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Case: 23-00043968

Case Owner	All Members COUNCIL	Service Request Id	23-00043968
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Alexandria Council, I have lived in Alexandria for all of my 56 years. I vote in all City elections. I do not remember any council member running on this issue. When asked beforehand, 4 said they were against it. This should not be passed thru so quickly. There are both Republicans and Democrats against it. This should be voted on by the citizens of Alexandria!	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/27/2023 8:18 AM	Date/Time Opened	11/27/2023 8:18 AM
Expected Date/Time	12/4/2023 8:18 AM	Updated Date/Time	11/27/2023 8:24 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Kelly McGrath	Contact Phone	
Account Name	Customer	Contact Email	krmcgrath67@aol.com

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Case: 23-00043958

Case Owner	All Members COUNCIL	Service Request Id	23-00043958
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Mayor Wilson, thank you for your prompt response to my concerns about the proposed change to the master plan. You state "...This proposal ONLY changes how you can use the structures" and to that I suggest that certainly matters! How could adding three families to a single family zoned property not? The other comment you made "...meet demand moderates rents/sale prices, by providing more competition for developers and landlords." seems unfair to current single family home owners. I believe that Alexandria has 2% of the region's population and 1% of the land area. Why will Alexandria be burdened with an unfair portion of the housing supply issue? _____ and lastly, you sent me the staff report with over 140 pages. How many of our city council members have read and become knowledgeable about its contents? To them I suggest voting down a measure of this magnitude until they do. This will take time.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/27/2023 5:10 AM	Date/Time Opened	11/27/2023 5:10 AM
Expected Date/Time	12/4/2023 5:10 AM	Updated Date/Time	11/27/2023 5:15 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Hill Montague	Contact Phone	+1 (202) 329-6549
Account Name	Customer	Contact Email	hmoniv@gmail.com

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Case: 23-00043956

Case Owner	All Members COUNCIL	Service Request Id	23-00043956
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>I am very concerned about the proposed Zoning for Housing/Housing for All decisions that are about to be made. From an environmental standpoint, the most environmentally friendly new building - LEED Platinum certified or what not, is not as environmentally friendly as rehabbing existing buildings. In 2022, Alexandria's vacancy rate was 21.17% well above the national average of 12%. In addition, the federal government has just announced that it has significant excess inventory. Plus, there are many other organizations that own vacant lots. Before considering incentivizing new building, an inventory of existing vacant lots needs to be held and Alexandria needs to have a plan to assist with commercial real estate conversions for environmental and economic reasons. My second concern is that the new zoning approach does not take into account the carrying capacity of existing infrastructure. Added congestion, inadequate street parking, and strains on existing health, safety, and emergency management infrastructures need to be factored in much more seriously. I have seen this lack of relational understanding between housing and supporting infrastructures create huge problems, which ultimately become added financial burdens for the city to bear. My third concern is that the proposed zoning changes will also lead to more homogenization and undermine the diversity of Alexandria's neighborhoods. This is diametrically opposed to the Alexandria strategic plan which calls for "distinctive and vibrant neighborhoods." City-wide initiatives tend to undermine this pillar by definition. City Council should affirm for itself how this zoning policy will fit in to the strategic plan.</p> <p>I regret that I did not speak out sooner. From a sustainable development perspective, please review these considerations in more depth. I would</p>		
		Post Tags	

strongly urge a re-think of this approach and how a new strategic path forward could be shaped.

Selected Location

Sub-Status

SLA Information

Expected Start Date 11/27/2023 12:00 AM

Expected Date/Time 12/4/2023 12:00 AM

SLA Status On Time

Date/Time Opened 11/27/2023 12:00 AM

Updated Date/Time 11/27/2023 12:00 AM

isCaseEscalated

Date/Time Closed

Contact Information

Contact Name Stephen Jordan

Account Name Customer

Contact Phone

Contact Email sjordan@isdus.org

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Location Information

Address

Served

Trash Zone

Recycle Zone

Spring Clean Up Zone

Leaf Zone

Location

Selected Location

Location Details

Relative Location

Reporting Area

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



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Case: 23-00043982

Case Owner	All Members COUNCIL	Service Request Id	23-00043982
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	I am writing to urge the council to strongly oppose the proposed zoning changes. I have been a resident of Alexandria for over 50 years and have been disturbed by the declining quality of life in the city; traffic congestion and over development have made the city less livable and strained public services. I don't think the city has demonstrated how increasing the housing density of an already densely populated city will somehow result in an increased supply of affordable housing. Developers in the future will be eager to build upscale housing to attract additional affluent home owners and renters to the city. Given the high costs of new construction, "affordable" housing offers developers lower, less attractive returns.		
Selected Location		Post Tags	
Sub-Status			
SLA Information			
Expected Start Date	11/27/2023 8:59 AM	Date/Time Opened	11/27/2023 8:59 AM
Expected Date/Time	12/4/2023 8:59 AM	Updated Date/Time	11/27/2023 8:59 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Richard Hunt	Contact Phone	
Account Name	Customer	Contact Email	rnh1964@gmail.com

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Case: 23-00043981

Case Owner	All Members COUNCIL	Service Request Id	23-00043981
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Until the City of Alexandria is able to maintain existing structures, roads, etc and once residents of Del Ray stop having human excrement coming up in their basements when as the mayor says the "100 year rains" occur 3 of which happened within 2 years - no more new construction. Our Infrastructure is already overtaxed and outdated. Provide a healthy living environment for those already living in Alexandria.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/27/2023 8:59 AM	Date/Time Opened	11/27/2023 8:59 AM
Expected Date/Time	12/4/2023 8:59 AM	Updated Date/Time	11/27/2023 8:59 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Mary Ray	Contact Phone	+1 (703) 683-0920
Account Name	Customer	Contact Email	mraylcs@gmail.com

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Case: 23-00043954

Case Owner	All Members COUNCIL	Service Request Id	23-00043954
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Mobile
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Please support all zoning amendments that are part of the Zoning for all initiative.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 8:51 PM	Date/Time Opened	11/26/2023 8:51 PM
Expected Date/Time	12/1/2023 8:51 PM	Updated Date/Time	11/26/2023 8:51 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Mark Walsh	Contact Phone	
Account Name	Customer	Contact Email	mark1walsh@aol.com

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Case: 23-00043953

Case Owner	All Members COUNCIL	Service Request Id	23-00043953
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Oppose changes to the housing zoning. By now you have heard numerous reasons to oppose this proposal that you will vote on this week. I'd like to add just a couple that might cause some pause: several members of the council said before they were elected that they would oppose changes to housing zoning and one said that the member would only support if each change was carefully considered and debated. I will not vote for any council member or the mayor if they/he support this proposal. 2) I have lived here over 30 years and I have seen years when we were under water restrictions. Those years were when Alexandria was much less densely populated than it is now. Let's wait on new zoning changes for a few years until we see the impact of the numerous high density buildings that are currently approved and not yet occupied. Specifically those buildings are in the Seminary Rd (including the INOVA hospital site) to King Street areas and the Glebe Road triangle behind St. Ritas. These large projects may very well stress our area in terms of crime, congestion, and infrastructure including essential water supply and waste systems. As a civil and environmental engineer I highly doubt that approving these changes will improve affordability or safety or for that matter just about any other quality of life issues. I've seen some sustainability studies that support these types of changes but studies also indicated that overcrowding most negatively impacts minorities and the poor. It is as simple as that. You are being misled by developers who want to make more profit from a loose building code. Just one small example is changing the occupancy requirements for a single family residence. So how does allowing 8 to 10 adults to live in what would have been a single family home do anything to reduce congestion and car ownership? You now have 8 or</p>	Post Tags	

more cars trying to park in front of a residential lot that was designed for 2 or 3. This is just one of the numerous deleterious effects of just one of the components of this tightly "packaged" deal. Just vote NO, for the future of Alexandria.

Selected Location

Sub-Status

SLA Information

Expected Start Date 11/26/2023 8:31 PM

Date/Time Opened 11/26/2023 8:31 PM

Expected Date/Time 12/1/2023 8:31 PM

Updated Date/Time 11/26/2023 8:31 PM

SLA Status On Time

isCaseEscalated

Date/Time Closed

Contact Information

Contact Name Pat Weggel

Contact Phone +1 (703) 518-8138

Account Name Customer

Contact Email industrialhygienist@lavabit.com

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Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan



- [Close Window](#)
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Case: 23-00043950

Case Owner	All Members COUNCIL	Service Request Id	23-00043950
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Dear Members of the City Council,</p> <p>My name is Jacob Wildfire, and I am a resident of Alexandria. With the Zoning for Housing / Housing for All reforms, we have an opportunity to implement much needed changes to our community. While Alexandria's history must be cherished, that history cannot hold our future back. Without these housing reforms, population pressures will soon make living in this city unaffordable except for the most wealthy among us. People who work in and for our community deserve a chance to live in this community. Therefore, I humbly urge each and every one of you to vote for the Zoning for Housing / Housing for All plan.</p> <p>Thank you,</p> <p>Jacob</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 8:05 PM	Date/Time Opened	11/26/2023 8:05 PM
Expected Date/Time	12/1/2023 8:05 PM	Updated Date/Time	11/26/2023 8:05 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Jacob Wildfire	Contact Phone	+1 (412) 874-6429
Account Name	Customer	Contact Email	jacobwildfire@gmail.com

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Location Information

Address

Served

Trash Zone

Recycle Zone

Spring Clean Up Zone

Leaf Zone

Location

Selected Location

Location Details

Relative Location

Reporting Area

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



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Case: 23-00043949

Case Owner	All Members COUNCIL	Service Request Id	23-00043949
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	In regard to the zoning issue before the council---please vote NO! I am very much opposed to the zoning issue. The city is already crowded adding more multi family housing will create additional problems for example: parking.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 7:36 PM	Date/Time Opened	11/26/2023 7:36 PM
Expected Date/Time	12/1/2023 7:36 PM	Updated Date/Time	11/26/2023 7:37 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Leah Murray	Contact Phone	+1 (417) 291-1745
Account Name	Customer	Contact Email	tlcsmurray@gmail.com
311 Files			



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Case: 23-00043946

Case Owner	All Members COUNCIL	Service Request Id	23-00043946
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Mobile
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	As a resident of Alexandria with an advanced degree in economics, I believe the Zoning for Housing proposals will further strain the infrastructure of the city while not providing for additional affordable housing. I urge the Council to vote no on the proposals or at least defer decision so that a stepwise assessment of the various zoning changes can be made.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 7:13 PM	Date/Time Opened	11/26/2023 7:13 PM
Expected Date/Time	12/1/2023 7:13 PM	Updated Date/Time	11/26/2023 7:13 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Thomas Whittier Warthin	Contact Phone	+1 (703) 505-4463
Account Name	Customer	Contact Email	whit.warthin@gmail.com
311 Files			



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Case: 23-00043945

Case Owner	All Members COUNCIL	Service Request Id	23-00043945
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	I have lived in Alexandria since 1972 and am very much opposed to the new housing code legislation . You are pushing this through and I have lost trust in your listening to the concerns of the community. I really will consider leaving the city if you pass this legislation..	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 6:51 PM	Date/Time Opened	11/26/2023 6:51 PM
Expected Date/Time	12/1/2023 6:51 PM	Updated Date/Time	11/26/2023 6:51 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Carol Siegel	Contact Phone	+1 (202) 341-3023
Account Name	Customer	Contact Email	carolsiegel74@gmail.com
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Case: 23-00043940

Case Owner	All Members COUNCIL	Service Request Id	23-00043940
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description		Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 5:49 PM	Date/Time Opened	11/26/2023 5:49 PM
Expected Date/Time	12/1/2023 5:49 PM	Updated Date/Time	11/26/2023 5:50 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Bonnie Williams	Contact Phone	+1 (703) 838-2099
Account Name	Customer	Contact Email	vastforeve@gmail.com

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Zoning letter to City Council.docx			Create		https://alex311.my.salesforce.com/sfc/dist/version/download/?oid=00D1U000000tpPp&ids=0686T00000VZtkhQAD&d=/a/6T00000

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Location Information

Dear Mayor Wilson, Vice Mayor Jackson, and Councilmembers, Aguirre, Chapman, Gaskins and McPike:

Please delay the vote until after elections so we can hear what the candidates have to say about the plan, what they see as its impact, and how it will affect Alexandria.

I am surprised that it appears so detrimental and has stirred up a lot of concerns about increased density without added parking, and the enabling of the cramming of more houses onto single-family lots.

These seem like bad ideas on the surface. Maybe they are just too broadly stated.

I want to hear the defense of it from individual Council members.

Thank you,
Bonnie Williams
2916 Russell Rd.
703-838-2099
vastforever@gmail.com



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Case: 23-00043935

Case Owner	All Members COUNCIL	Service Request Id	23-00043935
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Dear Members of the Alexandria City Council,</p> <p>I trust this letter finds you well. I am writing to express my firm opposition to the current "Zoning for Housing" proposals and to urge you to cast your vote against them.</p> <p>While I acknowledge the importance of addressing the need for more affordable housing in Alexandria and the broader DMV area, my concern lies in the apparent lack of a comprehensive plan to handle the infrastructure demands associated with the proposed zoning changes. As a responsible and engaged resident, it is disheartening to witness what appears to be a push for a well-intentioned but poorly executed initiative.</p> <p>Upon delving into the details of the zoning issue, it has become evident that there is a dearth of information regarding how the city plans to address critical infrastructure challenges. I firmly believe that no council member should lend their support to this proposal until a clear and viable plan is presented to address the impact on schools, roads, sewage, public safety, and other essential services. Unfortunately, the council seems to be looking at "zoning" as an issue that is not entangled with other important initiatives such as permitting, city budget, and others. Again, I agree with the need for affordable housing, but changing the zoning without demonstrating what other changes are necessary and the potential impact on taxpayers is irresponsible.</p> <p>Questions loom large concerning existing issues such as stormwater management, sewage, parking, and the strain on our educational system. The proposed increase in population, with potential challenges like an additional 11,000 students, exacerbates the strain</p>		
		Post Tags	

on a city already grappling with density issues. It is troubling to note that decisions made just a few years ago, such as the rejection of a second high school, seem incongruent with the current agenda.

Furthermore, the proposal lacks transparency regarding the financial commitment required to upgrade existing infrastructure and support the influx of new residents. Without a clear plan for sustained economic growth and effective management of taxpayer dollars, I am concerned that the taxpayers will foot the bill.

It is crucial to halt the pursuit of lofty ideals and refocus efforts on addressing the tangible problems that affect the well-being of existing residents. A unified vision for the future of Alexandria is imperative, one that aligns past decisions with the current agenda. Before entertaining the idea of drawing in new residents, the city must demonstrate its ability to judiciously allocate resources and effectively address existing challenges.

In conclusion, I implore you to vote against the "Zoning for Housing" proposals until a comprehensive plan is presented that addresses the critical infrastructure concerns and ensures the sustainable growth and prosperity of Alexandria.

Thank you for your attention to this matter, and I trust that you will make decisions in the best interest of the entire Alexandria community.

Sincerely,

Brian Verhoeven

Selected Location

Sub-Status

SLA Information

Expected Start Date 11/26/2023 5:39 PM

Expected Date/Time 12/1/2023 5:39 PM

SLA Status On Time

Date/Time Opened 11/26/2023 5:39 PM

Updated Date/Time 11/26/2023 5:39 PM

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Date/Time Closed

Contact Information

Contact Name Brian Verhoeven

Account Name Customer

Contact Phone +1 (571) 232-6001

Contact Email brian.verhoeven@gmail.com

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Case: 23-00043933

Case Owner	All Members COUNCIL	Service Request Id	23-00043933
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	I think your zoning changes are going to 'throw the baby out with the bath water'; I oppose the zoning changes. Craig Hudson	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 5:29 PM	Date/Time Opened	11/26/2023 5:29 PM
Expected Date/Time	12/1/2023 5:29 PM	Updated Date/Time	11/26/2023 5:29 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	R. Craig Hudson	Contact Phone	
Account Name	Customer	Contact Email	rchudson084@gmail.com

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Case: 23-00043932

Case Owner	All Members COUNCIL	Service Request Id	23-00043932
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Please consider a "middle housing" option that we've seen and admired in Shoreline, WA, a Seattle close-in suburb where our relatives live.</p> <p>https://www.shorelinewa.gov/government/departments/planning-community-development/long-range-planning/cottage-housing</p> <p>These are attractive small single-family houses built around a shared courtyard--perhaps 8 houses on two adjoining lots??</p> <p>Cluster housing fits comfortably into a single-family neighborhood and has additional social value. These modest houses would serve small households--seniors and young people, for example--and be community builders with shared open space and mixed ages.</p>		
Selected Location			
Sub-Status			

SLA Information

Expected Start Date	11/26/2023 5:19 PM	Date/Time Opened	11/26/2023 5:19 PM
Expected Date/Time	12/1/2023 5:19 PM	Updated Date/Time	11/26/2023 5:19 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	Mary Kay Schoen	Contact Phone	+1 (703) 300-4668
Account Name	Customer	Contact Email	marykayschoen@gmail.com

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Cottage Housing

ORDINANCE 984



Cottage cluster. (Photo Credit: Sightline Institute)

Purpose

Cottage housing regulations were identified as a high priority for implementation of the City's Housing Action Plan (HAP). The HAP, adopted on May 24, 2021, explores possible City-led actions and initiatives to encourage the production of sufficient affordable and market rate housing within the City of Shoreline. Cottage housing regulations will be developed to identify the location, density, and design of cottage housing in Shoreline.

What is Cottage Housing?

Cottage housing is a type of missing middle housing that generally allows for small 1 or 2 story houses that may be attached or detached that may not have a backyard but instead are arranged around a common interior courtyard. Houses are small, generally 700-1,200sf. Those dimensions may allow for naturally moderate-income housing that is well suited to seniors and small families. They blend easily in single family neighborhoods, appearing similar to single family houses from the street, and they fit well into large lots or assemblages of 2-3 small lots.

Why are we doing this?

Shoreline has an overall housing shortage that is part of a regional lack of supply. This has created upward pressure on prices, particularly in for-sale units. The current median home price may now be unaffordable for the typical Shoreline family. Most of Shoreline's households consist of one or two people. Among these households

there are two potential subgroups to consider for housing planning purposes – seniors and young adults. There is strong demonstrated demand for townhouses, which may be of interest to this demographic. There may be untapped demand for additional smaller housing types, such as cottage housing and small-lot single family development. The City recently updated its [townhouse design standards](#), but does not presently permit cottage housing or have any regulations for cottage housing.

Aren't there already cottage housing developments in Shoreline?

Yes! The City had cottage housing regulations and permitted some cottage housing developments from 2000-2004. Some developments were more successful than others at achieving the community's vision for cottage housing. The old regulations were repealed in 2006. To date there are 56 cottage homes across seven developments in Shoreline.

What is the timeline for this project?

[Ordinance No. 984](#) was passed by City Council on June 5, 2023 and became effective on June 13, 2023. Associated [Resolution No. 512](#) was passed by City Council and became effective on June 12, 2023. This concluded a more than 12-month code writing process funded by a grant from the Department of Commerce.

- Staff presented the cottage housing work plan to Planning Commission on April 21, 2022. See the [staff report](#).
- An [Existing Conditions Report](#) with information about demographics, housing trends, a zoning analysis and cottage ordinance case studies was prepared by Blueline consulting in June 2022.
- Public outreach including a survey and a series of focus groups was held over the Summer of 2022.
- A virtual open house was held on October 5, 2022. [Watch a recorded version of the presentation](#). See the [questions and answer](#) from the meeting discussion.
- A [public outreach summary](#) detailing the City's outreach efforts and summarizing community feedback was prepared by Blueline in November 2022.
- A summary of the public outreach was presented to Planning Commission on December 1, 2022. Review the [staff report](#) and [presentation slide deck](#).
- The first draft of the cottage code was presented to Planning Commission on February 2, 2023. Review the [staff report](#) and [presentation slide deck](#).
- A revised draft of the cottage code was presented to Planning Commission on March 16, 2023. Review the [staff report](#) and presentation [slide deck](#).
- A public hearing to receive comments on the proposed cottage housing code was held on April 6, 2023. Review the [staff report](#) and presentation [slide deck](#).
- The City Council discussed this item at its April 24, 2023 meeting. Review the [staff report](#) and presentation [slide deck](#).
- The City Council discussed this item at its May 22, 2023 meeting. Review the [staff report](#) and presentation [slide deck](#).
- The City Council adopted [Ordinance No. 984](#) at its June 5, 2023 meeting. Review the [staff report](#) and presentation [slide deck](#).

- The City Council adopted [Resolution No. 512](#) at its June 12, 2023 meeting. Review the [staff report](#) and presentation [slide deck](#).

This timeline will be updated with meeting dates as they arise. Please sign up for updates using the web form on this page.

Background Documents

Background materials can be found at the following links:

- [Housing Action Plan](#)
- [Existing Conditions Report](#)

Translations

English If you would like to communicate with the City of Shoreline or review a document in another language, please send your request along with your contact information to clk@shorelinewa.gov or call 206-801-2700.

Spanish Si quisiera comunicarse con la ciudad de Shoreline o revisar un documento en otro idioma, envíe su solicitud junto con su información de contacto a clk@shorelinewa.gov o llame al 206-801-2700.

Chinese (Traditional) 如果您想與 City of Shoreline 進行交流或檢視以另一種語言提供的文件，請將您的請求連同您的聯絡資訊發送到 clk@shorelinewa.gov 或請致電 206-801-2700。

Chinese (Simplified) 如果您想与 City of Shoreline 进行交流或查看以另一种语言提供的文档，请将您的请求连同您的联系信息发送到 clk@shorelinewa.gov 或请致电 206-801-2700。

Korean City of Shoreline에 연락하고 싶거나 다른 언어로 된 문서를 검토하려면 연락처 정보와 함께 요청서를 clk@shorelinewa.gov로 제출하거나 206-801-2700번으로 전화해 주십시오.

Vietnamese Nếu quý vị muốn liên hệ với Thành phố Shoreline hoặc đọc tài liệu bằng ngôn ngữ khác, vui lòng gửi yêu cầu cùng với thông tin liên hệ tới địa chỉ clk@shorelinewa.gov hoặc gọi 206-801-2700.

Tagalog Kung gusto mong makipag-usap sa Lungsod ng Shoreline o suriin ang isang dokumento sa ibang wika, pakipadala ang iyong kahilingan kasama ng iyong impormasyon sa pakikipag-ugnayan sa clk@shorelinewa.gov o tumawag sa 206-801-2700.

Amharic የሾርላይን ከተማ ጋር ለመገናኘት ከፈለጉ ወይም አንድን ሰነድ በሌላ ቋንቋ ለመከለስ ከፈለጉ ጥያቄዎን ከመገኛ መረጃዎ ጋር በማድረግ በ clk@shorelinewa.gov ላይ ኢሜይል ያድርጉ ወይም በ 206-801-2700 ላይ ስልክ ይደውሉ።

Tigrigna ምስ ከተማ ሾርላይን ከትዘራረቡ ወይ ድማ ሰነዳትኩም ብ ካልእ ቋንቋ ከተገምግሙ ምስ እትደልዩ፡ ጠለባትኩም ምስናይ ናይ

ស្រុក អ្នកអាចទាក់ទងទៅ clk@shorelinewa.gov លេខ ទូរស័ព្ទ រដ្ឋ 206-801-2700 ផងដែរ៖

Russian Если вы хотите связаться с представителями города Шорлайн (Shoreline) или ознакомиться с документом на другом языке, отправьте запрос вместе со своими контактными данными на адрес clk@shorelinewa.gov или позвоните по телефону 206-801-2700.

Japanese City of Shoreline とうご連絡、または他の言語での資料閲覧をお望みでしたら、お客様のご連絡先を添えたりクエストをclk@shorelinewa.gov まで送信いただくか、206-801-2700 までお電話をお願いいたします。

Khmer (Cambodian) ប្រសិនបើលោកអ្នកចង់ប្រាស្រ័យទាក់ទងជាមួយទីក្រុង Shoreline ឬពិនិត្យឯកសារឡើងវិញជាភាសាផ្សេងទៀត សូមផ្ញើសំណើរបស់អ្នកជាមួយព័ត៌មានទាក់ទងរបស់អ្នកទៅ clk@shorelinewa.gov ឬហៅទូរស័ព្ទទៅលេខ 206-801-2700។



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Case: 23-00043931

Case Owner	All Members COUNCIL	Service Request Id	23-00043931
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Members of the City Council, We strongly oppose the Zoning for Housing proposals. We urge you to turn the proposals down, or defer them until the Council and Alexandria's residents have carefully considered each of the 9 zoning initiatives separately. The proposals might make some sense in communities with a high percentage of single-family detached housing units (although we doubt even there the plan would lead to much affordable housing), but certainly not in Alexandria, where only 12% of housing units are single-family detached. Further, the growth that proponents claim would overwhelm our schools and infrastructure. In short, the Zoning for Housing plan would not generate affordable housing, but it would severely damage our community.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 5:02 PM	Date/Time Opened	11/26/2023 5:02 PM
Expected Date/Time	12/1/2023 5:02 PM	Updated Date/Time	11/26/2023 5:02 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Michael and Megan Adams	Contact Phone	+1 (703) 684-6749
Account Name	Customer	Contact Email	

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Case: 23-00043933

Case Owner	All Members COUNCIL	Service Request Id	23-00043933
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	I think your zoning changes are going to 'throw the baby out with the bath water'; I oppose the zoning changes. Craig Hudson	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 5:29 PM	Date/Time Opened	11/26/2023 5:29 PM
Expected Date/Time	12/1/2023 5:29 PM	Updated Date/Time	11/26/2023 5:29 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	R. Craig Hudson	Contact Phone	
Account Name	Customer	Contact Email	rchudson084@gmail.com

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November 26, 2023

Dear Mayor Wilson and Council Members,

I attended the rally yesterday sponsored by the Coalition for a Livable Alexandria. I am not familiar with the Coalition's position on some of the proposed zoning changes, however, I agree with its position that the Council should vote down the zoning package in order to allow separate consideration of the various proposals by the public and the Council. As further discussed below, I am concerned about suggestions made at the rally that some city officials have not been forthcoming about their relationships with supporters of the zoning package.

