \$30.5 million. The third scenario would acquire two Robinson Terminal sites east of Union Street not the property west of Union, which they estimated at \$24.9 million. The final scenario suggests acquiring the Cummings-Turner property and the Robinson Terminal South east of Union.

"We present these alternative financing plans as a starting point for further discussion about how we might pay for a waterfront plan that relies much less heavily on commercial development like hotels and townhomes, which, if not carefully controlled, will suffocate the public nature of the waterfront," the alternative report concludes.

Planning for The Future

SSA holds first Senior Law Day.

More than 250 people turned out Oct. 15 for the first Senior Citizens Law Day sponsored by Senior Services of Alexandria and the Alexandria Bar Association.

"Think of it as a graduation, not a retirement," said Retirement Living Sourcebook publisher Steve Gurney in his welcoming

address at First Baptist Church. Attendees then learned about issues relating to estate planning, long-term care, in-home support and aging-related legal issues from an expert legal panel that included Lonnie Rich, Kenneth Labowitz, Deborah Matthews and Luke Lenzi.

"These aren't topics anyone likes to think about but we all need to be prepared for," said Anne Karoly who attended the event with her mother Marilyn. "This has been a great learning experience."

— JEANNE THEISMANN



Marilyn Karoly and her daughter Anne listen to a presentation during Senior Citizens Law Day at First Baptist Church.