I oppose and will continue to oppose the elimination of single-family zoning and the elimination of the "family" designation that now limits occupancy density in single-family zones. I disagree with the position by at least one city official that the current limitation is unenforceable without requiring DNA tests. All that is needed, in my opinion, is an attestation under penalty of perjury that occupants are related by marriage or other current, recognized characteristics of close relationships traditionally associated with families. The test should be gender and sexual orientation neutral. Close friends, roommates, or work colleagues would fail this test.

The attestation approach would not be perfect, but it will limit the use of properties as short term lodging for unrelated persons and would allow the city, preferably along with nearby residents, to enjoin violations. Keeping existing parking requirements will also protect the character of our neighborhoods. While the current proposal is frightening by itself, it seems designed to set the stage for a later phase(es) that will reset zoning for the construction of apartments anywhere in the city.

I am concerned about traffic congestion, surface flooding, and other infrastructure challenges posed by any proposals that increase the city's population density. If I had additional time to study the proposals, however, it's possible that I could support some of them. To this end, I see the need for more a robust discussion of why the city believes the proposed changes will have little impact on the infrastructure.

I believe the any zoning proposal should focus on providing assistance to the city's current, most financially-challenged residents — something that appears to have been subordinated to the idea of eliminating single-family zoning. I find offensive that city planners would characterize this plan as a means to achieve racial and economic diversity. The proposals I have seen do neither, suggesting that the planners hoped that residents would be deterred from criticizing proposals that have these laudatory goals.

Speakers at yesterday's rally described troubling outreach by city officials to a major developer and a small, but vocal, advocacy group. I ask the Mayor and Council Members to address this point at Tuesday's hearing in order to remove any cloud of conflict of interest or undue favoritism that is now associated with the proposed zoning changes.

At present, there is nothing approaching a consensus by the city's residents in favor of the zoning package. Indeed, it seems that a large majority of the city's residents oppose the package. It's obvious that city staff and officials have worked hard to produce what they view as the best path forward for the city. They have failed, however, to convince most of the city's residents that the plan is any better than the status quo. Indeed, they have persuaded a large majority of residents that the proposals will destroy the character of the city's various neighborhoods without contributing much in the way of housing assistance to the city's most vulnerable residents.

I urge the Council to vote down the zoning package. It should then direct the planning board and commission to present individual proposals that reflect a citywide consensus. A step in the right direction, would be to seek input from citizens after mailing notice to all the city's residences, seeking comment on each proposal, before advancing each for separate vote by the Council.

Sincerely,

Patricia M. Stone



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Case: 23-00043928

Case Owner	All Members COUNCIL	Service Request Id	23-00043928
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	In advance of the November 28th City Council Meeting with a vote on the Zoning for Housing reforms, I wanted to write to express my strong support for the proposed Zoning for Housing Housing for All changes. I am currently a resident of Alexandria's Lynhaven neighborhood, and have previously lived in the Old Town and Eisenhower neighborhoods in the city. The proposed changes will support the city's goals of increasing housing production and affordability.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 4:43 PM	Date/Time Opened	11/26/2023 4:43 PM
Expected Date/Time	12/1/2023 4:43 PM	Updated Date/Time	11/26/2023 4:43 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Alex Wilkerson	Contact Phone	+1 (703) 943-9050
Account Name	Customer	Contact Email	acwilkerson@gmail.com

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Case: 23-00043927

Case Owner	All Members COUNCIL	Service Request Id	23-00043927
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Listen to your constituents and vote against single-family zoning changes. Next election day, we will be one-issue voters and will remember how you stood on this issue. - Andrew Findlay, Alexandria Democrat	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 4:38 PM	Date/Time Opened	11/26/2023 4:38 PM
Expected Date/Time	12/1/2023 4:38 PM	Updated Date/Time	11/26/2023 4:38 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Andrew Findlay	Contact Phone	+1 (703) 548-9845
Account Name	Customer	Contact Email	amfindlay@hotmail.com

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Case: 23-00043926

Case Owner	All Members COUNCIL	Service Request Id	23-00043926
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Dear Mayor Wilson and Council Members,</p> <p>I am an Alexandria resident and I support all eight Zoning for Housing initiatives and ask for you and the Council to please adopt them Tuesday evening.</p> <p>Also, I ask you to support Single-Family Option 2 and parking Option 3 for more flexibility, and removing costly off-street requirements.</p> <p>As a teacher who cares for the wellbeing and education of our young citizens, it is vital for schools to have teachers who can afford to live where they teach. I am fortunate enough to be able to live in employer provided housing, but that is rare and an exception in today's housing climate. Let's make this less rare and more common for citizens who care and want to see Alexandria grow and prosper.</p> <p>In addition to addressing our housing needs, Zoning for Housing is also an implementation step in Alexandria's Energy and Climate Change Action Plan, I was a member of the Energy and Climate Change Task Force. The current status quo of workers driving long distances because they can't find housing options in areas of opportunity like Alexandria, also leads to climate pollution, traffic and sprawl.</p> <p>Sincerely,</p> <p>Javier Bastos 1200 North Quaker Lane Alexandria, VA 22302</p>	Post Tags	
Selected Location			
Sub-Status			



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Case: 23-00043925

Case Owner	All Members COUNCIL	Service Request Id	23-00043925
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Dear Mayor Wilson and Council Members,</p> <p>I am a teacher who lives in Alexandria and I support all eight Zoning for Housing initiatives and ask for you and the Council to please adopt them Tuesday evening.</p> <p>Also, I ask you to support Single-Family Option 2 and parking Option 3 for more flexibility, and removing costly off-street requirements.</p> <p>I am lucky enough teach and live at a boarding school (Episcopal High School), but at previous schools I know how difficult housing can be for people like me in communities like these, and I am eager to support lower-cost housing options, plus mass transit accessibility, to ease the burden on working people.</p> <p>In addition to addressing our housing needs, Zoning for Housing is also an implementation step in Alexandria's Energy and Climate Change Action Plan. The current status quo of workers driving long distances because they can't find housing options in areas of opportunity like Alexandria, also leads to climate pollution, traffic and sprawl. As a committed environmentalist, I am desperate to push for policies that can increase housing equity while also mitigating climate damage, so reducing car-centric infrastructure and increasing mass transit options are the way to go. Thank you in advance for any advocating that you can do on behalf of these issues!</p> <p>Jamie Biondi jamie.biondi@gmail.com 203.921.6029</p>	Post Tags	
Selected Location			
Sub-Status			

SLA Information

Expected Start Date 11/26/2023 4:27 PM
Expected Date/Time 12/1/2023 4:27 PM
SLA Status On Time

Date/Time Opened 11/26/2023 4:27 PM
Updated Date/Time 11/26/2023 4:27 PM
isCaseEscalated
Date/Time Closed

Contact Information

Contact Name Jamie Biondi
Account Name Customer

Contact Phone
Contact Email jamie.biondi@gmail.com

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Location
Selected Location
Location Details
Relative Location
Reporting Area
Parking District
Census Area
Building Type
Small Area Plan

Geo Layers



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Case: 23-00043924

Case Owner	All Members COUNCIL	Service Request Id	23-00043924
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>I urge Mayor and Council to postpone action on the Zoning for Housing measures. As many citizens have pointed out, there has been little time for genuine public involvement on this issue. Holding "hearings" at City Council meetings is not at all equivalent to public discussions which are scheduled in the city's neighborhoods and for which people have been clearly notified about the nature of planners' ideas. So, no, we have not been informed for two years and are only now trying to mess up your plans—Instead, you have kept your plans close to you and possibly other interested parties and then sprung them on us. Not a democratic and open process at all.</p> <p>As well, the planners' reassurances that infrastructure will work out just fine with thousands of new residential units rings false when several Alexandria schools are already crowded and, in some cases, poorly maintained with repairs planned in future years (think George Mason Elementary). How can you expect us to believe anything you say when we clearly see evidence that you are distorting the facts?</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 4:26 PM	Date/Time Opened	11/26/2023 4:26 PM
Expected Date/Time	12/1/2023 4:26 PM	Updated Date/Time	11/26/2023 4:26 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Nancy Kelly	Contact Phone	+1 (703) 299-1212



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Case: 23-00043923

Case Owner	All Members COUNCIL	Service Request Id	23-00043923
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Dear Mayor Wilson and Council Members, I am an Alexandria resident and I support all eight Zoning for Housing initiatives and ask for you and the Council to please adopt them Tuesday evening.</p> <p>Also, I ask you to support Single-Family Option 2 and parking Option 3 for more flexibility, and removing costly off-street requirements.</p> <p>Making housing affordable to all families in such a high cost of living area is critical to the diversity of Alexandria's community.</p> <p>In addition to addressing our housing needs, Zoning for Housing is also an implementation step in Alexandria's Energy and Climate Change Action Plan. The current status quo of workers driving long distances because they can't find housing options in areas of opportunity like Alexandria, also leads to climate pollution, traffic and sprawl.</p> <p>Ann Biondi 1200 N Quaker Ln Alexandria, VA 22302</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 4:26 PM	Date/Time Opened	11/26/2023 4:26 PM
Expected Date/Time	12/1/2023 4:26 PM	Updated Date/Time	11/26/2023 4:26 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information



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Case: 23-00043921

Case Owner	All Members COUNCIL	Service Request Id	23-00043921
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	If you want my vote next election day, you will reject ZFH single family zoning changes. Thank you. Yong-Hui Findlay Alexandria Democrat	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 4:14 PM	Date/Time Opened	11/26/2023 4:14 PM
Expected Date/Time	12/1/2023 4:14 PM	Updated Date/Time	11/26/2023 4:19 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Yong-Hui Findlay	Contact Phone	
Account Name	Customer	Contact Email	yhfindlay@hotmail.com

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Case: 23-00043920

Case Owner	All Members COUNCIL	Service Request Id	23-00043920
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Zoning for Housing	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 4:06 PM	Date/Time Opened	11/26/2023 4:06 PM
Expected Date/Time	12/1/2023 4:06 PM	Updated Date/Time	11/26/2023 4:06 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	Marsha Way	Contact Phone	+1 (703) 927-5233
Account Name	Customer	Contact Email	mway44@gmail.com

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Location Information

In March we wrote to you asking that you postpone the Council vote on the Zoning for Housing initiative to provide more time to review such major changes to the City's zoning code. In our March letter, we suggested that you postpone a vote until January/February 2024. However, at that time we had not had a chance to look at it in any detail. We now suggest you postpone a vote until sometime in 2025. Some of changes that are to be implemented need further study and more outreach to the community about what is being proposed and potential impacts. The proposal needs to be broken into smaller pieces instead of one huge document. While there are many things that we agree with, as it is now, we would vote against. We both spoke at one of the recent meetings before council. Hearing so many people say they only recently had heard of these proposed changes should be a clear indication that we need to slow down this process. This needs to be a thoughtful process with all residents of the city engaged. I have lived and worked in Alexandria since 1979 and have seen many changes. Change is not bad, it is life, but we feel strongly that this is being railroaded through.



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Case: 23-00043919

Case Owner	All Members COUNCIL	Service Request Id	23-00043919
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Please let the voting residents of the city decide. If the city council and mayor believe this is best for the city, this should not be a problem.</p> <p>I totally agree with Mr Nirenberg. "The primaries for Council are less than seven months away. Council should hit the pause button on the "Zoning for Housing" proposal so candidates can run on the issue, and let residents decide, through their votes, what path our city should take.</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 3:28 PM	Date/Time Opened	11/26/2023 3:28 PM
Expected Date/Time	12/1/2023 3:28 PM	Updated Date/Time	11/26/2023 3:28 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Carol Taylor	Contact Phone	+1 (703) 836-3851
Account Name	Customer	Contact Email	rcdt-va@msn.com

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Case: 23-00043917

Case Owner	All Members COUNCIL	Service Request Id	23-00043917
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Dear Councilmembers,</p> <p>I am a resident of Alexandria since 2008 (with brief time away for school). I have lived in apartments in Del Ray, a rented town home in the West End, and now own a townhome (since 2015) in Arlandria. I love this city, and love that I have been fortunate enough to live and raise my family here.</p> <p>I welcome the Zoning for Housing policy. As our country, state, and city grow, it is important that our policies grow with us to allow more folks into this great community. As my 9 year old said, "More people means more friends."</p> <p>Thank you! Caroline Walsh 3822 Elbert Ave</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 3:17 PM	Date/Time Opened	11/26/2023 3:17 PM
Expected Date/Time	12/1/2023 3:17 PM	Updated Date/Time	11/26/2023 3:17 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Caroline Walsh	Contact Phone	+1 (267) 337-0015
Account Name	Customer	Contact Email	carolinegwash2@gmail.com

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Case: 23-00043913

Case Owner	All Members COUNCIL	Service Request Id	23-00043913
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>I want to strongly and emphatically state that I am AGAINST the proposed zoning changes, especially to allow multi family dwellings on what are currently single family zoned lots.</p> <p>Moreover I feel very strongly that any zoning change as drastic as this proposed one is should have been put to a BALLOT INITIATIVE and should not be left in the hands of City Council. If this passes it will change the entire complexion of the City. AS it is I live in an area in which there has been a drastic rise since I bought my home in the number of high density dwellings that surround me. The change has not been at all positive: first I can no longer really see the sky from my home as I could when I bought it - I feel like I am living in a canyon; second the City keeps increasing density without properly resourcing the changes in police, fire and parking enforcement. While I understand and approve of the idea of introducing more moderate priced housing in the City, I do not believe that this zoning proposal is the method to achieve those ends.</p> <p>Please record me as STRONGLY AGAINST these proposed zoning changes.</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 2:55 PM	Date/Time Opened	11/26/2023 2:55 PM
Expected Date/Time	12/1/2023 2:55 PM	Updated Date/Time	11/26/2023 2:55 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	



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Case: 23-00043910

Case Owner	All Members COUNCIL	Service Request Id	23-00043910
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	iOS
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>I strongly oppose the City's "Zoning for Housing" proposal that are up for a vote this Tuesday, November 28th. As I think all of you know, they will not lead to affordable home ownership or affordable rental properties. That is not what developers in Alexandria seek to build because it is not profitable. If this is truly your goal, you need to stop using the Virginia State Legislature's Dillon Rule as an excuse and actually band together with other Virginia localities to seek from the State Legislature the relief that you need to meet this very important goal. Simply making it so that developers can sell a higher density of expensive homes, causing a generational scale feeding frenzy that will price even more people out of housing, is not a solution. Also, I was really flummoxed at how little attention (no attention?) your proposals gave to rezoning light commercial properties as mixed development. There are so many rickety old commercial properties in Alexandria that could be converted into multi-unit housing above commercial spaces. There is at least some chance that this approach might help militate against developers' inclination to turn current lots into unaffordable multi-unit luxury housing. But, at least it will not be at the expense of existing neighborhood housing. I don't have an ounce of confidence that your proposals would lead to affordable rental housing or affordable home ownership. There are ways to accomplish your stated goals, but your proposals will not.</p>		
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 1:49 PM	Date/Time Opened	11/26/2023 1:49 PM
Expected Date/Time	12/1/2023 1:49 PM	Updated Date/Time	11/26/2023 1:54 PM



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Case: 23-00043907

Case Owner	All Members COUNCIL	Service Request Id	23-00043907
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Hello, I am writing to urge you to vote Aye on Action Item #20 at November 28th's City Council Meeting. I have been reflecting on what I'm thankful for this year, and up there with my family and community is the housing security I enjoy in Alexandria, but also, a City Council with the courage to vote for zoning changes to extend that same housing security to our less financially privileged neighbors. My daughter is six years old and I wonder if she'll be able to find affordable housing if she chooses to stay in Alexandria in twenty years. An Aye vote this Tuesday is a step in the right direction for her and us all on this critical issue.</p>		Post Tags
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 1:27 PM	Date/Time Opened	11/26/2023 1:27 PM
Expected Date/Time	12/1/2023 1:27 PM	Updated Date/Time	11/26/2023 1:33 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	William Buschur	Contact Phone	+1 (864) 423-8208
Account Name	Customer	Contact Email	buschwacker87@gmail.com

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Case: 23-00043906

Case Owner	All Members COUNCIL	Service Request Id	23-00043906
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>I am sending this message relative to City's Zoning for Housing, Housing for All. I have been a resident of Alexandria for 58 years; eleven years as a renter, 26 years in a single-family home in Rosemount, and am currently living in a condominium in Old Town North. I am strongly opposed to the new zoning plans. I do not believe that the new zoning laws will achieve the stated goals. But I believe they will erode the quality of living in Alexandria that I have cherished for so many years.</p> <p>Thank you, John H Spoor</p>		
Selected Location		Post Tags	
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 1:10 PM	Date/Time Opened	11/26/2023 1:10 PM
Expected Date/Time	12/1/2023 1:10 PM	Updated Date/Time	11/26/2023 1:10 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	John Spoor	Contact Phone	+1 (703) 927-9279
Account Name	Customer	Contact Email	jhspeer@itcll.comcastbiz.net
311 Files			



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Case: 23-00043905

Case Owner	All Members COUNCIL	Service Request Id	23-00043905
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Request deferral of a decision at the Nov 28 Legislative Council Meeting Item 19 24-1484 Use of Pride colors on crosswalks. The city previously correctly interpreted US DOT Federal Highway Administration on the application of colored pavement. Just because some other jurisdictions have used color is no thoughtful reason to change to colors. It is not entirely clear if this proposed change is ADA compliant. Some people are color blind. It would seem the contrast of black and white at consistent widths would provide the best safety for all. What we also do not want is young children begin to think this is a play area. Also the locations suggested are actually quite busy. Trolleys, buses, delivery vehicles are often at those intersections. Is there a maintenance cost that has been calculated? Traffic will continually affect any colors, to a detriment. The city already has budget challenges. Why is the Council considering money on paint, when flooding costs that directly affect residents are planned out for years? This initiative is not fully investigated, and I urge the city to attend to many other issues. This city is a historic old city. Having these colors is not a contribution to our historic look. Thank you.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 1:04 PM	Date/Time Opened	11/26/2023 1:04 PM
Expected Date/Time	12/1/2023 1:04 PM	Updated Date/Time	11/26/2023 1:04 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information



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Case: 23-00043903

Case Owner	All Members COUNCIL	Service Request Id	23-00043903
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Please see attached letter of support for ZFH/HFA	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 12:18 PM	Date/Time Opened	11/26/2023 12:18 PM
Expected Date/Time	12/1/2023 12:18 PM	Updated Date/Time	11/26/2023 12:24 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Jonathan Krall	Contact Phone	+1 (703) 477-4186
Account Name	Customer	Contact Email	jonathan@jonathankrall.net

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Edit	2023_11 _city_co uncil.pdf			Create		https://alex311.my.salesforce.com/sfc/dist/version/download/?oid=00D1U000000tpPp&ids=0686T00000VZt9RQAT&d=/a/6T00000

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Location Information

November 26, 2023

Re: Zoning For Housing/Housing For All

Dear Mayor, Vice Mayor and City Council,

Please pass the Zoning For Housing/Housing For All zoning reforms. I know that some folks are upset at the prospect of 2-, 3-, or 4-plex buildings in places previously restricted to single-family homes, even though allowed building sizes aren't changing. I support this because, back in the day, single-family-zoning was a tool to keep White neighborhoods White. It needs to go.

I hope that, over time, the lines between super-wealthy neighborhoods and not-super-wealthy neighborhoods will blur. I also hope that our city will become less racially segregated. But mainly I want to get rid of this policy, which has an obviously-racist origin.

When you get rid of this policy I hope you will be explicit about this very racial justice issue. Sadly, you cannot dog-whistle antiracism. It doesn't work. But Heather McGhee's work shows that explicit antiracism does work, in policy and at the ballot box.

I particularly support the proposed parking reforms because, in this age of climate change, we should stop subsidizing automobiles. Parking requirements force developers and homeowners to subsidize parking above and beyond what the market will provide. At a time when housing subsidies for working class families are so desperately needed, it makes no sense to subsidize housing for cars.

Thanks for the time and effort you have put into this. I hope similar time and effort will soon be applied to housing for working-class Alexandrians in the short term (vouchers, ARISE grants) and long term (committed deeply-affordable housing).

Best Regards to All of You,

Jonathan Krall
6A East Mason Ave.
Alexandria, VA 22301



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Case: 23-00043899

Case Owner	All Members COUNCIL	Service Request Id	23-00043899
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>From the Alexandria Times: "McPike responded in a text, saying, 'I don't think staff made any concessions to appease this group that was literally formed to say 'no' to whatever was produced.' "</p> <p>This text, that was shared in an Alexandria Times article, demonstrates exactly what so many residents think about this whole process: legitimate concerns are completely dismissed by some council members. First, CLA/many residents do not "say no" to "literally" everything. In fact, several parts of the proposal have the support of many people. And the fact that McPike sees addressing or incorporating very legitimate concerns as "concessions," shows his contemptuous attitude toward those who disagree with any part of this plan. It also shows that all the hearings were completely pro-forma so that council members can say they "listened" to the public, when, in fact, they were just trying to get to the end of them and pass their legislation without any "concessions." Such a sham.</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 11:44 AM	Date/Time Opened	11/26/2023 11:44 AM
Expected Date/Time	12/1/2023 11:44 AM	Updated Date/Time	11/26/2023 11:44 AM
SLA Status	On Time	isCaseEscalated	
Contact Information		Date/Time Closed	
Contact Name	Jennifer Roda	Contact Phone	+1 (703) 618-6173
Account Name	Customer	Contact Email	jaroda@comcast.net



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Case: 23-00043898

Case Owner	All Members COUNCIL	Service Request Id	23-00043898
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Dear City Council Members,</p> <p>While I was unable to make the public hearings, given work, school, and holiday, I want to make my voice heard. We have lived in Del Ray since 2006. I strongly urge you, for at least the more contentious pieces of the Zoning for Housing proposal, to let the residents decide and put this as part of a citywide referendum given that it significantly impacts current residents who have bought into the City. Of the eight components, the single-family housing zones and the parking piece for residential dwelling directly impact families and quality of life. Mr. McPike said previously in an email to me that the City does not have the ability to hold a binding referendum....can more information be provided? Why can't a referendum be held? It's the most responsible thing the City can do.</p> <p>In general, I am uncomfortable with this package of zoning proposals given its size and complexity, and the overall purpose for more affordable housing can be better addressed through other requirements on new developments and subsidies. Even without zoning changes, new/denser building continues throughout the City. In a previous email to you, I urged you to carefully consider each piece of these proposals. Your job as City Council Members is to represent your citizens and protect the City by carefully balancing revenue, infrastructure, development, and overall quality of life. Please don't let these sweeping changes which impact the fabric of the City and its residents happen on your watch. They deserve careful consideration and due diligence. Please ask the residents via a referendum what they want their City to look like in 5 to 10 to 20 years. It is the responsible thing to do.</p>	Post Tags	

Selected Location

Sub-Status

SLA Information

Expected Start Date 11/26/2023 11:40 AM

Expected Date/Time 12/1/2023 11:40 AM

SLA Status On Time

Date/Time Opened 11/26/2023 11:40 AM

Updated Date/Time 11/26/2023 11:40 AM

isCaseEscalated

Date/Time Closed

Contact Information

Contact Name Jennifer Topping

Account Name Customer

Contact Phone +1 (703) 415-6510

Contact Email toppingjl@hotmail.com

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Trash Zone

Recycle Zone

Spring Clean Up Zone

Leaf Zone

Location

Selected Location

Location Details

Relative Location

Reporting Area

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



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Case: 23-00043895

Case Owner	All Members COUNCIL	Service Request Id	23-00043895
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	I would like to suggest the upcoming vote on the zoning proposal be rejected - with the various components broken out as separate issues to the discussed and voted on individually at a later date.		Post Tags
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 9:37 AM	Date/Time Opened	11/26/2023 9:37 AM
Expected Date/Time	12/1/2023 9:37 AM	Updated Date/Time	11/26/2023 9:37 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Twig Murray	Contact Phone	+1 (571) 225-5398
Account Name	Customer	Contact Email	twig@twigweb.com

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Case: 23-00043890

Case Owner	All Members COUNCIL	Service Request Id	23-00043890
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>My wife and I are residents of Rosemont and have lived here over 20 years. Before that we both lived in various neighborhoods in Old Town at points of our young professional lives. We believe that the Council needs to pause on its consideration of zoning changes. We do not believe that the stated goals and the realistic impact of the proposed changes have been sufficiently considered or communicated to the citizens of the City. Based on what we understand at present, we are unconvinced that the stated goals have been balanced by consideration of negative impact on existing neighborhoods, including impact on services, impact on traffic, and impact on the tax base. This all seems undercommunicated and hasty. We appreciate your consideration of taking additional time to think these things through carefully and to obtain better information and greater community feedback and input. Thank you for your service and consideration. Respectfully, Preston Burton and Joanne Mazarella</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 8:30 AM	Date/Time Opened	11/26/2023 8:30 AM
Expected Date/Time	12/1/2023 8:30 AM	Updated Date/Time	11/26/2023 8:36 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Preston Burton	Contact Phone	+1 (202) 669-6282
Account Name	Customer	Contact Email	prestonburton@mac.com



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Case: 23-00043874

Case Owner	All Members COUNCIL	Service Request Id	23-00043874
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>To the Mayor, Vice-Mayor, and City Council Members:</p> <p>I write to ask you to delay consideration of the "Zoning for Housing" proposal.</p> <p>I spent over half my career working as a Congressional staffer drafting and in support of the very most progressive policies at a federal level, working as the General Counsel for the House Judiciary Committee under Chairman John Conyers, Jr. And I am a lawyer by training, raised by two parents who are retired law professors who taught property law for decades. But I can't make heads or tails of this, despite my best efforts. Any city resident who has figured out what's in these 30 pages (https://www.alexandriava.gov/sites/default/files/2023-09/Z4H-Fact-Sheets-20230905.pdf) has my admiration. (Hoping to find a plain English description of the MANY proposals, I clicked on the "Learn more" link underneath the "Zoning For Housing" section of the website is non functional.)</p> <p>Clearly, more effort needs to be made to educate city residents about these proposals. Each appears complex, and I am puzzled why the city government would not take more time on all of them and consider each of them individually.</p> <p>Seeking information anywhere, I looked at the Mayor's twitter account only to find a combative and inappropriate tone, including the use of memes to attack opposing viewpoints. I understand and work with social media and I'm all for a good meme, but I'm not an elected official. Do better, Mayor Wilson.</p> <p>Coupled with that are some head scratchers in same thread. For example, the Mayor extols the small class sizes in Alexandria in response to one resident's concerns. But, as he should know as Mayor and because his son and my daughter were in the same ACHS graduation class last year, there seems to be a teacher shortage. My daughter showed up to class and frequently had no teacher at all, and anyone who thinks things are going great at ACHS doesn't share the same reality as me. Yet, these proposals will bring more students? Can we really handle that? (If I raised these concerns exclusively with the Mayor, he would likely direct me to the School Board, but hopefully this is of value to some of you.)</p>		
		Post Tags	

Honestly, I am frustrated city resident. Many city initiatives in the last decade or so appear to be fait accompli. For example, residents on Janneys Lane objected to building bike lanes on the road and the city steamrolled ahead, with claims of deliberate process, public input, and expertise, but in actuality an outcome disfavored by most residents. And the execution was worse. Bike lanes were drawn so that parking spaces on our road were impossibly narrow, causing me and other neighbors to lose on side mirrors to traffic, costing thousands of dollars. The space in front of our house was drawn so small, a compact car could not fit in it. The city later redrew those lines, without so much of an apology to residents, and today, less than twenty bikers per day can be seen using these bike lanes, and that's a generous estimate.

I am fully prepared to receive the same brush off I and others did then. As elected officials, however, I would hope you would have more concern that so many of us feel disaffected, after years of technocratic government that condescends to us when we raise questions.

I've met with Mayor and, while I've grown tired of his tone that runs counter to what I learned in years of constituent service, I admire his love for the city and his presence at events. I wish he would listen more openly and address concerns with less hostility. I've also met many council members, including Councilman Chapman and Councilman McPike, who came by my house and asked for my vote. I don't think any of you are anything other than good public servants, I thank you for that, and I am disheartened by the accusations of corruption that have been injected into consideration of these issues.

I'd simply ask you to consider if the manner you are considering all of these proposals is creating opponents out of supporters and figure out how to better persuade us. I often or always vote against my narrow economic interest in support of a more just society. I just think this needs more time and explanation.

Thanks for considering my views,

Ted Kalo
514 Janneys Lane
Alexandria, Va

Selected Location

Sub-Status

SLA Information

Expected Start Date 11/25/2023 5:06 PM

Expected Date/Time 12/1/2023 5:06 PM

SLA Status On Time

Date/Time Opened 11/25/2023 5:06 PM

Updated Date/Time 11/25/2023 5:06 PM

isCaseEscalated

Date/Time Closed

Contact Information

Contact Name Ted Kalo

Contact Phone +1 (571) 480-2680

Account Name Customer

Contact Email ted.kalo@shapeadvocacy.com

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Recycle Zone

Spring Clean Up Zone

Leaf Zone

Location

Selected Location

Location Details

Relative Location

Reporting Area

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



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Case: 23-00043873

Case Owner	All Members COUNCIL	Service Request Id	23-00043873
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	My husband David and I are writing to express our full support of the ZFH/HFA proposals and urge you to adopt them in full at your meeting this week. Please also thank the city staff for their diligent and dedicated work to present the proposals and inform the public.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/25/2023 4:55 PM	Date/Time Opened	11/25/2023 4:55 PM
Expected Date/Time	12/1/2023 4:55 PM	Updated Date/Time	11/25/2023 4:55 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Melynda Wilcox	Contact Phone	+1 (703) 501-5087
Account Name	Customer	Contact Email	melynda.wilcox@gmail.com
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Case: 23-00043872

Case Owner	All Members COUNCIL	Service Request Id	23-00043872
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	iOS
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Mayor Wilson, Vice Mayor Jackson, Council Members Aguirre, Bagley, Chapman, Gaskins and McPike:</p> <p>I strongly oppose City's "Zoning for Housing" proposals that are up for a vote this Tuesday, November 28th.</p> <p>While on the surface this initiative seems to have merit there has been insufficient consideration and public involvement to ensure this will achieve the results promised.</p> <p>Please vote down the initiative and give this topic more time to be considered.</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/25/2023 4:39 PM	Date/Time Opened	11/25/2023 4:39 PM
Expected Date/Time	12/1/2023 4:39 PM	Updated Date/Time	11/25/2023 4:39 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Sarah Hess	Contact Phone	+1 (914) 721-3196
Account Name	Customer	Contact Email	sgehess@gmail.com

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Case: 23-00043886

Case Owner	All Members COUNCIL	Service Request Id	23-00043886
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	iOS
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>The council should refrain from passing these zoning changes as a block. From my discussions, some individual recommendations (industrial and commercial changes) have significant support, while others (removal of single family zoning) are highly contentious. Forcing consideration of all sends the message that the Council knows this and is more focused on making unpopular zoning changes to single family zones than actually advancing the stated policy objectives or focusing on areas of consensus. Increasing housing stock doesn't need to be a fight if the Council would focus on the widely supported zoning changes.</p> <p>Separately, I am highly dubious that any of these changes will result in a reduction of housing prices. Any increase in stock in single family areas won't be large enough to meet demand, and will only serve to increase density without major contingencies or subsidies attached to developer actions to control costs.</p> <p>Please break these proposed zoning changes up and vote on them individually on their merits. Refusal to do so appears manipulative, not efficient.</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 5:42 AM	Date/Time Opened	11/26/2023 5:42 AM
Expected Date/Time	12/1/2023 5:42 AM	Updated Date/Time	11/26/2023 5:43 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name Hilary Wanke

Contact Phone +1 (785) 213-5877

Account Name Customer

Contact Email hbwanke@gmail.com

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Location Information

Address

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Trash Zone

Recycle Zone

Spring Clean Up Zone

Leaf Zone

Location

Selected Location

Location Details

Relative Location

Reporting Area

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



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Case: 23-00043882

Case Owner	All Members COUNCIL	Service Request Id	23-00043882
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Mobile
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Dear Mr. Mayor and Members of the City Council,</p> <p>As a City of Alexandria resident, I am writing to show my opposition to the Zoning for Housing as currently bundled and drafted. I also oppose the timing of the vote being schedule for Tuesday, November 28th without sufficient attempts by elected officials and staff to achieve community consensus on the most controversial and divisive provisions. Additionally, I am opposed to the elimination of single-family home neighborhoods, the allowance of 4-unit apartments there, and the provisions for parking minimums.</p> <p>Please take more time to study these provisions and listen to ALL of the residents of this City.</p> <p>Thank you, Julie Church</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/25/2023 8:36 PM	Date/Time Opened	11/25/2023 8:36 PM
Expected Date/Time	12/1/2023 8:36 PM	Updated Date/Time	11/25/2023 8:36 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Julie Church	Contact Phone	+1 (703) 836-4260
Account Name	Customer	Contact Email	juliepchurch@yahoo.com

311 Files



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Case: 23-00043881

Case Owner	All Members COUNCIL	Service Request Id	23-00043881
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Hello, As a City of Alexandria resident, I encourage you to vote against the currently proposed zoning changes as presented for a vote 11/28/23. This is not what your citizens want across party lines, and it is a betrayal to us who said one thing about single family zoning at election time, and now are breaking promises. You also are violating a code of ethics not to be influenced by the campaign donations of the developers and mega landlords who are the only ones to benefit from this horrible decision. Please pause to study this more and to survey your citizens more before changing the single family zoning: your plan is incomplete, not accounting for parking disasters, school crowding, and , as always, a lack of green space put in place to provide some relief as you attempt to make the densest jurisdiction in Virginia even more so. We moved here for the quality of life we enjoy, and this has nothing to do with diverse neighborhoods and middle income housing affordability (your arguments in these areas are incorrect) but everything to do with greed. Your proposed changes are so out there and ill thought that I will totally lose confidence in your governance. Come to your senses and vote no!</p>		
Selected Location		Post Tags	
Sub-Status			
SLA Information			
Expected Start Date	11/25/2023 7:48 PM	Date/Time Opened	11/25/2023 7:48 PM
Expected Date/Time	12/1/2023 7:48 PM	Updated Date/Time	11/25/2023 7:48 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name Kathy Semmes

Contact Phone +1 (703) 608-4771

Account Name Customer

Contact Email kbsemmes@gmail.com

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File Links

Filename	Label	Description	Tags	Is Private?	URL	Created Date
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Location Information

- Address
- Served
- Trash Zone
- Recycle Zone
- Spring Clean Up Zone
- Leaf Zone

- Location
- Selected Location
- Location Details
- Relative Location
- Reporting Area
- Parking District
- Census Area
- Building Type
- Small Area Plan

Geo Layers



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Case: 23-00043874

Case Owner	All Members COUNCIL	Service Request Id	23-00043874
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>To the Mayor, Vice-Mayor, and City Council Members:</p> <p>I write to ask you to delay consideration of the "Zoning for Housing" proposal.</p> <p>I spent over half my career working as a Congressional staffer drafting and in support of the very most progressive policies at a federal level, working as the General Counsel for the House Judiciary Committee under Chairman John Conyers, Jr. And I am a lawyer by training, raised by two parents who are retired law professors who taught property law for decades. But I can't make heads or tails of this, despite my best efforts. Any city resident who has figured out what's in these 30 pages (https://www.alexandriava.gov/sites/default/files/2023-09/Z4H-Fact-Sheets-20230905.pdf) has my admiration. (Hoping to find a plain English description of the MANY proposals, I clicked on the "Learn more" link underneath the "Zoning For Housing" section of the website is non functional.)</p> <p>Clearly, more effort needs to be made to educate city residents about these proposals. Each appears complex, and I am puzzled why the city government would not take more time on all of them and consider each of them individually.</p> <p>Seeking information anywhere, I looked at the Mayor's twitter account only to find a combative and inappropriate tone, including the use of memes to attack opposing viewpoints. I understand and work with social media and I'm all for a good meme, but I'm not an elected official. Do better, Mayor Wilson.</p> <p>Coupled with that are some head scratchers in same thread. For example, the Mayor extols the small class sizes in Alexandria in response to one resident's concerns. But, as he should know as Mayor and because his son and my daughter were in the same ACHS graduation class last year, there seems to be a teacher shortage. My daughter showed up to class and frequently had no teacher at all, and anyone who thinks things are going great at ACHS doesn't share the same reality as me. Yet, these proposals will bring more students? Can we really handle that? (If I raised these concerns exclusively with the Mayor, he would likely direct me to the School Board, but hopefully this is of value to some of you.)</p>	Post Tags	

Honestly, I am frustrated city resident. Many city initiatives in the last decade or so appear to be fait accompli. For example, residents on Janneys Lane objected to building bike lanes on the road and the city steamrolled ahead, with claims of deliberate process, public input, and expertise, but in actuality an outcome disfavored by most residents. And the execution was worse. Bike lanes were drawn so that parking spaces on our road were impossibly narrow, causing me and other neighbors to lose on side mirrors to traffic, costing thousands of dollars. The space in front of our house was drawn so small, a compact car could not fit in it. The city later redrew those lines, without so much of an apology to residents, and today, less than twenty bikers per day can be seen using these bike lanes, and that's a generous estimate.

I am fully prepared to receive the same brush off I and others did then. As elected officials, however, I would hope you would have more concern that so many of us feel disaffected, after years of technocratic government that condescends to us when we raise questions.

I've met with Mayor and, while I've grown tired of his tone that runs counter to what I learned in years of constituent service, I admire his love for the city and his presence at events. I wish he would listen more openly and address concerns with less hostility. I've also met many council members, including Councilman Chapman and Councilman McPike, who came by my house and asked for my vote. I don't think any of you are anything other than good public servants, I thank you for that, and I am disheartened by the accusations of corruption that have been injected into consideration of these issues.

I'd simply ask you to consider if the manner you are considering all of these proposals is creating opponents out of supporters and figure out how to better persuade us. I often or always vote against my narrow economic interest in support of a more just society. I just think this needs more time and explanation.

Thanks for considering my views,

Ted Kalo
514 Janneys Lane
Alexandria, Va

Selected Location

Sub-Status

SLA Information

Expected Start Date 11/25/2023 5:06 PM

Date/Time Opened 11/25/2023 5:06 PM

Expected Date/Time 12/1/2023 5:06 PM

Updated Date/Time 11/25/2023 5:06 PM

SLA Status On Time

isCaseEscalated

Date/Time Closed

Contact Information

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET:

Proposed Bonus Height Zoning Text Amendment

PURPOSE:

The City has two provisions in its ordinance that offer additional development potential in exchange for affordable housing under its residential Bonus Density Program. One provision provides more density in a project in exchange for a designated number of affordable units and the other provides more height in a project in exchange for a designated number of affordable housing units. The current proposal was designed to explore the possible extension of the Bonus Height provision, under Sub-Section 7-703(B) of the Zoning Ordinance for applicability in zones with maximum heights between 45 to 50 feet. Currently, up to 25 feet of bonus height can be requested in zones with height maximums of greater than 50 feet. Under the current proposal, the 25 feet provision of allowable additional height would not change. Staff analysis shows that, as it exists today, Subsection 7-703 (B) of the Zoning Ordinance has had limited use since its inception.

The purpose of this initiative is to explore whether the City should expand the availability of the bonus height provision to neighborhoods that have lower height limits, potentially adding some committed affordable units in more locations. An initial concept for a Bonus Height Text Amendment went through a public review process, including a Planning Commission public hearing, in 2022. That proposal was deferred pending additional study which has now been completed and summarized here.

To provide context for the potential use of an expanded bonus height provision: the City has had 14 projects that have been approved to use the bonus height afforded by Section 7-703(B). Half of these projects were paired with the bonus density provision and two were affordable housing projects. To date, 60 committed affordable units have been created in projects that involved bonus height and another 166 committed affordable units are either in the pipeline or are under construction. 130 of the 166 units are in the two affordable housing projects; both of which paired bonus height with bonus density. Staff's analysis indicates that a revised bonus height tool is not likely to be used, and would therefore not generate additional housing units.

METHODOLOGY: Staff reviewed the compatibility of up to 25 feet in additional height in zones with height maximums between 45 – 50 feet. Staff also prepared several case studies to determine whether the other zoning regulations in such zones would allow that additional height to be advantageous. Further, a financial feasibility study was conducted to determine if the additional height would be enough to stimulate redevelopment of the test sites. In addition, staff spoke to several developers of small-scale projects to obtain input regarding the utility of the proposed update. These studies were pursued to address community concerns, such as the potential unintended consequences stimulating redevelopment of “market affordable” modestly scaled multifamily buildings in exchange for a limited number of new committed affordable units; potential impact on historical development patterns of a neighborhood; and perceived impacts on neighborhood infrastructure (although every development project is evaluated for infrastructure impacts).

KEY FINDINGS: The studies indicate that this proposal has very limited potential for use, primarily because other provisions of the zoning ordinance (limits on overall square footage, requirements for setbacks and open space, etc.) would nearly always prevent a developer’s ability to use this provision. One specific example, involving a proposal to add a story to an existing office building as part of a residential conversion, could use this provision, but that proposal is not dependent on this proposal to move forward. At this time, the very limited potential benefit has convinced staff to not recommend its adoption.

RECOMMENDATION: Table consideration of this proposal.

TEXT CHANGE ELEMENTS: Not applicable.

FISCAL IMPACTS: Not applicable.

EQUITY IMPACTS: Section 7-700 (Bonus Density Program) is an important tool to help expand housing production and affordability while also creating more opportunities for choice of housing types and location and more opportunity for affordability.

LIST AND LINKS:

- [City of Alexandria Zoning Ordinance \(Current\)](#)
- [Applicability Map for Proposed Update](#)

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET:	Historic Development Patterns
PURPOSE:	Identify favorable historic development patterns within the city's historic districts and established neighborhoods and provide recommendations that would allow these types of development to be built in the future.
METHODOLOGY:	Staff identified neighborhoods within the city (Parker-Gray, Rosemont, Del Ray, and Old Town) that exhibit characteristics that are often cited by members of the community as enjoyable, engaging, and vibrant places. These neighborhoods have been used as the basis for design guidelines and pattern books. We identified typical blocks containing a mix of uses and building typologies and analyzed them for compliance with the current Zoning Ordinance. We also reviewed and analyzed previous versions of the Zoning Ordinance, previous Zoning and Land Use maps, and Sanborn Fire Insurance maps.
KEY FINDINGS:	Subsequent updates to the Zoning Ordinance have introduced additional restrictions and zones which have made the ability to construct these types of historic development patterns increasingly difficult. The majority of staff's study areas include buildings (such as small apartments and townhouses) and/or uses that are not in compliance with the current Zoning Ordinance either due to being constructed before there was a zoning ordinance or under an earlier ordinance. Examples include zones which prohibit the construction of apartments or lots too small to permit the construction of townhouses. Several sections of the Zoning Ordinance would need to be changed in order to allow such historic development patterns to continue. For example, the current Zoning Ordinance has multiple, duplicative restrictions on the amount of development that can occur on a parcel: height and standard setback requirements, zone transition setbacks, floor-area ratios, and units per acre. Many jurisdictions successfully achieve their development objectives with a few (but rarely all) of these tools.

RECOMMENDATIONS AND GUIDING PRINCIPLES:

Staff recommends a two-phased approach to change the Zoning Ordinance through a series of text amendments based on the following guiding principles:

- Allow smaller lot sizes, a mix of uses, and a mix of residential typologies in all zones.
- Simplify the number of zones – i.e., consolidate some residential zones, some mixed-use zones, and some commercial zones.

Current zoning restrictions that do not consider the existing built environment or historically-acceptable lot sizes include:

- The requirement for a zone transition line setback,
- Regulating density through units per acre and floor-area ratio in addition to height, setback and floor area.
- The minimum lot area requirement and the lot area requirement per multifamily unit;
- The widespread use of different floor area limits for different uses in the same zone; and
- Limited allowance of compatible commercial uses in residential zones.

TEXT CHANGE ELEMENTS & PHASED APPROACH:

Phase I (November 2023): Text Amendments to:

- Remove dwelling units per acre limitations in multifamily zones to allow smaller unit sizes within the same development envelope. Removing the dwelling units per acre limits as well as the average unit size in some zones, this could increase unit production by an estimated 1.5 to 2.5 units in some projects.
- Remove zone transition setback requirements, which require additional setbacks when adjacent to residential zones regardless of the actual use of the properties and the proposed new construction (i.e. a mixed-use building would have to have this additional setback on a residential portion of the building when adjacent to a residential zone) This requirement is inconsistent with historic building patterns which typically feature a mix of uses in close proximity; and
- Implement the Zoning for Housing townhouse zone recommendations.

Phase II (for future study):

Future Text Amendments to consider:

- Simplifying the number of zones;
- Changing or eliminating minimum lot size requirements;
- Creating more standardization of uses across zones; and
- Study increasing flexibility of bulk and area regulations.

Create Design Guidelines for Traditional Neighborhood Development.

Evaluate the potential of selective use of the Neighborhood Conservation District tool to preserve existing examples of historic development, especially small-scale multifamily buildings and other housing types not currently being constructed.

FISCAL IMPACTS:

Removing restrictions on units per acre could potentially, albeit marginally, increase the value of multifamily buildings.

EQUITY IMPACTS:

These recommended zoning changes would diversify housing options, including housing unit size, for all income-levels and allow low-scale multifamily developments that would likely provide housing opportunities for lower income households.

LIST AND LINKS:

Links:

[City of Alexandria Zoning Ordinance \(Current\)](#)
[Estimated Increase in Units \(Multiplier\) Smartsheet](#)

References:

1. [City Zoning Ordinance 109, 1931](#)
2. [City Zoning Map, 1931](#)
3. [City Zoning Ordinance 279, 1939](#)
4. [City Zoning Ordinance 286, 1939](#)
5. [City Zoning Map, 1939](#)
6. [City Zoning Ordinance 708, 1951](#)
7. [City Zoning Map, 1954](#)
8. [City Zoning Ordinance 1206, 1963](#)
9. [City Zoning Map, 1963](#)

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET:	Residential Multi-family (RMF) Zone Analysis
PURPOSE:	This initiative analyzed potential expanded opportunities for the Residential Multi-family (RMF) Zone.
METHODOLOGY:	Staff analyzed approved projects that have utilized the RMF zone to evaluate the limitations and opportunities with the zone, evaluated the economic feasibility of the zone, and met with affordable housing developers. Staff evaluated the potential for creating a second, more modestly-scaled RMF zone and determined the existing RMF zone already allows development at smaller scales, and the economics of affordable housing generally require higher densities to move forward.
KEY FINDINGS:	<p>Given the RMF zone requirements for one third of the increase in density permitted by the zone to be provided as affordable housing at an average of 40% AMI (Area Median Income), recent applications of the zone have demonstrated that City, State, and/or Federal financial participation is typically necessary to make the projects financially viable and to enable additional enhancement of affordability.</p> <p>There have been five projects approved since the approval of the zone in 2019. Four of the five projects have been undertaken by affordable housing developers; due to the density incentives of the zone, in addition to preserving existing affordability, these projects have been able to expand affordability beyond the one third requirement. All of these projects have involved City, State and/or Federal financial participation.</p> <p>Due to the involvement of government funding, there will be a limited number of RMF projects each year. This is consistent with the expectation when the zone was established.</p> <p>In addition, these projects have had to rezone and, in most areas, have request a Master Plan amendment. The Housing Master Plan is the chapter of the Citywide Master Plan where the intent for application of this zone can be clarified.</p>

The current RMF zoning district requires Special Use Permits for several uses, including restaurants, medical care facilities, and fitness studios, that are normally allowed by-right in other zoning districts. These uses do not undermine intent of the zoning district and so staff is recommending a text amendment to make the RMF zone more flexible regarding these uses.

RECOMMENDATIONS:

Amend the Housing Master Plan to state that it is envisioned that the RMF zone can be located in areas planned and/or zoned for medium or higher density development, as well as other specific locations where the proposed project is compatible with adjacent development and consistent with City policies. While this amendment will set the City policy, each project will still have to request all necessary approvals, evaluate impacts, and involve a community process.

Allow more flexibility for ground floor uses and permit uses that currently require SUPs.

TEXT CHANGE ELEMENTS:

Amend the RMF Zone in the Zoning Ordinance to expand the number of uses allowed on the ground floor of RMF buildings.

Amend the Housing Master Plan to establish general intent for RMF rezonings.

FISCAL IMPACTS:

N/A

EQUITY IMPACTS:

Amending the Housing Master Plan will provide more intent regarding where RMF projects are consistent with City policy.

ESTIMATED UNIT YIELD:

The recommended changes in the Housing Master Plan and zoning text amendment related to ground floor uses will not directly affect the number of units produced through the RMF Zone. Ultimately, the biggest factor for housing produced through the RMF Zone is outside funding. Due to the magnitude of the requirement for deeply affordable units in the RMF Zone, local, state, and/or federal resources are anticipated to typically be necessary and to limit the number of feasible developments.

LIST AND LINKS:

<https://storymaps.arcgis.com/stories/64246f5ba49f41159c59858e59c559b3>

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

DRAFT FACT SHEET FOR INDUSTRIAL ZONE INITIATIVE WITH PROPOSED RECOMMENDATIONS

FACT SHEET: **Industrial Zone Initiative**

PURPOSE: The Industrial Zone currently does not allow residential uses but many uses within the Industrial Zone may be compatible with residential uses. This analysis looked at the potential for allowing land zoned industrial to apply for Residential Multi-Family (RMF) zoning. It also looked at any barriers to the planned transition in some areas from industrial uses to mixed-use/residential uses.

METHODOLOGY: Staff conducted research and analysis of background materials, such as the 2014 Industrial Study, national best practices, business license data, and real estate information on elements such as vacancy rates, existing uses and rental rates. Staff also met with commercial and industrial real estate brokers.

KEY FINDINGS: A limited portion (2.3%/224 acres) of the City is zoned Industrial.

Eighty-seven acres of the industrial zone in the Eisenhower West and Landmark Van Dorn Small Area plan are currently planned for higher density mixed-use development.

Approximately 80% of the land uses in existing industrial zone areas (gyms, child-care, dog care, breweries etc.) can occur in other zones in the City.

The vacancy rates in the industrial zones are relatively low (1% to 6%) due to the high demand for these relatively low-cost spaces. These spaces are generally half the rent charged by retail locations.

Some of the landowners are land banking some of the sites in anticipation of future higher demand for redevelopment.

A significant portion of the industrial area in Eisenhower West and Landmark Van Dorn Plans and the industrial areas south of Duke Street (12.8%) is impacted by the 100-year floodplain.

Interim uses such as the uses outlined above are allowing the industrial buildings to be occupied and create a potential barrier to short-term redevelopment.

Some uses in the industrial zone that permit new buildings preclude the mid- and long-term implementation of City plans, including market rate and affordable housing.

Land currently zoned industrial *can* apply to rezone to RMF. This is especially true for industrially zoned land in the Eisenhower West Small Area Plan, which envisions medium and higher density mixed-use and residential land uses. The bigger barrier for RMF in the Industrial Zone is securing funding for all-affordable projects. See RMF fact sheet for recommendations and more information.

RECOMMENDATION:

Because the majority of industrial-zoned land is already planned for mixed-use redevelopment, there is already the regulatory framework in place to support housing in those locations. For example, the Eisenhower West Plan envisions redevelopment to include or accommodate some uses now defined as industrial, or located in “industrial” buildings, when those uses have limited offsite impacts and can co-exist well with housing. The recommendation is to provide criteria for new non-residential construction in the industrial zone to promote its compatibility with future redevelopment.

Major land uses changes (i.e., adding residential uses or other potential changes) for industrially zoned land south of Duke Street will be addressed by the upcoming Duke Street corridor plan.

TEXT CHANGE ELEMENTS:

Add site and building criteria to the Industrial zone to require new buildings to be compatible with any potential future residential/pedestrian-scale development.

FISCAL IMPACTS:

N/A

EQUITY IMPACTS:

Future rezonings to implement the Eisenhower West and Landmark-Van Dorn Corridor small area plans (and other small area plans that address industrial-zoned land) will evaluate which, if any, land uses now permitted in the Industrial Zone will be permitted in the future. Until then, compatibility of new industrial buildings with planned redevelopment is key.

There are some small businesses located within the Industrial Zone. The upcoming Duke Street Corridor Plan will evaluate and consider land use impacts to the affordability and diversity of small businesses.

ESTIMATED UNIT YIELD:

Approximately 44 acres of industrially zoned land are planned for new residential and mixed-used development blocks in the Eisenhower West Small Area Plan. Based on development trends over the past 10 years, staff estimates that, over the long term build-out of the Plan (25-30 years), these industrially zoned blocks have the potential of generating 3,000 to 4,000 residential units.

LIST AND LINKS:

<https://storymaps.arcgis.com/stories/bc7e43eeba2b47d9b4c0884f7359fa82>

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET:

Coordinated Development Districts (CDDs)

PURPOSE:

The purpose of this initiative is to increase the number of committed affordable housing units constructed in CDD zones.

METHODOLOGY:

Staff has researched several recently approved CDDs for best practices to increase affordable housing production.

KEY FINDINGS:

“Coordinated Development Districts” are a zoning tool that is used to coordinate the redevelopment of large parcels that will have multiple blocks and buildings and need to coordinate the provision of public infrastructure and facilities, such as roads, sewers, open space, and more. Good examples of CDDs include Potomac Yard, Eisenhower East and Landmark Mall. The additional development density provided by the Small Area Plans (SAP) for these growing neighborhoods provides an opportunity for the City to require the developer to mitigate the offsite impacts of the development, and these mitigation expectations are outlined the small area plan.

In some cases, through the development review process, it becomes clear that additional density even above that provided by the Small Area Plan can be accommodated on a site. Virginia law allows that additional density to be subject to an affordable housing requirement.

In the recent CDD for the Potomac River Generating Station, the City included a requirement that 1/3 of bonus density (above what is recommended in an SAP) to be committed affordable units, as part of the bonus density program. Staff is now recommending that this approach be applied in future new, and under certain circumstances, newly amended CDDs.

Part of the benefit of this approach is it would eliminate a separate SUP approval for the bonus density, and the affordable units would be phased in with the new development and not potentially wait until later in the buildout of the CDD.

Amendments to existing CDDs can only be initiated by the property owner and not by the City. Staff references “amended CDDs” only in instances where the relevant property owner requests a change to the CDD which would add density above the amount recommended in the relevant small area plan.

In the PRGS case, the amount of additional density (above that anticipated by the small area plan) is 275,000 sf; if the developer does

utilize all of that additional density, one-third of it (or about 91 units), would be affordable.

RECOMMENDATION:

Establish a City Council policy, possibly memorialized in the Housing Master Plan, affirming that the City should continue its practice of including condition language in future new and amended CDD requests that would require 1/3 of bonus density (above what is recommended in an SAP) to be committed affordable units.

TEXT CHANGE ELEMENTS:

N/A

FISCAL IMPACTS:

The additional development in these growth centers of the City would positively impact the City's tax base.

EQUITY IMPACTS:

Increasing the number of committed affordable housing units in the City helps to improve housing inequality. It would also locate more affordable units in CDDs where they would be close to transit and jobs opportunities.

LIST AND LINKS:

[Potomac River Generating Station CDD docket item](#)

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET: **Expansion of Transit Oriented Development**

PURPOSE: This initiative analyzed existing barriers that limit increased development densities around transit stations. The purpose is to identify themes to guide future small area plans so that they better support densities near high-capacity transit.

METHODOLOGY: Locating higher density development near high-capacity transit has been a guiding principle for the City since the 2008 Transportation Master Plan and as reinforced in the 2021 Alexandria Mobility Plan, where it is a central theme. For this initiative, staff reviewed existing Small Area Plans (SAPs) and zoning within the walksheds of existing and planned Metrorail stations and priority transitway corridors. Staff also researched best practices/policy innovation for affordable housing within transit oriented developments (TODs).

KEY FINDINGS: Because of the desirability of land near Metrorail stations, the land values are generally +/- 25% higher than other comparable areas.

To achieve the higher densities and heights near transit stations, buildings generally require a more expensive type of construction (steel and/or concrete).

The condo and rental fees associated with many of the high-rise buildings create challenges for housing affordability.

While bonus density and/or height are an option, there are often some market limitations. For example, developers generally do not want to deliver more than 350-450 units/building because of market conditions/absorption rates.

Parking (underground or structured) can be a limit to additional units both because of cost and space limitations.

The planned priority transit corridors in Alexandria West and the Duke Street corridor present an opportunity to add more market rate and affordable housing.

Most areas within TOD walksheds are planned for higher density development, both through Small Area Plans and Coordinated Development Districts (CDDs), consistent with best practices for development surrounding transit.

Undeveloped or under-developed (currently developed at low density) parcels are located near Metrorail stations. Except for parks, these parcels offer an excellent potential opportunity for redevelopment at higher densities. For example, King Street and Braddock Road Metrorail stations have adjoining land that should be evaluated as part of a future planning process.

RECOMMENDATIONS:

As part of the upcoming Duke Street corridor plan, evaluate undeveloped or underdeveloped land adjacent to the King Street Metrorail station, both public and private.

Review the Braddock Metro Neighborhood Plan's requirements for non-residential development immediately adjacent to the Braddock Road Metrorail Station.

As part of the Alexandria West Small Area Plan (SAP) and upcoming Duke Street corridor plan, promote transit-oriented levels of development to support affordable housing.

Conduct a future study on removing parking requirements for affordable housing within ½ mile of a Metrorail Station.

TEXT CHANGE ELEMENTS:

Not applicable. These recommendations will guide future planning efforts.

FISCAL IMPACTS:

Potential to increase taxable real estate with redevelopment of parking lots and vacant land.

EQUITY IMPACTS:

Potential to expand affordable housing options in locations with high levels of transit service.

ESTIMATED UNIT YIELD:

Staff estimates there are approximately 17 acres of publicly owned, underdeveloped, non-park land within the TOD walksheds in the City. Based on development trends over the last 10 years within TOD walksheds, staff estimates that the build-out of these properties could generate 800 to 1,200 residential units in the long-term.

LIST AND LINKS: <https://storymaps.arcgis.com/stories/0167ea7d9e8c45dcb133c3e6da584f7f>

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET: **Office to Residential Conversions**

PURPOSE: Review the City’s experience with conversions and determine if the City’s current approach should be confirmed or amended. Investigate whether the Zoning Ordinance includes impediments to office-to-residential conversions and whether there are areas in the City where conversions should be incentivized or discouraged.

METHODOLOGY: Compiled a comprehensive list of conversions and looked at aspects of each project to identify trends.

Reviewed Zoning Ordinance to determine challenges to conversions, including requirements or limitations on setbacks, bulk (including floor area ratios), parking, open space and canopy coverage.

Reviewed national literature on this topic; interviewed staff from from all relevant departments as well as local developers and land use attorneys; and participated in regional discussions on the topic to identify conversion trends, opportunities and challenges.

KEY FINDINGS: The City is a nationwide leader in office to residential conversions, due to location, existing building stock, local and nationwide trends, and the City’s willingness to consider and support conversions. *Examples: the Oronoco, the Foundry, Park Center.*

Office conversions have been a clear financial “win” for the City, with the increase in tax revenues significantly outpacing any increase in the cost of providing services to residential development. For example, student generation in converted buildings has been very modest.

Developers consistently describe conversions as a challenge. While they have the same considerations as other developments (financing and carrying costs, etc.), not all buildings are good candidates for conversions, and they generally require higher contingencies for unanticipated challenges in the conversion process. Industry specialists point to: construction complexity,

cost of construction, parking/open space, City processes, and requirements such as green building, etc.) as complications for conversions. *Examples: e-Lofts, Park Center.*

Often, the amenities desired by new residential uses are similar to those desired by office (good transit and parking, walkable neighborhoods, retail opportunities). Alexandria has general policies about where existing and future office should be protected. For existing office buildings, they are good candidates for conversion unless the building characteristics (age, condition, amenities, proximity to transit) indicate that it remains competitive for an office tenant or if other City policies or plans (such as the relevant small area plan) calls for a non-residential use in that location. Recent small area plans are flexible as to the overall mix of residential and non-residential uses in the plan area, but often require that a minimum percentage (and/or certain locations) are office. Examples: Some buildings in Carlyle are examples of office buildings that may still be competitive; in the West Alex (King and Beauregard) development, the City allowed senior housing to be built instead of a planned office building.

Many buildings that have already converted have been Class B or C office that were generally able to meet parking and open space requirements on-site. In the future, office buildings that are less able to meet parking, open space, and other requirements on-site may come forward. These will require regulatory flexibility.

Alexandria has a number of mixed-use zones which allow greater floor-area ratios (FAR) for commercial than for residential. This creates a barrier to conversion of an office building that contains more FAR than is permitted if it became housing. This barrier can be overcome by affirming that these buildings can use Section 7-700 to increase the residential density on the site, in exchange for affordable housing. Additional opportunities exist for conversions in smaller buildings and mixed-use locations, such as upper floors on King Street.

RECOMMENDATION:

Continue to work with the development community to support conversion in Class B and C office buildings that can be approved under the current Zoning Ordinance. *Examples: 5001 Eisenhower (Victory Center), Tidlock (Transpotomac Plaza).*

Continue with the City's current policy to generally encourage conversions of older, obsolete or non-competitive buildings and discourage cases where the building remains competitive (because of condition, location, on-site or nearby amenities, transit access, etc) or in cases where City policies or plans provide guidance that use should be preserved or the location should remain non-residential.

Establish a City Council policy, possibly memorialized in the Housing Master Plan, affirming that conversions should use Section 7-700 to increase the residential density on the site, in exchange for affordable housing.

Work with Office of Climate Action and the City Attorney to develop conversion standards for Green Building.

Review the City's voluntary affordable housing contribution policy for conversions during the Housing Master Plan Update to ensure the contribution is aligned with the City's residential affordable housing contribution policy and reflects the value of the change in use, and pursue legislative authority to enable the City to make all voluntary affordable housing contributions mandatory.

Continue to monitor conversion activity for ongoing challenges; when identified, consider whether regulatory or financial tools are needed. Future reviews will focus on whether building or fire code issues are creating challenges.

TEXT CHANGE ELEMENTS: None at this time.

FISCAL IMPACTS: Adding residential potential to buildings currently permitted as commercial adds value to underutilized parcels. Review indicates student generation is modest. Impacts on water, sewer, and stormwater are covered by fees.

EQUITY IMPACTS: Conversions can increase the number of available residential units in job-rich areas well-served by existing and future transit options. Given the costs of conversion and restrictions on the City's ability to require affordable housing, the overall number of new designated affordable units may be limited.

LIST AND LINKS: [City of Alexandria Zoning Ordinance \(Current\)](#)
List of Alexandria Building Conversions Since 2014

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET:	Townhouse Zones
PURPOSE:	Identify opportunities to increase consistency in zoning rules (lot requirements, Floor Area Ratio (FAR), and bulk/open space regulations) across the zones that allow townhouses. Revise lot, bulk, open space, and parking requirements to allow for small-scale residential infill development in zones that permit townhouses without public hearing approval.
METHODOLOGY:	This initiative involves examination of detailed technical specifications related to how the Zoning Ordinance regulates townhouses and townhouse-like dwellings. The complexity can defy simple summarization but is also an indicator that simplification of how Alexandria regulates townhouses is desirable. To explore this goal, staff reviewed each townhouse zone in detail, including the evolution of townhouse zoning regulations over time. Additionally, staff reviewed the past seven years of City Council, Planning Commission, and Board of Zoning Appeals approvals of 39 requests for the creation or expansion of one or two-family dwelling units in the City's townhouse and commercial zones. Staff reviewed these approvals to determine similarities across the requests and the issues they presented.
KEY FINDINGS:	<p>All the applicants for the 39 studied cases requested relief from lot, bulk, open space, and/or parking requirements to accommodate proposed residential infill projects. In each case, staff found that approval standards were met. Given that all 39 cases were approved, staff concludes that, in general, special approval for these types of requests should not be required. Instead, the regulations should allow for contextual infill residential development by-right.</p> <p>Staff identified several differences between the lot, bulk, and open space requirements across the City's townhouse zones. In early iterations of the Zoning Ordinance, townhouse lot, bulk, and open space regulations were relatively consistent across the City. As time passed, some townhouse zones were amended (RM, for example) and others (RB, for example) were not. In reviewing the</p>

evolution of these amendments, staff has that changes are appropriate.

Many of Alexandria's townhouses are zoned either RM or RB. Old Town, roughly bounded by 495 to the south, the train tracks to the west, Slaters Lane to the north, and the Potomac River to the east, contains quite a high concentration of townhouses and/or townhouse-like buildings. Old Town also contains a high number of properties zoned either RM or RB. In general, the RM zone's standards are oriented toward the smaller lots and urban design expectations of Old Town. Despite their location in the same geographic area, their similar lot sizes and configurations, and that they contain either a townhouse or townhouse-like dwelling, properties not zoned RM in Old Town are subject to different zoning requirements. Staff recommends that these requirements be amended to align more closely with the RM zone.

Additionally, many of the zones which allow townhouses establish lot, bulk, and open space requirements based on how a building is constructed, instead of a lot's size and dimensions. For example, many houses zoned CL (Commercial Low) in Old Town are considered single-family because they are not attached to neighboring houses or because there aren't three attached dwellings in a row. These houses and their lots generally match the size and configuration of nearby townhouses in residential zones. Despite this, the CL zone requires lot frontage, size, and setback requirements that are much larger than those in the adjacent residential zones. 1209 Prince Street, image below, illustrates this example.



Because this house is not connected to its neighbor to the right at 1207 Prince Street, this property is considered a semi-detached dwelling. This lot is 20 feet wide. The CL zone requires a minimum width of 37.5 feet. Further, it requires an eight-foot side yard. The existing house at 1209 Prince Street provides a 2.5-foot side yard. The existing house at 1207 Prince Street encroaches onto the 1209 Prince Street property by 0.8 feet leaving just 1.7 feet between the two houses. If the townhouse regulations were applied to these lots, they would comply with the CL zone's requirements.

Staff determined that the townhouse and commercial zone requirements do not allow for desirable, context-sensitive residential development. The proposed changes to zones that allow townhouses would allow for outcomes in better alignment with the Master Plan's goals and objectives for compatibility.

Guiding Principles for Recommendations:

- Establish lot requirements based on location and similarity of lot size/pattern/configuration instead of housing type.

- Eliminate bulk and open space inconsistencies across townhouse zones for lots of similar size/pattern/configuration.
- Revise bulk and open space requirements to more closely align with existing lot size/pattern/configuration.

RECOMMENDATION:

Staff recommends a two-phase approach.

Phase I Text Amendments (November 2023):

- Apply RM zone townhouse lot, bulk, and open space requirements to all properties within Old Town in zones that allow townhouses.
- Apply RM lot, bulk, and open space requirements to single and two-unit dwellings on narrow lots where townhouse dwellings are currently permitted in Old Town
- Establish contextual front setback requirements for townhouse zones and for residential development in commercial zones City-wide
- Eliminate side yard setback requirements for lots 25 feet in width or less
- Establish 35 percent open space requirement across all townhouse zones and for residential uses in commercial zones
- Eliminate off-street parking requirements for single-unit, two-unit or townhouse dwellings within the Enhanced Transit District and require one space per dwelling unit for dwellings outside the Enhanced Transit District.

Phase II Text Amendments (for future study):

- Replace open space requirement with a maximum lot coverage requirement
- Eliminate lot size minimums
- Apply RM zone FAR maximum to all townhouse zones

FISCAL IMPACTS:

Eliminating the discretionary approval process reduces development costs and could lower sale/rental prices.

EQUITY IMPACTS:

Removing inconsistencies across lot, bulk, and open space regulations would grant similar development opportunities currently only afforded to property owners within the RM zone.

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET:	Expanding Housing Opportunities in Single-family Zones
PURPOSE:	<p>This initiative proposes changes to the Zoning Ordinance to broaden access to traditionally single-family neighborhoods. The initiative evaluated the current limit of one household per lot in the City’s single-family zones and the potential benefits of allowing a greater number of households per lot in those zones. In support of this purpose, staff examined and is proposing changing the definition of “family” and how parking reductions are both possible and necessary to achieve housing access goals, as well as preserve open space. These proposed actions will improve access, modestly amplify our housing production goals, enable new housing typologies in neighborhoods where they do not exist now, and/or are by their multi-unit nature are less expensive.</p> <p>However, this initiative is not proposing to mandate that these new units be affordable to specific income levels.</p>
METHODOLOGY:	<p>With community input, staff examined areas of the City restricted to single-family detached housing; how housing demand is not being met by supply and the attendant economic factors (such as price increases/decreases and vacancy projections, types, and price points); and income needed to purchase/rent specific dwelling price ranges and correlation with missing typologies in the current housing stock. Options for adding missing housing types were created, for which forecasts were generated to show the potential increase in units in these zones. Staff conducted analysis to inform proposed options for reducing parking requirements. The forecasts allow estimates for factors such as impacts on schools, public infrastructure, and environmental sustainability.</p>
KEY FINDINGS:	<p><u>Number of units and diversity of housing unit types</u></p> <p>The analysis conducted shows that sale and rental properties in the City are generally outside an accessible price range for many residents. This indicates that increasing the supply of dwelling units with a more expanded range of price points, typically</p>

through the creation of smaller individual dwelling sizes, would contribute to increasing the availability of dwelling options for a broader range of income levels in all City neighborhoods. A greater diversity of housing options in single-family zones would also likely contribute to increased diversity amongst residents within neighborhoods.

Single-family zones R20, R12, R8, R5, and R2-5 first appeared in the City of Alexandria in 1951, and now encompass 34% of the total land area or 5.17 square miles in the City. Noting the potential to increase dwelling unit density in single-family zones, this initiative studied the feasibility of adding multi-unit dwelling types ([townhouses, two-family, three to six unit multi-family](#)) while maintaining the zones' existing setbacks, floor area ratio (FAR), and lot size requirements. A [consultant study](#) identified that approximately 66 comparatively lower-valued properties could be financially feasible for developers to redevelop in single-family zones, resulting in an estimated 66 new residential buildings and an additional 150-178 new dwelling units created over 10 years. The estimated range of 150-178 units is based on adding two-family dwellings or up to four-family dwellings in the single-family zones.

Staff also researched an option to focus construction of new multi-unit dwellings in single-family zones within ¼ mile of transit and shopping amenities. GIS mapping revealed that only 0.39 square miles of single-family family zoned land was located outside of a ¼ mile walkshed. Staff does not recommend the transit-oriented development option given that the land areas outside of the ¼ mile walkshed are minimal and not significant enough to inform a policy to expand housing opportunities. This more limited approach would not fully increase access to single-family zones, and therefore would not fully address the equity component of the Zoning for Housing/Zoning for All initiative.

One of the sixteen policies in the City's Master Plan adopted to support a set of "Goals and Objectives" states "Areas of the city currently zoned residential should remain zoned for residential use at no higher than their current density." The term "density" when related to housing typically refers to dwelling units per acre (or per lot), but density can also refer to the total square footage that is permitted to be built. This proposal increases the potential units per acre by increasing the number of permitted units per lot, but it does not increase buildable square footage. That is, the size,

height, setback, and other “compatibility” characteristics of the housing would not change. The analysis conducted for this initiative justifies amending this policy in the Master Plan, wherever it appears to delete the phrase “...at no higher than their current density” as this proposal continues to support the overall residential goals of the Master Plan, albeit at modestly increased residential densities. The City’s 2013 Housing Master Plan and housing policies within small area plans support this evolution in how we view density. The City Council-adopted Long Range Planning Work Program has scheduled an update to the 1992 Plan’s citywide chapters through a new “Vision Plan.”

Zoning ordinance definition for “family”

In line with the theme to expand housing opportunities, an analysis was conducted to learn if the Zoning Ordinance [definition for “family”](#) could create obstacles for individuals or groups seeking housing. Historical research shows that local jurisdictions in the early Twentieth Century typically defined those residing in a dwelling in simple functional terms. From 1931 and until 1989, the City of Alexandria followed suit by defining family as any number of individuals living and cooking together in a single housekeeping unit.

With the exponential growth of the suburbs after WWII, jurisdictions amended their family definitions to reflect the concept of a traditional, nuclear family. Alexandria amended its family definition in 1989, aligning with this trend. The 1989 definition established the basis for today’s definition, specifying that a family unit was determined through blood, marriage, and adoptive relationships, including household staff, but not to exceed four unrelated people. Up to nine unrelated individuals in a dwelling were possible, however, through City Council approval of a special use permit if it found the proposed family compatible with the character of the neighborhood.

[Research](#) has identified that the traditional, nuclear family zoning ordinance definitions can perpetuate unequal access to housing across neighborhoods because residency options are non-existent for different types of functional family groups, as they are commonly referred to in current research. Reinterpreting the family unit alternatively as a one that allows for undefined individuals to live together responds to changing social and

cultural viewpoints on what constitutes a family, as evidenced in the rise in alternative living arrangements since the 1970s.

Parking requirements

The current parking requirements for residential dwellings are found in Article 8 of the Zoning Ordinance. The requirement for single-family detached, two-family and row or townhouse dwellings is two (2.0) spaces per dwelling unit for single-family detached, two-family, and townhouse dwellings. The multi-family unit parking requirement is calculated by considering the number of bedrooms and proximity to transit.

The [Alexandria Mobility Plan, Curbspace and Parking Chapter](#) reveals that providing parking as part of new housing construction has a major impact on the cost of a project, environmental sustainability, and neighborhood quality of life. The cost increase is passed onto the resident, resulting in more expensive housing. Additionally, a residential parking requirement can make construction impractical on certain lot sizes, dominating the aesthetics of a neighborhood, occupying more open space, and increasing traffic. Policy A of the plan, "Connect parking policy to City goals," states:

Achieve broader City goals related to sustainability, congestion, and housing affordability through parking. Parking facilities are expensive to build and maintain, and when it is easy to park, more people will drive. The City of Alexandria will continue to use policy to right-size parking facilities and unbundle the cost of parking from housing to reduce the cost burden of parking on non-vehicle owners and limit its role in contributing to traffic.

RECOMMENDATIONS:

Increased number of dwelling units

Staff recommends that City Council adopt one of two options to add different housing typologies to single-family zones. Neighborhood compatibility would be safeguarded with either option as existing requirements for minimum lot size, setbacks, open space, floor area ratio, and tree canopy coverage would be unchanged. The student generation rate for both options is 15 over a 10-year period. The options are noted below.

Option 1: Add the opportunity to construct two-unit dwellings in the R20, R12, R8, and R5 zones and three to four multi-unit

dwellings in R2-5 zone. An estimated 66 new residential buildings would be developed over a 10-year period containing an estimated 150 units.

OR

Option 2: Add the opportunity to construct two-unit and three to four-unit dwellings in the R20, R12, R8, R5, and R2-5 zones. An estimated 66 new residential buildings would be developed over a 10-year period containing an estimated 178 units.

Zoning ordinance definition for “family”

Delete the definition of “family” from the zoning ordinance, shifting the land use emphasis from the composition of dwelling occupants to the residential building description. The statewide building code requirements would address the primary concerns for residential dwellings – health and safety – and determine dwelling occupancy maximums, regardless of who resides at the property. Although this recommendation falls under the Expanding Housing Opportunity in Single-family Zones category, it would apply Citywide to all residential dwellings.

Parking requirements

Staff recommends amending Article 8 of the Zoning Ordinance to revise parking requirements for residential dwellings throughout the City based on location within or outside the [Enhanced Transit Area](#). The enhanced transit area displays an aggregate 1/2-mile transit walkshed mapped to existing City streets and parcels. The walkshed is based on existing and anticipated mass transit stations and entryways. The enhanced transit area is currently used to determine commercial parking requirements. In 2018, the City Council approved a text amendment to update the commercial parking standards to include parking minimums and maximums that were differentiated whether a parcel is located within the enhanced transit area or beyond the enhanced transit area.

Options 3 and 4 below provide flexibility for developers to determine the amount of parking for a project, eliminating the extra cost of unnecessary parking space production, and lowering dwelling unit costs. Each reflects the City’s goal of multi-modal transportation within the existing and any future planned enhanced transit area.

Option 3 is recommended by staff:

- No minimum parking requirements for dwellings up to four units within the enhanced transit area.
- Minimum 0.5 parking spaces per unit for dwellings up to four units beyond the enhanced transit area.

No minimum parking requirements within enhanced transit area	
Number of Units	Minimum Required Number of Parking Spaces
1	0
2	0
3	0
4	0
Minimum 0.5 parking spaces per dwelling units beyond enhanced transit area	
Number of Units	Minimum Required Number of Parking Spaces
1	1
2	1
3	2
4	2

Although staff supports the above option, it would like to offer for City Council consideration an alternative,

Option 4:

- Minimum 0.5 parking spaces per dwelling unit for dwellings with up to four units within the enhanced transit area.
- Minimum 1.0 parking spaces per dwelling unit for dwellings with up to four units beyond the enhanced transit area

Minimum 0.5 parking spaces per dwelling unit within enhanced transit area	
Number of Units	Minimum Required Number of Parking Spaces
1	1
2	1
3	2
4	2
Minimum 1 parking space per dwelling unit beyond enhanced transit area	
Number of Units	Minimum Required Number of Parking Spaces
1	1
2	2
3	3
4	4

TEXT CHANGE ELEMENTS: Add dwelling typology option 1 or 2 as a permitted use in the R20, R12, R8, R5, and R2-5 sections.

Delete the family definition and amend or delete any definition that refers to family. Replace single-family dwelling with single-unit dwelling; two-family dwelling with two-unit dwelling; and multi-family dwelling with multi-unit dwelling.

Amend Article VII – Supplemental Zone Regulations to align with amendments to the dwelling definitions.

Amend Section 8-200 to include parking requirement option 3 or 4.

Explore avenues to allow multi-unit dwellings as by-right uses.

Additionally, amend the following sentence in the City’s Master Plan wherever it occurs (citywide chapters and Small Area Plans): "Areas of the city currently zoned residential should remain zoned for residential use at no higher than their current density." The proposed amendment is to delete the phrase "...at no higher than their current density."

FISCAL IMPACTS: The potential exists for an increase in property tax revenue to support City infrastructure, services, and schools.

EQUITY IMPACTS: Broaden the population diversity in all single-family zones.

The application of state building code criteria to determine the number of individuals in a dwelling, adequately ensures health and safety and allows for a diversity of functional family units.

LIST AND LINKS:

Housing Costs and Need

<https://www.alexandriava.gov/planning-and-zoning/zoning-for-housinghousing-for-all#HousingCostsandNeedinAlexandria>

City of Alexandria equity index maps

<https://www.alexandriava.gov/equity/equity-index-map>

Dwelling Type Definitions

<https://www.alexandriava.gov/planning-and-zoning/zoning-for-housinghousing-for-all#DwellingTypesasDefinedinAlexandriasZoningOrdinance>

Single-family Zone Map

<https://www.alexandriava.gov/sites/default/files/2023-05/Single-Family-Zone-Map-May-2023.pdf>

Zoning Ordinance Family Definition

https://library.municode.com/va/alexandria/codes/zoning?nodeId=ARTIIDE_2-143FA

Zoning Ordinance Single-family Zones

R20:

https://library.municode.com/va/alexandria/codes/zoning?nodeId=ARTIIIREZORE_DIVASIMITMIZO_S3-100R-SIMIZO

R12:

https://library.municode.com/va/alexandria/codes/zoning?nodeId=ARTIIIREZORE_DIVASIMITMIZO_S3-200R-SIMIZO

R8:

https://library.municode.com/va/alexandria/codes/zoning?nodeId=ARTIIIREZORE_DIVASIMITMIZO_S3-300SIMIZO

R5:

https://library.municode.com/va/alexandria/codes/zoning?nodeId=ARTIIIREZORE_DIVASIMITMIZO_S3-400SIMIZO

R2-5:

https://library.municode.com/va/alexandria/codes/zoning?nodeId=ARTIIIREZORE_DIVASIMITMIZO_S3-5005SIMIZO

“Zoned Out: How Zoning Law Undermines Family Law’s Functional Turn”

<https://www.yalelawjournal.org/note/zoned-out>

“What is Family? Ask a Zoning Official.”

<https://reason.com/2022/10/26/what-is-a-family-ask-a-zoning-official/>

“A Recipe for Achieving Real Housing Affordability”

<https://www.governing.com/community/a-recipe-for-achieving-real-housing-affordability>

Enhanced Transit Area Map

<https://www.alexandriava.gov/sites/default/files/2023-08/Enhanced-Transi-Area-Map-Aug2023.pdf>

The Color of Law, Richard Rothstein

Fixer Upper: How to Repair America's Broken Housing Systems, Jenny Schuetz



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Case: 23-00043871

Case Owner	All Members COUNCIL	Service Request Id	23-00043871
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Mayor Wilson, Vice Mayor Jackson, Council Members Aguirre, Bagley, Chapman, Gaskins and McPike:</p> <p>I strongly oppose City's "Zoning for Housing" proposals that are up for a vote this Tuesday, November 28th.</p> <p>While on the surface this initiative seems to have merit there has been insufficient consideration and public involvement to ensure this will achieve the results promised.</p> <p>Please vote down the initiative and give this topic adequate time to be a change that will be for the good of all concerned; not just the developers who stand to profit from it.</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/25/2023 4:29 PM	Date/Time Opened	11/25/2023 4:30 PM
Expected Date/Time	12/1/2023 4:29 PM	Updated Date/Time	11/25/2023 4:35 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Hill Montague	Contact Phone	+1 (202) 329-6549
Account Name	Customer	Contact Email	hmoniv@gmail.com

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Case: 23-00043870

Case Owner	All Members COUNCIL	Service Request Id	23-00043870
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	I am writing to urge all of you to vote "no" on the so-called "Zoning for Housing" measure, which could be more accurately titled "Zoning for Developers." The reasons why this legislation will degrade the quality of life in Alexandria -- while doing little or nothing to address housing accessibility -- have been well-stated by the Coalition for Livable Alexandria, and I will not restate those points here. Suffice it to say that I will vote against any member of the council who votes for this ill-considered plan, and I will urge my friends and neighbors to do likewise.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/25/2023 4:09 PM	Date/Time Opened	11/25/2023 4:09 PM
Expected Date/Time	12/1/2023 4:09 PM	Updated Date/Time	11/25/2023 4:09 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	M. Sean Laane	Contact Phone	
Account Name	Customer	Contact Email	seanlaane@gmail.com

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Case: 23-00043848

Case Owner	All Members COUNCIL	Service Request Id	23-00043848
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Mobile
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Please provide more time for constituents to weigh the pros and cons of zone changes in the city. I believe you are moving to fast without enough inputs from Alexandrians	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/25/2023 10:03 AM	Date/Time Opened	11/25/2023 10:03 AM
Expected Date/Time	12/1/2023 10:03 AM	Updated Date/Time	11/25/2023 10:03 AM
SLA Status	On Time	IsCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Bill Bertles	Contact Phone	+1 (571) 235-1691
Account Name	Customer	Contact Email	wmbertles@gmail.com

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File Links

Filename	Label	Description	Tags	Is Private?	URL	Created Date
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Case: 23-00043834

Case Owner	All Members COUNCIL	Service Request Id	23-00043834
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description		Post Tags	
Selected Location			
Sub-Status			

SLA Information

Expected Start Date	11/25/2023 8:01 AM	Date/Time Opened	11/25/2023 8:01 AM
Expected Date/Time	12/1/2023 8:01 AM	Updated Date/Time	11/25/2023 8:01 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	Michael Gray	Contact Phone	+1 (703) 684-8244
Account Name	Customer	Contact Email	

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File Links

	Filename	Label	Description	Tags	Is Private?	URL
Edit	I oppose the.docx			Create		https://alex311.my.salesforce.com/sfc/dist/version/download/?oid=00D1U000000tpPp&ids=0686T00000VZggOQAT&d=/a/6T0000

[Upload File](#)

Location Information

Address	Location
Served	Selected Location
Trash Zone	Location Details
Recycle Zone	Relative Location
Spring Clean Up Zone	Reporting Area
Leaf Zone	Parking District
	Census Area
	Building Type
	Small Area Plan

Geo Layers

No layers information available

Name

Related Parent Requests

Parent Case

Duplicate Parent

Transfer Parent

Legacy Information

LegacyId

Problem Code

Problem Description

System Information

Created By Customer Site Guest User, 11/25/2023 8:01 AM

Service Type Version SRTV-00000094

Last Modified By Integration User, 11/25/2023 8:01 AM

Service Type Version CTYCNCL

I oppose the “Zoning for Housing” plan.

It’s a fool’s errand to try to undo historic housing discrimination by creating ‘affordable’ housing through eliminating single-family zoning. It instead encourages development that rewards the creation of multi-family units whose prices will in the end be set solely by the marketplace. Who else will set the prices - the City of Alexandria? What sensible investor would expect to receive less than the maximum return possible on their investment? Prices are increasingly unaffordable in today’s market – and the ‘solution’ has been tried without success in other cities.

Aspirational promises for more low-income housing are just that – promises. Zoning for housing will result in disappointment for those needing affordable homes and cause trouble and loss for those who don’t.

Defeat this experimental proposal.

Survey Link

Code
ThreadId ref:_00D6TtpPp._5006T2M24Cg:ref

Contact Information

Name	Michael Gray	Contact Owner	Integration User
Account Name	Customer	Reports To	
Email		Department	
Phone	+1 (703) 684-8244	Fax	
Mobile		Description	
Sprout Social Persona			

Address Information

Mailing Address

Additional Information

Allow Service Activity Assignment

System Information

Created By	Customer Site Guest User, 11/25/2023 8:01 AM	Last Modified By	Customer Site Guest User, 11/25/2023 8:01 AM
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Custom Links [Google Maps](#) [Google Search](#)

Emails

23-00043834 - Thread_Token:: thread::2RFGV60xG0Cutr-lvASHViA:: ::Thread_Token

Message Date	11/25/2023 8:01 AM
Has Attachment	
Email Address	alex311@alexandriava.gov
Status	New
Subject	23-00043834 - Thread_Token:: thread::2RFGV60xG0Cutr-lvASHViA:: ::Thread_Token
Text Body	thread::2RFGV60xG0Cutr-lvASHViA::

Files

I oppose the.docx

Last Modified 11/25/2023 8:01 AM
Created By Integration User

Service Activities

Service Response

Status	Not Started
Applied Outcome	
Last Modified By	Customer Site Guest User, 11/25/2023 8:01 AM
Expected Date/Time	12/1/2023 8:01 AM
Order	1.00
Assigned To	
Finish Date	

Service Activity Name **SACT-00282564**

Activity Outcome Response

Service Questions

Which Council Member would you like to contact?

Answer **All Members**

Order **3.00**

What is the nature of your request?

Answer **Legislative or Policy Issues**

Order **4.00**

Is your request related to the upcoming public hearing or Council meeting?

Answer **Yes**

Order **5.00**

Case History

11/25/2023 8:01 AM

User **Customer Site Guest User**

Action **Changed Case Owner from Integration User to All Members COUNCIL. Created.**



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Case: 23-00043829

Case Owner	All Members COUNCIL	Service Request Id	23-00043829
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Mobile
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Zoning Proposal Comments	Post Tags	

I moved to Del Ray 20 years ago, when Del Ray was still affordable. In exchange for our walkable, high-density DC lifestyle we chose a 30-minute commute by Metro to our jobs in DC. Our single-family Del Ray home, a vegetable garden, and yard for our dogs were not the only things about the community that appealed to us. Along with the proximity to Metro and the mix of low-rise small businesses, factors that drew us here were the modest garden apartments, townhomes, and bungalows, along with larger homes —most often thoughtfully landscaped and canopied by long-established trees. The homes were occupied by a diverse range of people of different ages, ethnicities, and socio-economic backgrounds.

Over the years we have watched as the city embraced development with expensive townhomes, condominiums, and apartments without addressing the need for affordable housing or adequate parking for residents or visitors. These projects have benefitted the developers and those wealthy enough to live in these new communities, and placed strain on long-neglected infrastructure. The city's proposed "Housing for All" as written can only strain our communities further.

Nothing in the city's proposed Zoning for Housing / Housing for All initiatives addresses how to solve the lack of affordable housing for Alexandria workers, such as for teachers, first responders, and other hard-working citizens. There is little or no mention of the need to improve existing infrastructure in either existing or new developments, how the phenomenon of AirBnB and vrbo negatively influences housing for all, or the impact of development on schools, emergency

response resources, and green space in an already overburdened and dense city.

The following describes how the present zoning codes have already been a free-for-all for developers with negative consequences for Del Ray.

The Porter apartments on Monroe Avenue (across from the soccer fields) and the adjacent townhomes along Mainline are examples of recent high-density developments that were poorly conceived. The poor planning of the narrow, curved section of Monroe Avenue is particularly troublesome. No reasonable setback of the building from the street was reserved to provide safe passenger pick-up and drop-off or to allow for safe deliveries by truck. Double-parking is frequent, unsafe, and should have been predicted. The fact that no space was planned for parking by soccer families, residents, or visitors has caused significant pedestrian safety issues in the surrounding vicinity.

Very little green space was reserved in the developments of the Porter apartments and townhomes along Mainline. The need for permeable surfaces and enhanced sewer and storm water control should have been anticipated. Even after the addition of a second campaign of supplemental drainage along the middle school baseball fields is inadequate, causing extreme and persistent flooding at Braddock Metro.

Further, the subsequent plans for additional parking at Simpson Park will eliminate even more green space, with asphalt and concrete replacing huge trees and picnic space at Simpson Park.

I fear the proposed initiative will result in more of the same — or worse.

Another problematic proposal is the elimination of single-family neighborhoods, which will further exacerbate problems associated with overcrowding and strain on infrastructure

For example, our 1926 bungalow is on a narrow street and rests on a double lot. Should we decide to sell, the city's *proposal* would incentivize a cash purchase by a developer so the house could be razed and replaced by an expensive four- or six-plex with inadequate street parking. The result would include trees being cut down, more impermeable surfaces, and blocking of sunlight by a tall building. A large building would have a decidedly negative impact on the neighboring homes

On a related note that is not addressed in the housing proposal, some of the more modest homes in our neighborhood are rentals. They are leased at market rate by young families, allowing them to enjoy our wonderful community. One landlord, however, has opted to rent his duplex to an AirBnB entrepreneur, who then rents the home to tourists at a premium, thereby pricing would-be full-time residents out of the market.

Many other issues in the city's proposal have not been adequately considered or studied, including eliminating setbacks along commercial property lines, and allowing any number of unrelated persons to live in a home. Existing infrastructure problems must be corrected and parking issues addressed before more high-density development can be considered. Developers must not be handed special considerations that ultimately diminish the unique and desirable character and quality of life in Alexandria.

I would welcome new neighbors to our community in affordable housing, and would even support a tax increase to make it possible for those less fortunate to live in my neighborhood. However, until adequate attention has been paid to the consequential housing and zoning issues that have not been addressed by the city, any vote by the council on the proposal should be postponed until a viable plan for truly affordable housing is devised.

Please stop trying to deceive well-intentioned citizens who have not read the fine print. The proposal is a giveaway to developers and will not help to create affordable housing.

Constance McCabe
206 East Alexandria Avenue
Alexandria 22301

Selected Location

Sub-Status

SLA Information

Expected Start Date 11/24/2023 9:51 PM

Expected Date/Time 12/1/2023 9:51 PM

SLA Status On Time

Date/Time Opened 11/24/2023 9:51 PM

Updated Date/Time 11/24/2023 9:51 PM

isCaseEscalated

Date/Time Closed

Contact Information

Contact Name Constance McCabe

Contact Phone +1 (703) 826-9374



- [Close Window](#)
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Case: 23-00043824

Case Owner	All Members COUNCIL	Service Request Id	23-00043824
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>1. Do not approve the current version of the Commission's zoning changes</p> <p>2. Postpone your vote until citizens can become aware of its details and intent</p> <p>3. Postponement of the Council's vote order to:</p> <ul style="list-style-type: none"> * unbundling of the current form of the proposal * educate the citizens by mail - not digital access only * provide education about all the details included by mail <p>4. Has there input from the BAR?</p> <p>5. Has the legality of changes been reviewed in the Alexandria Master Plan?</p> <p>6. POSTPONE THE Planning Commission's proposal</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/24/2023 5:40 PM	Date/Time Opened	11/24/2023 5:40 PM
Expected Date/Time	12/1/2023 5:40 PM	Updated Date/Time	11/24/2023 5:40 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Ed Wachter	Contact Phone	+1 (703) 395-9559
Account Name	Customer	Contact Email	wachtere@gmail.com

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- [Close Window](#)
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Case: 23-00043815

Case Owner	All Members COUNCIL	Service Request Id	23-00043815
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Letter regarding my opposition to the proposed Zoning changes in Del Ray	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/24/2023 2:52 PM	Date/Time Opened	11/24/2023 2:52 PM
Expected Date/Time	12/1/2023 2:52 PM	Updated Date/Time	11/27/2023 11:20 AM
SLA Status	Met	Date/Time Closed	11/27/2023 11:20 AM
Contact Information			
Contact Name	Mary Frances Sirianne	Contact Phone	+1 (703) 966-3272
Account Name	Customer	Contact Email	mfs3@verizon.net
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	
Geo Layers			

Del Ray has a unique flavor and it is a lovely walkable neighborhood, it is a small village. Our residents pay taxes, improve our homes, grow gardens, raise families, help our neighbors and support our local businesses. We have a mix of residents who have lived here for 30, 40 and 50 years as well as newer residents who want to raise their children here. We attract visitors from all over the metro area for our Mt Vernon Ave activities like Art on Avenue. We are a special community and people want to be part of it. The opportunity to have the life style of a neighborhood like this is very rare and the City Council should be trying to protect the uniqueness and historic charm of Del Ray. The Council has an opportunity to set an example to the metropolitan area of how to preserve the character of Del Ray and also support thoughtful growth.

I ask you to not pass this Zoning plan as it stands now..instead break it into the separate parts. Vote on each part separately. Work on establishing a more conscientious growth plan that takes into consideration how to best maintain the charm and lifestyle of Del Ray and Old Towne while incorporating new housing that fits the character of these communities.

Thank you,
Mary Frances Sirianne



- [Close Window](#)
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Case: 23-00043813


Case Owner	All Members COUNCIL	Service Request Id	23-00043813
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	<p>I just want to register that I'm against the proposed zoning changes allowing for multi-family development in single family neighborhoods. Although the claim is that this will provide market rate housing, I don't believe that it will. As per studies like this: https://furmancenter.org/research/publication/supply-skepticism-bsp-housing-supply-and-affordability, it is shown that more supply is "necessary, but not sufficient" to boost affordable housing. Piece meal, rushed changes will not only fail to address the issue, they may have the opposite effect of bringing in more single residents with disposable income, in turn driving gentrification and ultimately, a higher demand for housing (and higher prices). This dynamic can be seen in Somerville, MA where demand has far outstripped the building of new supply and housing is twice the cost per square foot as that in Alexandria. This is despite the fact that the density of Somerville, MA is twice that of Alexandria. If higher density alone led to cheaper housing, this would not be the case. I am all for effective policies (i.e. direct funding of actual affordable units) that would provide more affordable housing. This IS NOT such a policy.</p>		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/24/2023 2:40 PM	Date/Time Opened	11/24/2023 2:40 PM
Expected Date/Time	12/1/2023 2:40 PM	Updated Date/Time	11/27/2023 11:22 AM
SLA Status	Met	Date/Time Closed	11/27/2023 11:22 AM
Contact Information			
Contact Name	Mark Shiffer	Contact Phone	+1 (617) 953-7059
Account Name	Customer	Contact Email	mshiffer@gmail.com
Location Information			
Address		Location	
Served		Selected Location	


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Publication

Supply Skepticism: Housing Supply and Affordability

Growing numbers of affordable housing advocates and community members are questioning the premise that increasing the supply of market-rate housing will result in housing that is more affordable. This article is meant to bridge the divide, addressing each of the key arguments supply skeptics make and reviewing what research has shown about housing supply and its effect on affordability. It ultimately concludes, from both theory and empirical evidence, that adding new homes moderates price increases and therefore makes housing more affordable to low- and moderate-income families. It also emphasizes that new market-rate housing is necessary but not sufficient, and that government intervention is critical to ensure that supply is added at prices affordable to a range of incomes.

 [Supply Skepticism: Housing Supply and Affordability \(PDF: 367 KB\)](#)

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 [Read a press release about this publication](#)

Author(s): [Vicki Been](#); [Ingrid Gould Ellen](#); [Katherine O'Regan](#)





Date: November 2018

Research Area(s): [Housing Finance](#); [Housing Prices](#); [Land Prices](#); [Land Use](#); [Zoning](#)

Publication Type: [Working Papers](#)

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- [Close Window](#)
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Case: 23-00043932

Case Owner	All Members COUNCIL	Service Request Id	23-00043932
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Please consider a "middle housing" option that we've seen and admired in Shoreline, WA, a Seattle close-in suburb where our relatives live.</p> <p>https://www.shorelinewa.gov/government/departments/planning-community-development/long-range-planning/cottage-housing</p> <p>These are attractive small single-family houses built around a shared courtyard--perhaps 8 houses on two adjoining lots??</p> <p>Cluster housing fits comfortably into a single-family neighborhood and has additional social value. These modest houses would serve small households--seniors and young people, for example--and be community builders with shared open space and mixed ages.</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/26/2023 5:19 PM	Date/Time Opened	11/26/2023 5:19 PM
Expected Date/Time	12/1/2023 5:19 PM	Updated Date/Time	11/26/2023 5:19 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Mary Kay Schoen	Contact Phone	+1 (703) 300-4668
Account Name	Customer	Contact Email	marykayschoen@gmail.com

311 Files

Nov. 24, 2023

Dear Sirs:

I sent an email with questions to Zoning Housing but received no reply, so I thank you for the opportunity to express my opposition to the proposed zoning changes for Alexandria, especially Del Ray.

I have lived in Del Ray since 2004. I am against the passage of Zoning for Housing as advanced by the Planning Commission. There are too many aspects of this proposal to be in one package and they should be broken up into individual parts.

There already exists in City zoning that allows 3-4 unrelated persons to live in the same dwelling. There is no need to change the term "single family housing." There are already duplexes, garden style apartments and townhouses within the Del Ray neighborhood that fulfill the need for "affordable housing." If more need to be build, the style and size of these dwellings should be used as an example.

As I walk my neighborhood, I see million dollar, two million dollar houses, and in one case a four million dollar house being constructed. I see townhouses that are built which will easily go for a million each. On Windsor Ave there is a duplex being built by a company that calls itself Classic Cottages. This dwelling hardly embodies the single or 1 and half story buildings that typically define a cottage. There is no way these structures will be "affordable housing". I see these buildings towering over their neighbors, blocking out the sun and sitting close to the next house with no driveway for off street parking.

Now one of the proposals, as I read it, is to eliminate the phrase "at no higher than their current density", which means even higher buildings. How are builders being allowed to construct these dwellings? The City Council is suspect is allowing these huge buildings while touting a need for "affordable housing."

I would like to see the feasibility studies which were done that indicate our city services – utilities, sewer, and parking – can handle our existing population let alone the future population that would result from these zoning changes, and if they can't, what is the cost to increase these services and where will the money come from to cover the increases needed if our population continue?

I would like to see what the City Council has as a vision for the city, a schematic for what the city would look like if these zoning changes are passed. I suspect there is none as you don't want the residents to know how these will affect our city and neighborhoods. I don't recall any council member running on zoning changes during the last election and if they run again in the next election they should be very clear about their position on these issues so voters can act accordingly.

Del Ray has a unique flavor and it is a lovely walkable neighborhood, it is a small village. Our residents pay taxes, improve our homes, grow gardens, raise families, help our neighbors and support our local businesses. We have a mix of residents who have lived here for 30, 40 and 50 years as well as newer residents who want to raise their children here. We attract visitors from all over the metro area for our Mt Vernon Ave activities like Art on Avenue. We are a special community and people want to be part of it. The opportunity to have the life style of a neighborhood like this is very rare and the City Council should be trying to protect the uniqueness and historic charm of Del Ray. The Council has an opportunity to set an example to the metropolitan area of how to preserve the character of Del Ray and also support thoughtful growth.

I ask you to not pass this Zoning plan as it stands now..instead break it into the separate parts. Vote on each part separately. Work on establishing a more conscientious growth plan that takes into consideration how to best maintain the charm and lifestyle of Del Ray and Old Towne while incorporating new housing that fits the character of these communities.

Thank you,
Mary Frances Sirianne



- [Close Window](#)
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Case: 23-00043811

Case Owner	All Members COUNCIL	Service Request Id	23-00043811
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Please do not approve the current version of the Planning Commission's for zoning changes and so much more. Please postpone your vote until more citizens can become aware of its details and intent. We attended the City Council meeting 14 November because we had heard only the day before about the Planning Commission's proposal. Clearly we were not alone in lacking information about this important change in direction for Alexandria. A postponement of the Council's vote, unbundling of the current form of the proposal, and an effort to educate the citizens by mail - not digital access only - would be greatly appreciated. There are definitely pros & cons in the Commission's Proposal; please help us to be educated about all the details included.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/24/2023 2:26 PM	Date/Time Opened	11/24/2023 2:26 PM
Expected Date/Time	12/1/2023 2:26 PM	Updated Date/Time	11/27/2023 11:21 AM
SLA Status	Met	Date/Time Closed	11/27/2023 11:21 AM
Contact Information			
Contact Name	Barbara Lee Wachter	Contact Phone	
Account Name	Customer	Contact Email	bfit2.lee@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	



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Case: 23-00043802

Case Owner	All Members COUNCIL	Service Request Id	23-00043802
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	I live at 308 Skyhill Road and have for about 21 years. I am totally opposed to all current proposals to change our zoning in single family homes. I would prefer to consider each proposal individually. P Johnson	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/24/2023 11:33 AM	Date/Time Opened	11/24/2023 11:33 AM
Expected Date/Time	12/1/2023 11:33 AM	Updated Date/Time	11/27/2023 11:19 AM
SLA Status	Met	Date/Time Closed	11/27/2023 11:19 AM
Contact Information			
Contact Name	Paulette Johnson	Contact Phone	+1 (703) 798-2304
Account Name	Customer	Contact Email	srjpkj@aol.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	
Geo Layers			



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Case: 23-00043798

Case Owner	All Members COUNCIL	Service Request Id	23-00043798
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	Please slow down the zoning vote and make it a city wide referendum. The process should be more deliberate and transparent and crystal clear. Right now there are too many complexities in the competing proposals and not enough community conversation.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/24/2023 10:32 AM	Date/Time Opened	11/24/2023 10:32 AM
Expected Date/Time	12/1/2023 10:32 AM	Updated Date/Time	11/27/2023 11:19 AM
SLA Status	Met	Date/Time Closed	11/27/2023 11:19 AM
Contact Information			
Contact Name	Andrea Koslow	Contact Phone	+1 (703) 447-7608
Account Name	Customer	Contact Email	andreakoslow@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	
Geo Layers			



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Case: 23-00043796

Case Owner	Community and Human Services DCHS	Service Request Id	23-00043796
Subject	DCH-Community and Human Services Inquiries	Status	Open
Priority	Standard	Service Request Source	Mobile
Case Origin	Phone	SR Ext ID	
Service Department	Community & Human Services	Service Request Comments	Manually Reallocated Case - melissa.douglas@alexandriava.gov - 11/27/2023 11:19:04 AM - Reallocate for review
Description	I'm sending this email because for the shelter program. That are supposed to help is talking a long time. And I have been waiting for help Sense the beginning of the year when I was evicted. And I got help but it was for just three weeks. And know with my son and husband we have to pay for hotels all over again I need so kind of help.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/27/2023 11:18 AM	Date/Time Opened	11/24/2023 9:21 AM
Expected Date/Time	12/4/2023 11:18 AM	Updated Date/Time	11/27/2023 11:19 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Diane Towles	Contact Phone	+1 (202) 492-5003
Account Name	Customer	Contact Email	towlesdiane4@gmail.com
311 Files			



- [Close Window](#)
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Case: 23-00043787

Case Owner	Planning & Zoning PZ	Service Request Id	23-00043787
Subject	PZ-Planning and Zoning General Comments, Complaints, and Inquiries	Status	Open
Priority	Standard	Service Request Source	Mobile
Case Origin	Phone	SR Ext ID	
Service Department	Planning & Zoning	Service Request Comments	Manually Reallocated Case - melissa.douglas@alexandriava.gov - 11/27/2023 11:17:52 AM - Please have Zoning review for follow up with customer concerns
Description	I am concerned about some parts of the Zone for Housing proposal currently being discussed, especially the Single Family Homes zoning provisions. While I am in favor of making more affordable housing available, I am not sure all parts of the ZFH proposal are necessary to do this.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/27/2023 11:17 AM	Date/Time Opened	11/23/2023 9:07 PM
Expected Date/Time	12/4/2023 11:17 AM	Updated Date/Time	11/27/2023 11:17 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Sabina Henneberg	Contact Phone	+1 (650) 815-8317
Account Name	Customer	Contact Email	sabina.henneberg@gmail.com
311 Files			



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Case: 23-00043781

Case Owner	All Members COUNCIL	Service Request Id	23-00043781
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	As a homeowner since 1976, I am opposed to the zoning changes that have been unanimously approved. These will not enable Alexandria to provide "housing for all" especially if developers use the same figure of \$62,000 for "affordable" housing. And increasing the number of people in a single family home like mine will be make neighborhoods more crowded & less inviting. For example, my home was sold to me as a 3 bedroom house. However, one of those "bedrooms" turned out to be a dining room, so I really have 2 small bedrooms with 1 bath. Zoning changes you're proposing will allow 2 more people to squeeze in. and would dramatically alter the livability of our working class neighborhood.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/23/2023 4:02 PM	Date/Time Opened	11/23/2023 4:02 PM
Expected Date/Time	11/30/2023 4:02 PM	Updated Date/Time	11/27/2023 12:06 PM
SLA Status	Met	Date/Time Closed	11/27/2023 12:06 PM
Contact Information			
Contact Name	Barbara Seaman	Contact Phone	+1 (703) 823-2536
Account Name	Customer	Contact Email	seacob@comcast.net
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	

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Case: 23-00043778

Case Owner	All Members COUNCIL	Service Request Id	23-00043778
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	<p>I understand that the proposed changes to single-family zoning do not allow anyone to build a structure that they cannot build today. BUT, the changes will allow multi-unit dwelling buildings on lots where single-family homes stand. See the corner of Cambridge Rd and Jannneys Lane - this is not a joke, the sign was just concreted in. The owner, (Frank Fannon who is against the elimination of single-family housing), WILL sell to a developer, if the new zoning rules are passed. The new zoning rules will now allow for a FOUR UNIT building on this site - all restrictions on lot coverage, open space, setbacks, tree canopy, etc will be met. This WILL change the character of neighborhoods in the City. Your new zoning rules are dividing the City the Mayor pledged to unite. Those of us who bought single family homes did so with the expectation that the current zoning rules for single family houses would be honored. Eliminating those rules will break the covenant that the City has with single family homeowners.</p>		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/23/2023 3:03 PM	Date/Time Opened	11/23/2023 3:03 PM
Expected Date/Time	11/30/2023 3:03 PM	Updated Date/Time	11/27/2023 11:34 AM
SLA Status	Met	Date/Time Closed	11/27/2023 11:34 AM
Contact Information			
Contact Name	Ann Parham	Contact Phone	+1 (703) 307-5992
Account Name	Customer	Contact Email	mannparham@comcast.net
Location Information			



- [Close Window](#)
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Case: 23-00043767

Case Owner	All Members COUNCIL	Service Request Id	23-00043767
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Dear Members of the City Council,	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/23/2023 9:28 AM	Date/Time Opened	11/23/2023 9:28 AM
Expected Date/Time	11/30/2023 9:28 AM	Updated Date/Time	11/25/2023 9:17 AM
SLA Status	Met	Date/Time Closed	11/25/2023 9:17 AM
Contact Information			
Contact Name	Donald Brady	Contact Phone	+1 (703) 861-7709
Account Name	Customer	Contact Email	db88057@fmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	
Geo Layers			

Dear Members of the City Council,

I join the majority of Alexandria citizens in opposition to the proposed changes in housing and zoning requirements currently under consideration. I support actions to increase affordable, fair housing but these proposals are premature and unsupported by real data and analysis.

1. Changes of this type require more development and broader community development. The Council hearings are not sufficient to fairly engage all citizens of Alexandria. I suggest the establishment of a Blue Ribbon Committee representative of all members of the community. A public process of engagement, along with sufficient time for meaningful community discussion. Only following such a community engagement should changes be proposed.
2. Elimination of zoning requirements would adversely impact livability for all citizens. A livable community depends on precise and impartial application of standards. A livable community also depends on the ability of citizens to appeal or request review of zoning decisions.
3. Data that shows that more affordable housing will result from these proposals has yet to be presented. Advocates and opponents of the proposal are not arguing from any real information. Alexandria can and should do better.
4. Homeowners have economic investments in their homes. I believe that "breaking single family zoning" will negatively impact the value of my home. So far we have no definitive information that these proposals will or will not do so. Aspirations and "good policy" objectives are not valid reason for negatively impacting the economic investments made by homeowners in single family neighborhoods. Again, Alexandria can and should do better.
5. Given the at large system council members run under, I consider you all to be my representative. I am not naïve; I don't expect my elected representatives to agree with my position all the time. In this case however I believe its appropriate to request that you do not support this proposal.

Thank you,

Donald Brady

408 Crown View Drive

Db88057@gmail.com



- [Close Window](#)
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Case: 23-00043756

Case Owner	All Members COUNCIL	Service Request Id	23-00043756
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	George and Cheryl Dorsett, homeowners in Alexandria since 1998, residing at 803 Grandview Drive, strongly OPPOSE the City's "Zoning for Housing" proposal.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/22/2023 7:46 PM	Date/Time Opened	11/22/2023 7:46 PM
Expected Date/Time	11/29/2023 7:46 PM	Updated Date/Time	11/25/2023 9:16 AM
SLA Status	Met	Date/Time Closed	11/25/2023 9:16 AM
Contact Information			
Contact Name	George Dorsett	Contact Phone	+1 (703) 517-3971
Account Name	Customer	Contact Email	gcdorsett@aol.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	
Geo Layers			



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Case: 23-00043755

Case Owner	All Members COUNCIL	Service Request Id	23-00043755
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>Dear Mayor Wilson and City Council Members,</p> <p>I have been following the Zoning for Housing Initiative and it makes me both extremely frustrated and disappointed in the City Council. This effort has been highly successful in polarizing our community in a time when that is the last thing that we need.</p> <p>All of the ZFH information sharing sessions mention the goal of increasing affordable housing. All of the citizen advocates for ZFH mentioned the need for more affordable housing during the public hearings. I fully support affordable housing. We need more of it in the City. However, the zoning changes being hastily considered will NOT significantly contribute to affordable housing. The alxnow website even quotes a statement made by Councilman Chapman regarding the fact that the zoning for housing initiative will not have the impact citizens are hoping for - "The idea that this is a giveaway program to the needy is not what this is," Chapman said. "This is a zoning change, a policy change, for everyone and for the free market to try to help with housing production. That's what this is... it's not targeted at making housing directly affordable, but hopefully, with the production of housing, you slow down rising costs and plateau things."</p> <p>The ZFH report indicates that there will be an expected 178 new units constructed in single family zones over the next 10 years. Is that really enough to slow down rising costs and plateau things as Councilman Chapman states? Furthermore, where did City staff come up with the estimate of 178 units? That seems awfully low to me.</p> <p>As written, the zoning for housing changes are a gift to developers. We will no longer have a \$3 million home in place of a torn down modest bungalow. Now we will have 3 \$1.5 million</p>		

townhomes. The last time I checked, a \$1.5 million home was only affordable to more affluent people looking to own a home in Alexandria.

A few years ago, the City began permitting Accessory Dwelling Units as a means to increase affordable housing. What measure does the city have on the affordability introduced by ADUs? Due to high costs of construction, only those who are well off are likely to be able to afford to construct an ADU. Anecdotally, I know of one that is only being used as a guest house for the homeowner.

Let's think outside the box here when it comes to increasing our housing stock and affordable housing. Incentivize those with Accessory Dwelling Units to rent them to people who need affordable housing. Find a way to disincentivize the houses and apartments in Alexandria that are short term vacation rentals. If you do a search on VRBO, there are over 100 in the city of Alexandria. Perhaps assessing a high fee for short term rentals would make them a less-attractive business venture. Even better, use the fees collected to support affordable housing.

All of this is so rushed. Please press the pause button so that we can take a step back and find a better way to accomplish the goals we have set out to achieve.

Service Department Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date 11/22/2023 7:22 PM

Date/Time Opened 11/22/2023 7:22 PM

Expected Date/Time 11/29/2023 7:22 PM

Updated Date/Time 11/25/2023 9:14 AM

SLA Status Met

Date/Time Closed 11/25/2023 9:14 AM

Contact Information

Contact Name Sarah Haut

Contact Phone +1 (703) 967-0426

Account Name Customer

Contact Email hautsl@yahoo.com

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area
Building Type
Small Area Plan

Geo Layers

No layers information available

Name

Value

311 Files

Upload File

File Links

Filename

Label

Description

Upload File

Related Parent Requests

Parent Case

Duplicate Parent

Transfer Parent

Legacy Information



- [Close Window](#)
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Case: 23-00043754

Case Owner	All Members COUNCIL	Service Request Id	23-00043754
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Attached please find a letter supporting the Zoning for Housing initiative before the council.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/22/2023 7:19 PM	Date/Time Opened	11/22/2023 7:19 PM
Expected Date/Time	11/29/2023 7:19 PM	Updated Date/Time	11/25/2023 9:14 AM
SLA Status	Met	Date/Time Closed	11/25/2023 9:14 AM
Contact Information			
Contact Name	Tim Shaw	Contact Phone	+1 (703) 589-6964
Account Name	Customer	Contact Email	wdncnu@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers

Timothy T. Shaw
15 West Wyatt Ave.
Alexandria, VA 22301

City Council
City of Alexandria, VA

Dear honorable Council members,

I am writing to ask you to support the Zoning for Housing initiative coming before you next week. As I explain below, this initiative is critical to advance for both moral and community success reasons. In fact, I believe the Council will immediately need to take the initiative farther.

While the particulars of my background don't matter in what I understand to still be a one person, one vote system, I am a 21+-year city resident. My wife and I have raised two children during that time, and our son went through MVCS, GWMS, and ACHS, graduating in 2022. For most of this time I have worked in the city for a company headquartered here (the company moved to Crystal City in 2020). We attend a church here and I have supported and volunteered for community-based organizations. Our original house in Del Ray was half of a "brick-box" duplex, and we now have a single-family home.

The Zoning for Housing Initiative is predicated on addressing affordability and availability issues, and explicitly notes the history of discriminatory structures in place from redlining and before. This is accurate and just reasoning. "Love your neighbor as yourself" (or, if you prefer the more secular version, "do unto others as you would have them do unto you") is the foundation of most moral systems. They correctly do not provide any limitations on who we must consider neighbors; everyone is a neighbor. A key outgrowth of this principle is welcoming those in need and offering them support. Allowing income inequality to worsen and extend zones of haves and have-nots fails these tenets. The city must lean into and live into this foundation for justice.

Everyone, therefore, must be welcome at our table AND be ABLE to sit at our table. It is clear, though, that too many are unable to come here to live, even if they might be welcomed in word, or even spirit. We must seize the ideas city experts have developed to create ways more people might be able to afford to move here and build their lives. Having a greater variety of housing stock, including multi-unit structures, will be a valuable tool to accomplish this end. Some may see such structures as out of place, at least ostensibly, but I would argue they need not look substantially different from other large houses. We must not let fears of something different keep us from doing our duty to expand opportunities.

When I was running the other night I noted for the first time that the sub-heading on the yard signs against this measure says "Keep Alexandria livable." How is maintaining a system that makes it challenging for many to live here keeping the city "livable?" We shouldn't be giving in to any effort with an implicit "keep Alexandria livable for some of us" behind it. There seems to be arguments about infrastructure - apparently specious - and traffic in play. The latter does impact livability, but, with climate change an ever-increasing risk, it is far more responsible to continue to provide solutions to minimize car use rather than being limited by it (and more people = more riders = more benefits...).

While the Zoning for Housing initiative is fundamentally the right thing to do, the Council should also support it for an additional reason: community vibrancy. If we are able to attract a wider variety of residents that will absolutely be to all of our benefits: new ideas, new practices, new businesses, and new energy. Our city is already nicely diverse, but that diversity is fairly compartmentalized. How much more exciting and positive will it be to have a more diverse set of neighbors across the city? Some may not see this as exciting, and that's sad, but we must not let such fears win the day.

Again, I say the Council must approve this initiative when it is time to vote on it. Ignore calls for delays; these are just filibustering. I believe, however, the Council must immediately go farther. The proposal as it stands provides necessary conditions for more housing options, but not sufficient ones. How might we ensure

that owners of available lots choose to create multi-unit structures rather than more McMansions that the world doesn't need? How might we "grease the wheels" of turning class B & C office-buildings into residential properties? The Council needs to provide incentives to increase the odds that the projects we need actually happen, and happen soon. Please take the first step before you, and then go bigger.

Thank you, in advance, for considering this letter and for your service leading our city

Sincerely,

Timothy T. Shaw

PS - I have seen some suggest that the Zoning for Housing plan is somehow discriminatory against the disability community. My other child, my 21-year-old daughter, is mobility limited and mostly uses a wheelchair. She loves being outside and we take full advantage of the walkability of Del Ray. I am delighted to hear people are concerned about our needs, and, if traffic is the concern, I am eager to see those that are able and are expressing this concern modify their behavior to ensure our needs are met. I am also excited to have them join us in advocating for what we REALLY need, which is more and better care and day program options. I'd be happy to provide education on this point. That's a different letter, though.



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Case: 23-00043753

Case Owner	All Members COUNCIL	Service Request Id	23-00043753
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>Mayor Wilson and all Councilors – City of Alexandria 11/22/2023</p> <p>I am writing to express my serious concern over the proposed zoning changes within the city of Alexandria and to request a delay in the vote scheduled for November 28th, 2023. It is not fair that such an important issue would be decided without full information and full participation of residents who would be directly and seriously affected by the proposed changes.</p> <p>Many residents who are opposed to such sweeping changes to the current zoning rules (without sufficient public participation) would like to make their voices heard in a democratic forum. This vote needs to be delayed until after the 2024 City Election.</p> <p>I must say that I am not 100% against the entire bundle of ZFH proposals, and would willingly support proposals for:</p> <ol style="list-style-type: none"> 1. More budgeting for really affordable housing for families with incomes that are less than the median for Alexandria. Also, housing specifically for Police, Fire/EMS families and Educators who cannot afford to live within reasonable commuting distance of this most important work. This could be in the form of loans for purchase or funding to help with rental expenses while families get established in new positions in the CoA. 2. The upgrading of existing ARHA housing in The Berg and Quaker Hill, to include greater tree cover, playgrounds, adequate parking fenced backyards and central HVAC. 3. Parking, which must be addressed as existing and new neighborhoods grow in population. I believe that all new construction should include provision for off-road parking for at least 2 vehicles per residence. 4. Increased recruiting of Traffic Enforcement Officers (see above). <p>All of the above would greatly enhance the livability of Alexandria for all residents, and would be perceived as Council listening to some of the issues which concern residents whether they</p>	SR Ext ID	

live in Old Town Del Ray, off Duke and King Streets or the outer limits of the West End.

Allowing the construction of multi-family homes on what are currently single-family home sites on the pretext of providing affordable houses would:

- Do very little to provide affordable housing (see above). I believe it would have the opposite affect, merely providing opportunities for developers to profit from constructing multi-family home in previously SFH areas while pricing the new hoes in accordance with local house prices.
- Seriously affect the livability of existing established Alexandria neighborhoods by overcrowding. The current rules allow for ADUs to be built on existing residential lots. This relatively new ruling has already been seriously abused by several residents, who have constructed ADUs that are almost as large as the original residence, exceed height limits and are not in character with the neighborhood.
- Pack in additional on-street parking in already crowded residential streets.
- Greatly affect traffic in residential streets, which is already approaching breaking point mainly during rush hours, but increasingly during the normal workday and at weekends. Increased frustration among drivers invariably leads to bad road manners, and a deterioration if quality of life in the neighborhoods.
- Eventually cause considerable strain existing public safety services.

City Council members have been quoted as saying that the divide over the ZFH proposal between city residents is close; however, I do believe that this is not so. I have yet to meet any resident who is in favor of these changes.

Alexandria is one of the most livable cities in the US. Our reputation as a hospitable destination for people from all over the country and the World is well deserved. We are a real mixed bag of residents, and many of us are deeply invested in the well-being of the city and of the many residents who are less fortunate. Our charities are both local and nation-wide, and supported by many in the community, both physically and financially. We are a welcoming society, and this should remain our practice for the future.

Thank you,
Douglas Craig
407 Cloverway Drive,
Alexandria 22314
703 447 4706

Service Department Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date 11/22/2023 6:28 PM
Expected Date/Time 11/29/2023 6:28 PM
SLA Status Met

Date/Time Opened 11/22/2023 6:28 PM
Updated Date/Time 11/25/2023 9:13 AM
Date/Time Closed 11/25/2023 9:13 AM

Contact Information

Contact Name Doug Craig
Account Name Customer

Contact Phone +1 (703) 447-4706
Contact Email dcraig48@comcast.net

Location Information

Address
Served
Trash Zone
Recycle Zone
Spring Clean Up Zone
Leaf Zone

Location
Selected Location
Location Details
Relative Location
Reporting Area
Parking District
Census Area
Building Type
Small Area Plan

Geo Layers

No layers information available

Name

Value



- [Close Window](#)
- [Print This Page](#)
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Case: 23-00043752

Case Owner	All Members COUNCIL	Service Request Id	23-00043752
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	Hello Councilmembers - I oppose Zoning for Housing because single family homeownership remains the capstone of middle class achievement. With ZFH, developers will target the smaller "starter homes," such as those around Vermont Avenue or East Taylor Run. ZFH will remove a key rung on the ladder and make it impossible for all but the very wealthy to afford a single family home. That hurts equity and social mobility. For new housing, why not focus energies on office conversions first? Can we at least do this piecemeal? Why do so many wholesale changes need to happen at once. Forcing an all-or-nothing approach smacks of ideological purity, rather than common sense. Thanks for reading, and Happy Thanksgiving to all. (p.s - apologies for the duplicate submission, I hit "send" too early in my last attempt).		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/22/2023 5:34 PM	Date/Time Opened	11/22/2023 5:34 PM
Expected Date/Time	11/29/2023 5:34 PM	Updated Date/Time	11/22/2023 6:19 PM
SLA Status	Met	Date/Time Closed	11/22/2023 6:19 PM
Contact Information			
Contact Name	Jay Hallen	Contact Phone	+1 (212) 920-0039
Account Name	Customer	Contact Email	jayhallen@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	



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Case: 23-00043733

Case Owner	All Members COUNCIL	Service Request Id	23-00043733
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>I've proudly lived in Alexandria for the past 47 years. I'm not so proud today. For the last few years, I've been wondering if one of the requirements of serving as mayor or as a council member is the removal of ears. There doesn't seem to be much listening going on. If the majority of your constituents want more time to consider a drastic change, like the rezoning, why can't we have more time? Most people buy their houses for the neighborhood--the amenities, the schools, the ease of commuting around the city. Everything that's changed of late has been jammed through--Seminary Road, "Duke Street in Motion" and now rezoning. I know Mayor Wilson has demonstrated little patience in listening to dissenting opinions about his desires for our city, but we pay taxes and we pay his and the councils' salaries and we deserve to be heard and our concerns to be acknowledged.</p> <p>I believe we are desperately in need of affordable housing, but that will never happen because the city allows developers to build huge buildings with high sales prices and rents without a reasonable proportion set aside low income residents. I just learned they are tearing down the Annie B. Rose house for senior citizens. I suspect that a developer will build luxury condos that won't be affordable at all. In that building, there is a community--not unlike Rosemont or Del Ray-- that will disappear and the residents will be disbursed.</p> <p>A city is a dynamic organism that needs industrial areas, car repair shops, Halal chicken markets, big houses, small houses, apartment houses, condos, fancy restaurants and fast food, and lots of open space for trees, recreation, and nature. What it doesn't need is for city leaders to manipulate and reshape the entire city for something that will never serve the purpose they intend. It's pie in the sky or on the 16th floor at least.</p>		
		SR Ext ID	

In taking away the character of all the residential Alexandria neighborhoods and offering them on the altar of irrational progress is malfeasance of the highest order.

Service Department Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date 11/22/2023 2:18 PM

Date/Time Opened 11/22/2023 2:18 PM

Expected Date/Time 11/29/2023 2:18 PM

Updated Date/Time 11/22/2023 2:30 PM

SLA Status Met

Date/Time Closed 11/22/2023 2:30 PM

Contact Information

Contact Name Paula Coupe

Contact Phone +1 (703) 823-1893

Account Name Customer

Contact Email pbcoupe@comcast.net

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers

WILLIAM J. STONE,
2428 Cameron Mills Rd.
Alexandria, VA 22302
703-217-4143
Stonewj@verizon.net

Dear Council Member McPike,

I read with interest the recent Alexandria Times article regarding your apparently close relationship with YIMBY.

Until today, I did not know that YIMBY was an organized advocacy group. Silly me, I had thought it was just a euphemism to counter "NIMBY," often used as a pejorative to describe people who resist changes that they would impose on others.

Just quickly reading through the website for the group's Northern Virginia association, it is apparent that its small membership represents only a sliver of Northern Virginia's residents and an even smaller number of Alexandria residents. It is also apparent that the organization is misnamed. A less catchy, but more accurate appellation would be "YISEBY"—"Yes in Somebody Elses's Back Yard."

While I have no problem with your being open to discussions with individuals and groups on legislative matters affecting the city, the AlexandriaTimes article, however, suggests that you have embraced a housing ideology that, I believe, most Alexandrians oppose.

I have no problem with your advocacy for a position on a closely-divided issue that you consider to be in the city's best interest. I respectfully suggest, however, that a clear majority of the city's residents oppose this particular proposal, as distinct from other proposed zoning changes, especially for changes that will help provide affordable housing for the city's current residents struggling to pay their rents. That said, I respect that you may weigh the support and opposition on the single-family zoning issue differently.

I find offensive the YIMBY's admitted interest in rushing the zoning package to a vote before the city's single-family homeowners can effectively make their views known. I hope you have not embraced that approach as a representative of all the city's residents.

The "hurry up" approach taken by the city's planners once they "completed" their work on the proposals is disconcerting. You may be unaware that it was not until October 18 that the city completed its assessment of the impact its proposal would have on single-family neighborhoods. The city is pushing too much too soon. Unless the City Council pauses action on the package and allows city residents to consider and comment on the package's individual proposals, this already divisive effort will continue to divide the city's residents to the detriment of all.

As always, thank for the time and effort you put into your job as Council Member and for considering my views on the zoning proposals. I wish you a Happy Thanksgiving.

Respectfully,

William J. Stone

Cc: Mayor Wilson

City Council Members



- [Close Window](#)
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Case: 23-00043731

Case Owner	All Members COUNCIL	Service Request Id	23-00043731
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description		SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/22/2023 2:02 PM	Date/Time Opened	11/22/2023 2:02 PM
Expected Date/Time	11/29/2023 2:02 PM	Updated Date/Time	11/22/2023 4:48 PM
SLA Status	Met	Date/Time Closed	11/22/2023 4:48 PM
Contact Information			
Contact Name	William Stone	Contact Phone	+1 (703) 217-4143
Account Name	Customer	Contact Email	stonewj@verizon.net
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers



- [Close Window](#)
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Case: 23-00043728

Case Owner	All Members COUNCIL	Service Request Id	23-00043728
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	Recognizing the longstanding issue of limited housing availability in NoVA, I support the zoning proposal based on the information provided [i.e., does not change set back, tree canopy, and other current requirements]. Please consider increasing investment in public transport to help offset increased traffic.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/22/2023 1:41 PM	Date/Time Opened	11/22/2023 1:41 PM
Expected Date/Time	11/29/2023 1:41 PM	Updated Date/Time	11/22/2023 2:11 PM
SLA Status	Met	Date/Time Closed	11/22/2023 2:11 PM
Contact Information			
Contact Name	Shirley Marshall	Contact Phone	+1 (703) 965-9893
Account Name	Customer	Contact Email	marshallkab@yahoo.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers



- [Close Window](#)
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Case: 23-00043726

Case Owner	All Members COUNCIL	Service Request Id	23-00043726
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	iOS
Description	I oppose the speed and manner with which the Council has approached the Zoning for Housing proposal. The single family zoning changes should be tabled to allow voters to weigh in during the 2024 election cycle. I will certainly remember how each council member approached this issue next November (and in the June city-wide primary.)	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/22/2023 1:36 PM	Date/Time Opened	11/22/2023 1:36 PM
Expected Date/Time	11/29/2023 1:36 PM	Updated Date/Time	11/22/2023 2:10 PM
SLA Status	Met	Date/Time Closed	11/22/2023 2:10 PM
Contact Information			
Contact Name	Shana Edwards	Contact Phone	+1 (619) 629-5875
Account Name	Customer	Contact Email	shana.b.edwards@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers



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Case: 23-00043712

Case Owner	City Clerk and Clerk of Council CLRK	Service Request Id	23-00043712
Subject	CLRK-Clerk of Council	Status	Open
Priority	Standard	Service Request Source	Agent
Case Origin	Phone	SR Ext ID	
Service Department	City Clerk & Clerk of Council	Service Request Comments	Manually Reallocated Case - stephanie.cruz2@alexandriava.gov - 11/22/2023 13:23:31 PM - Reallocate for review
Description	Ms. Deringer stated she is not happy with the change of the zone. She would like for someone from City Council to call her and attend the next meeting to voice her opinion or dissatisfaction of the zone change.		Post Tags
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/22/2023 1:23 PM	Date/Time Opened	11/22/2023 12:08 PM
Expected Date/Time	11/29/2023 1:23 PM	Updated Date/Time	11/22/2023 1:23 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Alex Deringer	Contact Phone	+1 (703) 283-1104
Account Name	Customer	Contact Email	deringer12@gmail.com
311 Files			



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Case: 23-00043720

Case Owner	All Members COUNCIL	Service Request Id	23-00043720
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	<p>I understand that the proposed changes to single-family zoning do not allow anyone to build a structure that they cannot build today. BUT, the changes will allow multi-unit dwelling buildings on lots where single family homes stood. See the corner of Cambridge Rd and Jannneys Lane. This WILL change the character of neighborhoods in the City even though the proposal does not modify any restrictions on lot coverage, open space, setbacks, tree canopy, etc.</p> <p>You all need to consider second and third order effects before adopting such sweeping changes. What is the rush? Slow down. If you want more affordable housing in the City, subsidize it. Break this down into pieces by adopting those where you do have wide spread support. Adopting this in total WILL divide the City as you can already see by the responses you are receiving.</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/22/2023 12:51 PM	Date/Time Opened	11/22/2023 12:51 PM
Expected Date/Time	11/29/2023 12:51 PM	Updated Date/Time	11/22/2023 1:09 PM
SLA Status	Met	Date/Time Closed	11/22/2023 1:09 PM
Contact Information			
Contact Name	Gary Olejniczak	Contact Phone	+1 (703) 933-0737
Account Name	Customer	Contact Email	garyole@comcast.net
Location Information			
Address		Location	
Served		Selected Location	



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Case: 23-00043712

Case Owner	City Clerk and Clerk of Council CLRK	Service Request Id	23-00043712
Subject	CLRK-Clerk of Council	Status	Open
Priority	Standard	Service Request Source	Agent
Case Origin	Phone	SR Ext ID	
Service Department	City Clerk & Clerk of Council	Service Request Comments	Manually Reallocated Case - stephanie.cruz2@alexandriava.gov - 11/22/2023 13:23:31 PM - Reallocate for review
Description	Ms. Deringer stated she is not happy with the change of the zone. She would like for someone from City Council to call her and attend the next meeting to voice her opinion or dissatisfaction of the zone change.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/22/2023 1:23 PM	Date/Time Opened	11/22/2023 12:08 PM
Expected Date/Time	11/29/2023 1:23 PM	Updated Date/Time	11/22/2023 1:23 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Alex Deringer	Contact Phone	+1 (703) 283-1104
Account Name	Customer	Contact Email	deringer12@gmail.com
311 Files			



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Case: 23-00043697

Case Owner	All Members COUNCIL	Service Request Id	23-00043697
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	Phone	Service Request Source	Mobile
Description	We OPPOSE any changes to the current housing zoning in the City. The City should NOT be allowing multi-unit structures in traditional single family home neighborhoods or plots. The City of Alexandria housing zoning should remain UNCHANGED.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/22/2023 10:22 AM	Date/Time Opened	11/22/2023 10:20 AM
Expected Date/Time	11/29/2023 10:22 AM	Updated Date/Time	11/22/2023 10:43 AM
SLA Status	Met	Date/Time Closed	11/22/2023 10:43 AM
Contact Information			
Contact Name	Matthew Marcy	Contact Phone	+1 (703) 403-1901
Account Name	Customer	Contact Email	matthewsmarcy@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	



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Case: 23-00043695

Case Owner	All Members COUNCIL	Service Request Id	23-00043695
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	iOS
Description	I am opposed to the zoning changes as they pertain to single family homes and request that the council spend more time considering other options.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/22/2023 10:10 AM	Date/Time Opened	11/22/2023 10:10 AM
Expected Date/Time	11/29/2023 10:10 AM	Updated Date/Time	11/22/2023 10:22 AM
SLA Status	Met	Date/Time Closed	11/22/2023 10:22 AM
Contact Information			
Contact Name	Sybille Braum	Contact Phone	+1 (703) 209-0950
Account Name	Customer	Contact Email	sbraum1@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers



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Case: 23-00043692

Case Owner	All Members COUNCIL	Service Request Id	23-00043692
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Having heard responses from the mayor and two council members to my first email registering my opposition to the upcoming zoning changes I am writing to reiterate my opposition to this proposal. Please go back to the drawing board and address housing issues without urbanizing all of this beautiful city.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/22/2023 10:06 AM	Date/Time Opened	11/22/2023 10:06 AM
Expected Date/Time	11/29/2023 10:06 AM	Updated Date/Time	11/22/2023 10:21 AM
SLA Status	Met	Date/Time Closed	11/22/2023 10:20 AM
Contact Information			
Contact Name	Laura Plaze	Contact Phone	+1 (703) 244-5395
Account Name	Customer	Contact Email	plaze@comcast.net
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers

No layers information available

Name

Value

311 Files

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File Links

Filename

Label

Description

Upload File

Related Parent Requests

Parent Case

Duplicate Parent

Transfer Parent

Legacy Information

LegacyId

Problem Code

Problem Description

System Information

Created By	Customer Site Guest User, 11/22/2023 10:06 AM	Service Type Version	SRTV-00000094
Last Modified By	Stephanie Cruz, 11/22/2023 10:21 AM	Service Type Version Code	CTYCNCL
Survey Link		ThreadId	ref:_00D6TtpPp._5006T2M1cXa:ref

Contact Information

Name	Laura Plaze	Contact Owner	Cityworks Data-Migration
Account Name	Customer	Reports To	
Email	plaze@comcast.net	Department	
Phone	+1 (703) 244-5395	Fax	
Mobile		Description	old FirstName values: "Laura And Bob".
Sprout Social Persona			

Address Information

Mailing Address

Additional Information

Allow Service Activity Assignment

System Information

Created By	Cityworks Data-Migration, 2/7/2020 6:30 PM	Last Modified By	Customer Site Guest User, 11/22/2023 10:06 AM
Custom Links	Google Maps		Google Search

Case Comments

11/22/2023 10:20 AM

User **Stephanie Cruz**

Public

Thank you for contacting the City of Alexandria. City Council received your request and made note of your comments.

Comment **Sincerely,**

**Alex311 - Connecting You to City Services
311 or 703.746.4311**

Emails

Your Alex311 request detail: 23-00043692 - Closed

Message Date **11/22/2023 10:21 AM**
 Has Attachment
 Email Address **plaze@comcast.net**
 Status **Sent**
 Subject **Your Alex311 request detail: 23-00043692 - Closed**



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Case: 23-00044048

Case Owner	All Members COUNCIL	Service Request Id	23-00044048
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Dear Mayor Wilson and Members of City Council, The attached letter expresses the support of the Sierra Club's Potomac River Group for the zoning changes proposed in the Alexandria Housing for All initiative. Thanks	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/27/2023 1:30 PM	Date/Time Opened	11/27/2023 1:30 PM
Expected Date/Time	12/4/2023 1:30 PM	Updated Date/Time	11/27/2023 1:30 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Michael Olex	Contact Phone	+1 (781) 835-9284
Account Name	Customer	Contact Email	mikeolex@aol.com
311 Files			

Upload File

File Links

Filename	Label	Description	Tags	Is Private?	URL
Sierra Club Housing for All Support Letter - 20231128.pdf			Create		https://alex311.my.salesforce.com/sfc/dist/version/download?oid=00D1U000000tpPp&ids=0686T00000VZzWDQA1&d=/a/6T0

Edit

Location Information

- Address
- Served
- Trash Zone
- Recycle Zone
- Spring Clean Up Zone
- Leaf Zone

- Location
- Selected Location
- Location Details
- Relative Location
- Reporting Area
- Parking District
- Census Area
- Building Type
- Small Area Plan

Geo Layers



SIERRA CLUB

POTOMAC RIVER GROUP

November 27, 2023

Dear Mayor Wilson and Members of City Council,

The Sierra Club's Potomac River Group, which represents Sierra Club members in Alexandria, Arlington, and Falls Church, **supports the City's Zoning for Housing/Housing for All proposals**. The group further recommends adoption of Options 2 and 3 as part of the changes to single family zones. Option 2 would allow up to 4 housing units per lot; Option 3 would eliminate required onsite parking in enhanced transit areas, and require 0.5 parking spots per housing unit outside of enhanced transit areas. The proposed changes will help Alexandria address the climate crisis in a responsible and meaningful way.

As part of a well-designed zoning plan, residential infill projects provide benefits to new and existing city residents. Increasing housing supply results in lower-priced housing than otherwise would occur over time. Infill development also enables people to drive less and choose to walk, bike, or take transit. Infill can also help create active neighborhood centers where people can gather and connect, resulting in improved quality of life for all residents.

The social and economic benefits of infill projects are real, but the Sierra Club's focus is on environmental sustainability. Northern Virginia faces a growing demand for housing and a growing workforce. This demand can be addressed in two ways: increasing density of currently developed areas or building housing in undeveloped areas. In other words, we can have greater density or we can have greater sprawl. If Alexandria does not add housing, the people who cannot live in Alexandria will live somewhere else, many of them in more distant suburbs or exurban areas. The environmental destruction caused by suburban sprawl is well-documented. Entire ecosystems are bulldozed to create homes far from jobs. Alexandria does not exist in a bubble, so these regional effects would have a negative impact on the environment in our city. This is why the [Sierra Club's Urban Infill Policy](#) is directly in line with Alexandria's Zoning for Housing/Housing for All proposals.

The impact of the proposed changes is expected to be quite modest. For example, the City's study estimates that the change to allow multifamily houses on lots now zoned for single family homes, would result in 66 conversions in 10 years. This is less than 1% of the total lots in R2.5, R5, R8, R12, and R20 zoning areas. We support the proposal's recommendations for studies to evaluate the effect of Zoning for Housing/Housing for All and to consider additional changes.

We urge City Council to pass these proposals. The modest increase in infill units is a step in the right direction to enable Alexandria to be a thriving, equitable, climate-conscious city into the future.

Sincerely,

John Bloom, Chair
Sierra Club – Potomac River Group

Michael Olex
Sierra Club – Alexandria Land Use Issues Chair



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Case: 23-00043912

Case Owner	All Members COUNCIL	Service Request Id	23-00043912
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	Phone	Service Request Source	Mobile
Description	<p>I'm writing out of concern regarding the proposed Zoning for Housing plan. It is important to try to do something to ensure that the City of Alexandria has some level of affordable housing. That said, based on the 10 year projections in the ALXnow article, this change won't do much. Also, and more concerning, I'm worried that the plan doesn't include enough guidance to ensure that the expanded housing options work for everyone, without changing the nature of neighborhoods. Small self contained units, in existing structures or as a carriage houses could work, maybe even duplexes or subdividing a lot into two, but anything that looks completely out of place with the existing housing is a major concern. Having spent time in Houston, with it's very lax zoning, I'm concerned about how the city will change if developers are able to place three or more units next to a single family home. Also, we need to recognize that the City is a small area within the DC metro. We need to do something, but we can't solve the issue ourselves. How does residential density within the City compare with Arlington?</p> <p>I know lots of things have led to where we are now, but one of them is the fact that not enough affordable housing was built when large swaths of the city were developed or redeveloped in the last 30 years. Cameron Station should have included more affordable housing. The redevelopment along Route 1 should have also included more affordable housing. Don't penalize residents now for the lack of action by the city the last 30 years. Greater action during major development is much preferable than what is being proposed. It could have also had a larger impact.</p> <p>Joe Bremner</p>		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			

SLA Information

Expected Start Date 11/27/2023 11:49 AM
Expected Date/Time 12/4/2023 11:49 AM
SLA Status Met

Date/Time Opened 11/26/2023 2:15 PM
Updated Date/Time 11/27/2023 12:21 PM
Date/Time Closed 11/27/2023 12:21 PM

Contact Information

Contact Name Joe Bremner
Account Name Customer

Contact Phone +1 (703) 405-6032
Contact Email jabremner5@gmail.com

Location Information

Address
Served
Trash Zone
Recycle Zone
Spring Clean Up Zone
Leaf Zone

Location
Selected Location
Location Details
Relative Location
Reporting Area
Parking District
Census Area
Building Type
Small Area Plan

Geo Layers

No layers information available

Name

Value

311 Files



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Case: 23-00044052

Case Owner	All Members COUNCIL	Service Request Id	23-00044052
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description		Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/27/2023 1:52 PM	Date/Time Opened	11/27/2023 1:52 PM
Expected Date/Time	12/4/2023 1:52 PM	Updated Date/Time	11/27/2023 1:52 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Ann Marie Hay	Contact Phone	+1 (703) 201-2627
Account Name	Customer	Contact Email	annmariehay@gmail.com

311 Files

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File Links

Filename	Label	Description	Tags	Is Private?	URL
AMH letter to City Council on Zoning for Housing 11-27.docx			Create		https://alex311.my.salesforce.com/sfc/dist/version/download/?oid=00D1U000000tpPp&ids=0686T00000Va0nJQAR&d=/a/6T00

Location Information

November 27, 2023

Mayor and City Council
301 King St.
Alexandria, VA 22314

Dear Mayor Wilson and Members of City Council:

I am writing in support the proposed changes to the city's zoning requirements, the Zoning for Housing, Housing for All proposals, as recommended by the Planning Commission.

My husband and I moved to Alexandria with a young family in the 1970s. We first rented, then were able to purchase a single family house in Del Ray because it was affordable at that time. In a couple of years, we moved to another house in Del Ray, also affordable, where we lived for close to 20 years before moving to another house in the city necessitated by my husband's health. That second Del Ray house has been recently "redeveloped" into a much larger house that has been sold for over \$ 2.3 million before the renovations have been completed and not at all affordable for young families.

I hope a relaxation of zoning restrictions in single family zoning areas will allow a variety of households to be able to move into areas where they are not able to live now because of the high cost of buying into the area. (I note the ADUs I've seen have not significantly changed the areas they are in and I don't expect the few multi-unit buildings that the city expects will be built will significantly change the character of the areas where they might be built.)

I believe the proposed changes will provide the opportunity for the development of additional housing that is affordable for lower-income families and will express an important message that the city has moved beyond its previous red-lining past, welcoming everyone.

Science tells us that biological diversity is necessary for a healthy environment. I believe the human environment also needs diversity to thrive. The zoning changes hopefully will modestly add to the stock of affordable housing so that all income levels can thrive and enjoy living in all areas of the city. Affordable housing is a critical problem throughout our area and solutions are difficult to achieve where the problem has been kicked down the road nationally for many years.

Thank you for your considerable work on this proposal.

Ann Marie Hay
212 W Windsor Avenue
Alexandria VA 22301



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Case: 23-00044003

Case Owner	All Members COUNCIL	Service Request Id	23-00044003
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Please find attached a joint letter from several historic preservation organizations regarding tomorrow night's Council meeting on the Zoning for Housing Initiative.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 11:00 AM	Date/Time Opened	11/27/2023 11:00 AM
Expected Date/Time	12/4/2023 11:00 AM	Updated Date/Time	11/27/2023 12:26 PM
SLA Status	Met	Date/Time Closed	11/27/2023 12:26 PM
Contact Information			
Contact Name	Deborah Chalfie	Contact Phone	
Account Name	Customer	Contact Email	dchalfie@adsw.org
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	
Geo Layers			

No layers information available

Name

Value

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File Links

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Edit	HP ltr to Alex CC re Z4H signed.pdf			Create		https://oid=

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Related Parent Requests

Parent Case

Duplicate Parent

Transfer Parent

Legacy Information

LegacyId

Problem Code

Problem Description

System Information

November 27, 2023

By email

The Hon. Justin M. Wilson
The Hon. Amy B. Jackson
The Hon. Canek Aguirre
The Hon. Sarah Bagley

The Hon. John Taylor Chapman
The Hon. Alyia Gaskins
The Hon. R. Kirk McPike

Alexandria City Hall
301 King Street
Alexandria, VA 22314

RE: Zoning Text and Master Plan Amendments Proposed in Zoning for Housing Initiative

Dear Mayor Wilson and Members of the Council:

The undersigned organizations that work to preserve historic architecture and/or cultural resources in Alexandria write to express our opposition to the Council's rushed, blanket adoption of the Zoning for Housing package of proposals, because it has been drafted without first having done any underlying study of the irreversible negative impact these proposals could have on the City's critical historic resources.

The Council is about to make broad and momentous changes to the City's land use policies. Just as residents have raised questions about the effects these policies will have on infrastructure, schools, parking, etc., there should be some *evidence-based analysis* of the impact they will have on historic buildings and historic districts. Alexandria's historic and cultural resources are critical to residents' sense of place and they generate a significant heritage tourism component of the City's economy. Consequently, historic preservation deserves to be an express part of the calculus in weighing the proposals.

This cannot happen, however, without first conducting an independent, objective assessment of the effects each of the proposals is likely to have on historic assets. **We thus urge you to *postpone adoption of Zoning for Housing until a historic preservation study is completed and shared with the community.* At a minimum, the Council should require such an analysis as an added part of any decision on Phase I, and the scope of that analysis should encompass the proposals contained in both Phase I and Phase II of the Initiative. Please slow down and make sure that zoning and policy changes are informed by evidence and examination of their likely impact on the City's historic architectural and cultural resources.**

Sincerely,

The Alexandria Association
Historic Alexandria Foundation
Historic Alexandria Resources Commission
The Old Town Civic Association
Town of Potomac Historical Association
Save Del Ray
Art Deco Society of Washington



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Case: 23-00044002

Case Owner	All Members COUNCIL	Service Request Id	23-00044002
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	iOS
Description	<p>Dear City Council,</p> <p>I am writing as a current Old Town resident who also grew up in Old Town to support the Zoning For Housing/Housing For All initiatives, including parking reforms. I hope that you will vote for this important step to help do our part to mitigate climate change and encourage more affordable housing in our great city. We need to go much farther, but I hope we can start here.</p> <p>Thank you, Julia Heald</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 10:53 AM	Date/Time Opened	11/27/2023 10:53 AM
Expected Date/Time	12/4/2023 10:53 AM	Updated Date/Time	11/27/2023 12:19 PM
SLA Status	Met	Date/Time Closed	11/27/2023 12:19 PM
Contact Information			
Contact Name	Julia Heald	Contact Phone	+1 (703) 678-3801
Account Name	Customer	Contact Email	heald.julia@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	



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Case: 23-00043995

Case Owner	All Members COUNCIL	Service Request Id	23-00043995
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Good Morning, I respectfully request that the vote related to changing Alexandria's zoning regulations be delayed until after the next election. The delay will permit a full discussion of the issue, the position of each candidate to be known and allow voters to support the candidates that support their position on this critical issue.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 10:14 AM	Date/Time Opened	11/27/2023 10:14 AM
Expected Date/Time	12/4/2023 10:14 AM	Updated Date/Time	11/27/2023 12:25 PM
SLA Status	Met	Date/Time Closed	11/27/2023 12:25 PM
Contact Information			
Contact Name	Richard Voigt	Contact Phone	+1 (703) 869-6897
Account Name	Customer	Contact Email	rcvoigt@comcast.net
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	



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Case: 23-00043986

Case Owner	All Members COUNCIL	Service Request Id	23-00043986
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Regarding ZFH: Too much, too fast	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 9:47 AM	Date/Time Opened	11/27/2023 9:47 AM
Expected Date/Time	12/4/2023 9:47 AM	Updated Date/Time	11/27/2023 12:29 PM
SLA Status	Met	Date/Time Closed	11/27/2023 12:29 PM
Contact Information			
Contact Name	Steve Davidson	Contact Phone	
Account Name	Customer	Contact Email	burdens_07_knurled@icloud.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	
Geo Layers			

In the last few weeks, a lot of ink has been spilled, and nearly as many words spoken, on the topic of ZFH/HFA — both for and against. I'd like to take a step back and look at the issue from the perspective the civic health of this city.

While it has been stated that the Planning Commission has been working on this for years, that was done in the shadows, out of sight of the vast majority of the citizenry. And as recently as last month, a member of the Planning Commission stated (during the discussion hosted by Agenda: Alexandria) that he hadn't had time to digest it all. If he hasn't been able to digest it, how can regular folk be expected to wrap our heads around it?

ZFH/HFA is clearly dividing this city, and yet some members of the City Council seem hell-bent to pass a giant "omnibus bill" tomorrow.

Something this important and this consequential needs to be given the time it takes to be fully understood and deliberated across the community. It takes time for proponents to make — and clarify — their case. It takes time for opponents to have their concerns alleviated. It takes time for imperfections in an initiative to be addressed (and no initiative is flawless right out of the gate).

In your capacity representing the citizens of this city — who are clearly split on this initiative — I urge you vote "No," or at the very least, postpone making this decision until the community can achieve a consensus. And maybe you should consider addressing the complicated issue as separate measures over a period of time. Please don't rush a vote on the full ZFH/HFA package.

Thank you,
Steve Davidson



- [Close Window](#)
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Case: 23-00043603

Case Owner	All Members COUNCIL	Service Request Id	23-00043603
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>Hello Mayor and City Council,</p> <p>I have written to you on this topic before, but I wanted to reiterate my support for Zoning for Housing in light of last Saturday's Council Meeting. I attended to support fellow pro-ZFH speakers, though I did not speak myself. Although many speakers were anti-ZFH, I hope you will consider the many people who would benefit from these changes who did not have the opportunity to speak. Unfortunately many anti-ZFH speakers presented misinformation, despite corrections by Councilmember Bagley and Mayor Wilson. The disrespect for City Council, as well as racist remarks, by some anti-ZFH speakers have no place in this debate. Claims that only long-time residents have the standing to speak are also incorrect and anti-democratic.</p> <p>Lastly, many speakers asked for delay. I suspect that no length of time would be sufficient to satisfy their misgivings. Please go ahead with the vote on November 28th and vote in the affirmative for ZFH.</p> <p>Thank you,</p> <p>Shira Eller</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/21/2023 10:33 AM	Date/Time Opened	11/21/2023 10:33 AM
Expected Date/Time	11/28/2023 10:33 AM	Updated Date/Time	11/21/2023 10:47 AM
SLA Status	Met	Date/Time Closed	11/21/2023 10:47 AM

Contact Information



- [Close Window](#)
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Case: 23-00043635

Case Owner	All Members COUNCIL	Service Request Id	23-00043635
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>Hello, My name is Joy Mallonee and I live at 40 N Early St. I've been a resident & homeowner of Alexandria since 1991.</p> <p>I am writing to state my opposition to the Zoning for Housing zoning proposals and Code changes. The changes need to be broken into individual points to consider. And each point should be decided on separately, not all or nothing. There needs to be analysis on what all the various implications may be.</p> <p>This feels very rushed. The BRT had a lot more information distributed w/ various methods for all residents to get up to speed. Why not the same approach for ZfH? I'd like ZfH deferred until the election so candidates can make their positions known to the constituents.</p> <p>These changes will not only harm me and my quality of life, but are bad for all residents' health, welfare, and safety.</p> <p>Please vote against these changes.</p> <p>Thank you!</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/21/2023 3:39 PM	Date/Time Opened	11/21/2023 3:39 PM
Expected Date/Time	11/28/2023 3:39 PM	Updated Date/Time	11/21/2023 3:56 PM
SLA Status	Met	Date/Time Closed	11/21/2023 3:56 PM
Contact Information			
Contact Name	Joy Mallonee	Contact Phone	+1 (202) 812-1780
Account Name	Customer	Contact Email	joy.mallonee@gmail.com



- [Close Window](#)
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Case: 23-00043629

Case Owner	All Members COUNCIL	Service Request Id	23-00043629
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>Mayor Wilson and Council Members</p> <p>I am a resident of Alexandria VA and have lived at 494 North Owen St, in the West End for 25yrs. I urge you to "postpone voting or vote NO" on the Nov 28th Zoning For Housing/Housing For All (ZFH/HFA) initiative. In a recent survey by the Alexandria based polling firm, Bellwether Research, 58% of respondents oppose this zoning initiative while only 26% favor it.</p> <p>I share the grave concerns associated with this ZFH/HFA zoning initiative that are reported by recent this Bellwether Research survey:</p> <ul style="list-style-type: none"> • Increased traffic and parking issues. • Severely strained or overwhelmed schools and infrastructure. • Eradication of the quality of life that earned Alexandria a #3 ranking on this year's Conde Nast Best Small Cities list. <p>This zoning change will not increase more access or affordable housing in Alexandria. The below market value home that is targeted for Developers ironically blocks access to affordable homes. Many people buy these below market value or fix-it-up homes because they are affordable. This is how my wife & I were able to move into Alexandria.</p> <p>Please exercise responsible stewardship. On Nov 28th postpone voting or vote NO on this ZFA/HFA zoning initiative so that more analysis, planning, public information, and public discussion can happen.</p> <p>Respectfully, Jim Vandak</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			

SLA Information

Expected Start Date 11/21/2023 3:08 PM
Expected Date/Time 11/28/2023 3:08 PM
SLA Status Met

Date/Time Opened 11/21/2023 3:08 PM
Updated Date/Time 11/21/2023 3:20 PM
Date/Time Closed 11/21/2023 3:20 PM

Contact Information

Contact Name Jim Vandak
Account Name Customer

Contact Phone +1 (202) 494-5545
Contact Email jim.vandak@gmail.com

Location Information

Address
Served
Trash Zone
Recycle Zone
Spring Clean Up Zone
Leaf Zone

Location
Selected Location
Location Details
Relative Location
Reporting Area
Parking District
Census Area
Building Type
Small Area Plan

Geo Layers

No layers information available

Name

311 Files



- [Close Window](#)
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Case: 23-00043608

Case Owner	All Members COUNCIL	Service Request Id	23-00043608
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>NO NO NO NO NO to upzoning. In the cities where upzoning has occurred, affordable housing was NOT the result. The result was instead greater congestion, MORE gentrification, greater stress on infrastructure, schools, hospitals, and roads, and a decreased quality of life.</p> <p>THIS PATH IS NOT THE ANSWER. Do NOT ruin beautiful residential areas with this half-baked, incompetent planning.</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/21/2023 10:57 AM	Date/Time Opened	11/21/2023 10:57 AM
Expected Date/Time	11/28/2023 10:57 AM	Updated Date/Time	11/21/2023 12:32 PM
SLA Status	Met	Date/Time Closed	11/21/2023 12:32 PM
Contact Information			
Contact Name	Timothy Conway	Contact Phone	+1 (703) 989-7597
Account Name	Customer	Contact Email	treid31@juno.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers

No layers information available

Name

Value

311 Files

Upload File

File Links

Filename

Label

Description

Upload File

Related Parent Requests

Parent Case

Duplicate Parent

Transfer Parent

Legacy Information

LegacyId

Problem Code

Problem Description



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Case: 23-00043681

Case Owner	All Members COUNCIL	Service Request Id	23-00043681
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	iOS
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Hello</p> <p>I am a long standing Alexandria resident and am against the proposed zoning changes. As they stand they will incentivize developers to build multifamily homes at the expense of current homeowner property values. The added densification will greatly exasperate traffic, school crowding, and overall quality of life. We're already seeing the impacts of other recent well intended zoning changes that is resulting in McMansions overcrowding lots and developers profiting. I'm a champion for affordable housing and lived for years in a mixed community next to ARHA residents who I became great friends with. Communities like that can and do exist under existing zoning. These proposed zoning changes will not improve affordable housing, it will only benefit developers.</p> <p>Thank you Lance Spencer 1108Vassar Rd</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/22/2023 9:15 AM	Date/Time Opened	11/22/2023 9:15 AM
Expected Date/Time	11/29/2023 9:15 AM	Updated Date/Time	11/22/2023 9:20 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Lance Spencer	Contact Phone	+1 (571) 214-2316
Account Name	Customer	Contact Email	lance.spencer@att.net



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Case: 23-00043679

Case Owner	All Members COUNCIL	Service Request Id	23-00043679
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Dear Mayor Wilson and Esteemed Members of the City Council,</p> <p>I trust this message finds you well. I am writing to express my sincere appreciation for the outstanding service provided by some of our city's dedicated staff members. In recent interactions with customer-facing staff, I have been consistently impressed by their professionalism, efficiency, and commitment to serving our community.</p> <p>I interacted with several staff members, and they all demonstrated exceptional competence and a genuine willingness to assist. Their dedication to ensuring a positive experience for citizens is truly commendable. It is evident that they take great pride in their roles and contribute significantly to the overall efficiency and effectiveness of our city services.</p> <p>As both a citizen and elected official, I understand the importance of constructive feedback and wanted to take a moment to highlight these positive experiences. I believe it's crucial to acknowledge and celebrate the hard work and dedication of our city staff. Their commitment to excellence does not go unnoticed.</p> <p>I am well aware that, as public servants, you often hear from constituents when issues arise, or concerns emerge. However, I believe it's equally important to share positive experiences. The exceptional service provided by these staff members is a testament to the high standards set by our city.</p> <p>Thank you for your leadership, and I look forward to continued collaboration in building an even better community for all.</p> <p>Best regards,</p>		
		Post Tags	

Abdel-Rahman Elnoubi
309 Yoakum Pkwy
Alexandria Va 22304

Selected Location

Sub-Status

SLA Information

Expected Start Date 11/22/2023 8:55 AM

Date/Time Opened 11/22/2023 8:55 AM

Expected Date/Time 11/29/2023 8:55 AM

Updated Date/Time 11/22/2023 9:00 AM

SLA Status On Time

isCaseEscalated

Date/Time Closed

Contact Information

Contact Name Abdel-Rahman Elnoubi

Contact Phone +1 (347) 217-6297

Account Name Customer

Contact Email aelnoubi@hotmail.com

311 Files

Upload File

File Links

Filename

Label

Description

Upload File

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



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Case: 23-00043688

Case Owner	All Members COUNCIL	Service Request Id	23-00043688
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Please vote NO on Zoning for Housing. Parts of the proposals have far reaching consequences on the standard of living in our beloved city and recent polling demonstrates lack of awareness by the population. Additionally, those who are aware are overwhelmingly opposed. Please either break the components out so that they can be voted on individually OR, preferably, please defer the vote until 2024 to give time to adequately inform the population, study the impact on infrastructure, and allow for proper debate. Thank you for your consideration.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/22/2023 9:47 AM	Date/Time Opened	11/22/2023 9:47 AM
Expected Date/Time	11/29/2023 9:47 AM	Updated Date/Time	11/22/2023 9:47 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Holly Krueger	Contact Phone	+1 (703) 597-6463
Account Name	Customer	Contact Email	hollykrueger1@gmail.com
311 Files			



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Case: 23-00043684

Case Owner	All Members COUNCIL	Service Request Id	23-00043684
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	iOS
Description	<p>Hello I am a long standing Alexandria resident and am against the proposed zoning changes. As they stand they will incentivize developers to build multifamily homes at the expense of current homeowner property values. The added densification will greatly exasperate traffic, school crowding, and overall quality of life. Were already seeing the impacts of other recent well intended zoning changes that is resulting in McMansions overcrowding lots and developers profiting. I'm a champion for affordable housing and lived for years in a mixed community next to ARHA residents who I became great friends with.</p> <p>Communities like that can and do exist under existing zoning. These proposed zoning changes will not improve affordable housing, it will only benefit developers. Melissa Yeardon 1208 Vassar Road</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/22/2023 9:23 AM	Date/Time Opened	11/22/2023 9:23 AM
Expected Date/Time	11/29/2023 9:23 AM	Updated Date/Time	11/22/2023 9:47 AM
SLA Status	Met	Date/Time Closed	11/22/2023 9:47 AM
Contact Information			
Contact Name	Melissa Yeardon	Contact Phone	+1 (571) 214-2319
Account Name	Customer	Contact Email	melissa.yardon@att.net
Location Information			
Address		Location	
Served		Selected Location	



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Case: 23-00043680

Case Owner	All Members COUNCIL	Service Request Id	23-00043680
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>Mayor Wilson and Council Members</p> <p>I am a resident of Alexandria, VA, and have owned my home at 494 North Owen Street for 25 years. On November 28, I urge you to vote "NO" on Zoning For Housing/Housing For All (ZFH/HFA) proposal. I am opposed to the proposed changes to the single family zoning, and I am not alone. In a recent survey by the Alexandria based polling firm, Bellwether Research, 58% of respondents oppose this zoning initiative while only 26% favor it.</p> <p>I have serious concerns about the proposal that are reported by recent this Bellwether Research survey:</p> <ul style="list-style-type: none"> • Increased traffic and parking issues. • Severely strained or overwhelmed schools and infrastructure. • Eradication of the quality of life that earned Alexandria a #3 ranking on this year's Conde Nast Best Small Cities list. <p>I appreciate the need to expand housing options in Alexandria, but the proposed zoning change will not increase access or affordable housing in Alexandria. The below market value home that is targeted for developers ironically blocks access to affordable homes. Many people buy these below market value or fix-it-up homes because they are affordable. This is how my husband & I were able to move into Alexandria.</p> <p>Please exercise responsible stewardship. On Nov 28th vote "NO" on the ZFA/HFA proposal so that a more thoughtful alternative can be developed.</p> <p>Respectfully, Kristine Metter</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			

SLA Information

Expected Start Date 11/22/2023 8:56 AM
Expected Date/Time 11/29/2023 8:56 AM
SLA Status Met

Date/Time Opened 11/22/2023 8:56 AM
Updated Date/Time 11/22/2023 9:29 AM
Date/Time Closed 11/22/2023 9:29 AM

Contact Information

Contact Name Kristine Metter
Account Name Customer

Contact Phone +1 (703) 405-7727
Contact Email kjmetter@gmail.com

Location Information

Address
Served
Trash Zone
Recycle Zone
Spring Clean Up Zone
Leaf Zone

Location
Selected Location
Location Details
Relative Location
Reporting Area
Parking District
Census Area
Building Type
Small Area Plan

Geo Layers

No layers information available

Name

311 Files



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Case: 23-00043674

Case Owner	All Members COUNCIL	Service Request Id	23-00043674
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Please count me as one resident who is against Zoning for Housing as currently bundled and drafted. I also oppose the timing of the vote being scheduled for 11/28 without sufficient attempts by elected officials and staff to achieve anything close to community consensus on the most controversial and divisive provisions.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/22/2023 8:37 AM	Date/Time Opened	11/22/2023 8:37 AM
Expected Date/Time	11/29/2023 8:37 AM	Updated Date/Time	11/22/2023 8:56 AM
SLA Status	Met	Date/Time Closed	11/22/2023 8:56 AM
Contact Information			
Contact Name	William Rossello	Contact Phone	+1 (703) 587-8080
Account Name	Customer	Contact Email	bill.rossello@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers



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Case: 23-00043668

Case Owner	All Members COUNCIL	Service Request Id	23-00043668
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	RE: Zoning for Housing/Housing for All. Press the "pause" button. Put it on a citywide referendum.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/22/2023 8:06 AM	Date/Time Opened	11/22/2023 8:06 AM
Expected Date/Time	11/29/2023 8:06 AM	Updated Date/Time	11/22/2023 8:55 AM
SLA Status	Met	Date/Time Closed	11/22/2023 8:55 AM
Contact Information			
Contact Name	The Kobilarcik	Contact Phone	+1 (703) 751-4838
Account Name	Customer	Contact Email	
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers



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Case: 23-00043660

Case Owner	All Members COUNCIL	Service Request Id	23-00043660
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	iOS
Description	I am going on record to express that I oppose the city's Zoning For Housing proposal to eliminate single family home zoning. Please take more time to study the potential outcomes and of the proposal, including the impact on our infrastructure (schools, traffic, parking, sewers and social services). Let residents decide by bringing the policy to the ballot as a referendum in 2024.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/22/2023 7:05 AM	Date/Time Opened	11/22/2023 7:05 AM
Expected Date/Time	11/29/2023 7:05 AM	Updated Date/Time	11/22/2023 7:52 AM
SLA Status	Met	Date/Time Closed	11/22/2023 7:52 AM
Contact Information			
Contact Name	Kelley Organek	Contact Phone	+1 (703) 731-8238
Account Name	Customer	Contact Email	kelleyorganek@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	



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Case: 23-00043659

Case Owner	All Members COUNCIL	Service Request Id	23-00043659
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	iOS
Description	I support what you are doing for zoning for housing. I own a condo in Alexandria on the same street as million dollar houses. I would never be able to afford to live where I do if the condos didn't exist. I think there are legitimate concerns about making sure that buildings don't get too tall etc but a McMansion could do the same thing and only house 2 people. My condo building has 12 families and it takes up the same amount of space (not just land, but the full building size) of many single family houses. I've also hear people talking about parking concerns, but I've been reading the book paved paradise which talks about how parking explains the world. And I learned that we have more parking for cars than housing for people in this country. It is not surprising that the same people who are against zoning changes also oppose bus lanes and bike lanes. Thank you for what you do to help all in this city.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/22/2023 4:31 AM	Date/Time Opened	11/22/2023 4:31 AM
Expected Date/Time	11/29/2023 4:31 AM	Updated Date/Time	11/22/2023 7:51 AM
SLA Status	Met	Date/Time Closed	11/22/2023 7:50 AM
Contact Information			
Contact Name	Susan Aronstam	Contact Phone	+1 (646) 831-9497
Account Name	Customer	Contact Email	susanaronstam@gmail.com
Location Information			
Address		Location	
Served		Selected Location	



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Case: 23-00043654

Case Owner	All Members COUNCIL	Service Request Id	23-00043654
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	I am NOT in support of the zoning for housing change. NOT AT ALL. This decision should be a referendum vote BY ALL RESIDENTS OF ALEXANDRIA, not the City Council.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/21/2023 9:28 PM	Date/Time Opened	11/21/2023 9:28 PM
Expected Date/Time	11/28/2023 9:28 PM	Updated Date/Time	11/22/2023 7:49 AM
SLA Status	Met	Date/Time Closed	11/22/2023 7:49 AM
Contact Information			
Contact Name	Gregory Dinos	Contact Phone	
Account Name	Customer	Contact Email	gdinos34@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	
Geo Layers			



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Case: 23-00043653

Case Owner	All Members COUNCIL	Service Request Id	23-00043653
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	I am NOT in support of the zoning for housing change. NOT AT ALL. This decision should be a referendum vote BY ALL RESIDENTS OF ALEXANDRIA, not the City Council.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/21/2023 9:25 PM	Date/Time Opened	11/21/2023 9:25 PM
Expected Date/Time	11/28/2023 9:25 PM	Updated Date/Time	11/22/2023 7:48 AM
SLA Status	Met	Date/Time Closed	11/22/2023 7:48 AM
Contact Information			
Contact Name	Stephen Dinos	Contact Phone	+1 (703) 629-3628
Account Name	Customer	Contact Email	sdinos@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	
Geo Layers			



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Case: 23-00043691

Case Owner	All Members COUNCIL	Service Request Id	23-00043691
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Mobile
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>City Council Members,</p> <p>We are writing you to voice our opposition to the Zoning for Housing proposal currently under review. As residents of the city for 20+ years, who live in a potentially affected zone, we feel strongly that additional studies be undertaken prior to any approval. In particular, we believe that there will be a severe impact to neighborhoods currently largely comprised of single-family homes. The ability for developers to built multiple units on lots currently zoned for single family homes will likely destroy the fabric of our neighborhoods overtime and significantly decrease the appeal of living within the City. Additionally, the impacts to quality of life due to increased density and associated traffic in these neighborhoods we feel are likely to be considerable.</p> <p>Kind Regards,</p> <p>Christian and Nicole Bowers</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/22/2023 10:01 AM	Date/Time Opened	11/22/2023 10:01 AM
Expected Date/Time	11/29/2023 10:01 AM	Updated Date/Time	11/22/2023 10:01 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Christian Bowers	Contact Phone	+1 (202) 615-6644
Account Name	Customer	Contact Email	pollox1104@hotmail.com

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Case: 23-00043652

Case Owner	All Members COUNCIL	Service Request Id	23-00043652
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Regarding the Zoning For Housing/Housing For All Initiatives: Aside from the 'Old & Historic Alexandria' and the Parker-Grey districts, I wanted to express full support for the ZFA/HFA Initiative. Those two areas represent and maintain the deepest historic character of the city, but allowing increased residential density in the rest of the city is an extremely desirable goal, and one I fully support. I encourage the council to do the same and to support increased residential density and more housing supply.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/21/2023 9:06 PM	Date/Time Opened	11/21/2023 9:06 PM
Expected Date/Time	11/28/2023 9:06 PM	Updated Date/Time	11/22/2023 7:46 AM
SLA Status	Met	Date/Time Closed	11/22/2023 7:46 AM
Contact Information			
Contact Name	T. Hughes	Contact Phone	+1 (703) 244-4617
Account Name	Customer	Contact Email	tuhughes@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	



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Case: 23-00043650

Case Owner	All Members COUNCIL	Service Request Id	23-00043650
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	I am NOT in support of the zoning for housing change. NOT AT ALL. This decision should be a referendum vote BY ALL RESIDENTS OF ALEXANDRIA, not the City Council.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/21/2023 8:24 PM	Date/Time Opened	11/21/2023 8:24 PM
Expected Date/Time	11/28/2023 8:24 PM	Updated Date/Time	11/22/2023 7:45 AM
SLA Status	Met	Date/Time Closed	11/22/2023 7:45 AM
Contact Information			
Contact Name	Evie Cavros, M.D.	Contact Phone	+1 (571) 213-9602
Account Name	Customer	Contact Email	cav.din@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	
Geo Layers			



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Case: 23-00043589

Case Owner	All Members COUNCIL	Service Request Id	23-00043589
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Just wanted to thank each of you for the long listening about Zoning for Housing and Housing for All.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/21/2023 9:34 AM	Date/Time Opened	11/21/2023 9:34 AM
Expected Date/Time	11/28/2023 9:34 AM	Updated Date/Time	11/21/2023 12:00 PM
SLA Status	Met	Date/Time Closed	11/21/2023 12:00 PM
Contact Information			
Contact Name	Jo Belser	Contact Phone	+1 (703) 998-0888
Account Name	Customer	Contact Email	priest@welcometoresurrection.org
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	
Geo Layers			



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Case: 23-00043587

Case Owner	All Members COUNCIL	Service Request Id	23-00043587
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>My name is Beverly Hitchins and I have been living in Alexandria for 48 years, two of them in Rosemont and 46 in Parkfairfax. I am writing to ask you to vote NO on the Zoning Plan for Housing/Housing for All Initiatives. The changes proposed will drastically and excessively alter the character of this city. What concerns me most is that it will add an inordinate number of people to our already overcrowded city. I appreciate the city's concern for offering housing to low-income individuals, but how much thought and consideration have been given to the people who live here now and have lived here for decades? The City of Alexandria spans 15.75 square miles. As a resident and homeowner, I have witnessed over the decades the increased density, the overflowing traffic and the mushrooming of hi-rise buildings. To add more will impose an unrestrained burden on our already overtaxed infrastructure. What impact does this plan have on our environment? How many more children can our schools hold? How many more trees will be cut and green space erased? What are the energy resources required to sustain the influx of people this plan proposes? How will our Police Department plan for this change, especially in light of the diminishing number of people enlisting for training? Alexandria is an historic city. Its history and what is left of its charm deserve to be not only preserved but protected. While it is commendable the Council wants to help with the area housing crisis, current residents and what is needed and necessary for their sustainable living needs to be a compelling top priority. And who will pay for the increased services needed for this influx of people? Inevitably increased taxes.</p> <p>I know change occurs with "progress," but let's first carefully define our existing issues and work to resolve them before committing to a plan that appears destined to overburden our current</p>		
		SR Ext ID	

resources and to change the character of this city.
Respectfully submitted,
Beverly Hitchins
November 21, 2023

Service Department Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date 11/21/2023 9:29 AM

Date/Time Opened 11/21/2023 9:29 AM

Expected Date/Time 11/28/2023 9:29 AM

Updated Date/Time 11/21/2023 10:45 AM

SLA Status Met

Date/Time Closed 11/21/2023 10:45 AM

Contact Information

Contact Name Beverly Hitchins

Contact Phone +1 (571) 224-2721

Account Name Customer

Contact Email bev@alignyourlife.net

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



- [Close Window](#)
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Case: 23-00043598

Case Owner	All Members COUNCIL	Service Request Id	23-00043598
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>I have already reached out to the Mayor and Councilman McPike, but I wanted to take the opportunity to contact the entire council and reiterate my opposition to your proposed zoning changes.</p> <p>When we bought our home twenty-five years ago here on Trinity Drive, my wife and I specifically chose our home for the street within a single family home neighborhood. We looked in Old Town and Del Ray and ultimately decided that while the house needed a lot of work, we loved the College Park neighborhood. Part of that charm is our street is zoned for single family homes only. We specifically avoided more mixed-use streets with apartments, condos, retail, etc., like Old Town, for that very reason.</p> <p>Our lot here in R-8 is roughly 1/4 acre and the home is just shy of 3,000 sqf. What does a 4 "unit" structure consist of? 4 750 sqf studio apartments? We all know these smaller units will still be incredibly expensive. But now a plot of land (and street) specifically designed for one home will now have four? Where do all the cars for 3 additional units go in this scenario? Have you considered additional infrastructure needs such as refuse and recycling? Traffic? Power? When trees are cut down to make room for additional units, the runoff from rain - a major problem in our neighborhood - is sure to become worse. I don't see any of the upfront planning needed for these considerations.</p> <p>Your proposal is based on feelings and very little fact. Please take the additional time needed to address these concerns before implementing any major zoning changes.</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			

SLA Information

Expected Start Date 11/21/2023 10:18 AM
Expected Date/Time 11/28/2023 10:18 AM
SLA Status Met

Date/Time Opened 11/21/2023 10:18 AM
Updated Date/Time 11/21/2023 12:31 PM
Date/Time Closed 11/21/2023 12:31 PM

Contact Information

Contact Name Tony Fletcher
Account Name Customer

Contact Phone +1 (703) 981-0432
Contact Email tonyfletcher@gmail.com

Location Information

Address
Served
Trash Zone
Recycle Zone
Spring Clean Up Zone
Leaf Zone

Location
Selected Location
Location Details
Relative Location
Reporting Area
Parking District
Census Area
Building Type
Small Area Plan

Geo Layers

No layers information available

Name

Value

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Case: 23-00043587

Case Owner	All Members COUNCIL	Service Request Id	23-00043587
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>My name is Beverly Hitchins and I have been living in Alexandria for 48 years, two of them in Rosemont and 46 in Parkfairfax. I am writing to ask you to vote NO on the Zoning Plan for Housing/Housing for All Initiatives. The changes proposed will drastically and excessively alter the character of this city. What concerns me most is that it will add an inordinate number of people to our already overcrowded city. I appreciate the city's concern for offering housing to low-income individuals, but how much thought and consideration have been given to the people who live here now and have lived here for decades? The City of Alexandria spans 15.75 square miles. As a resident and homeowner, I have witnessed over the decades the increased density, the overflowing traffic and the mushrooming of hi-rise buildings. To add more will impose an unrestrained burden on our already overtaxed infrastructure. What impact does this plan have on our environment? How many more children can our schools hold? How many more trees will be cut and green space erased? What are the energy resources required to sustain the influx of people this plan proposes? How will our Police Department plan for this change, especially in light of the diminishing number of people enlisting for training? Alexandria is an historic city. Its history and what is left of its charm deserve to be not only preserved but protected. While it is commendable the Council wants to help with the area housing crisis, current residents and what is needed and necessary for their sustainable living needs to be a compelling top priority. And who will pay for the increased services needed for this influx of people? Inevitably increased taxes.</p> <p>I know change occurs with "progress," but let's first carefully define our existing issues and work to resolve them before committing to a plan that appears destined to overburden our current</p>		
		SR Ext ID	

resources and to change the character of this city.
Respectfully submitted,
Beverly Hitchins
November 21, 2023

Service Department Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date 11/21/2023 9:29 AM

Date/Time Opened 11/21/2023 9:29 AM

Expected Date/Time 11/28/2023 9:29 AM

Updated Date/Time 11/21/2023 10:45 AM

SLA Status Met

Date/Time Closed 11/21/2023 10:45 AM

Contact Information

Contact Name Beverly Hitchins

Contact Phone +1 (571) 224-2721

Account Name Customer

Contact Email bev@alignyourlife.net

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



- [Close Window](#)
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Case: 23-00043553

Case Owner	All Members COUNCIL	Service Request Id	23-00043553
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	<p>I was not satisfied with my initial effort to communicate to the City Council my dismay over the proposal to change current single-family housing zoning. Here's another summary of the key arguments against the proposal:</p> <ol style="list-style-type: none"> Adverse Impact on Neighborhood Character: Single-family neighborhoods have been a defining feature of Alexandria's residential landscape, fostering a sense of community and preserving a distinct character. Allowing multi-family dwellings in these areas could disrupt the existing fabric of these neighborhoods, potentially altering their unique charm and appeal. Overburdened Infrastructure: Alexandria's infrastructure, particularly roads, parking, and sewer systems, was designed for single-family housing and may not be able to handle the increased density that multi-family dwellings would bring. This could lead to traffic congestion, parking shortages, and strain on public resources. Lack of Community Engagement: The proposal has been met with significant opposition from residents, raising concerns about the lack of community engagement in the decision-making process. Critics argue that the council should prioritize the voices of those who will be directly impacted by the zoning changes. Inadequate Affordable Housing Solutions: While proponents argue that the proposal will increase housing options, critics contend that it may not effectively address the issue of affordable housing. They suggest that the council explore alternative approaches that specifically 		
		SR Ext ID	

target affordable housing development without fundamentally altering the character of single-family neighborhoods.

In conclusion, the proposed zoning changes raise valid concerns about the potential impact on neighborhood character, infrastructure, community engagement, and the effectiveness of addressing affordable housing needs. The city council should carefully consider these concerns and engage in open dialogue with residents before making a decision that will have far-reaching consequences for Alexandria's residential communities.

Service Department Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date 11/20/2023 7:44 PM

Date/Time Opened 11/20/2023 7:44 PM

Expected Date/Time 11/27/2023 7:44 PM

Updated Date/Time 11/20/2023 7:56 PM

SLA Status Met

Date/Time Closed 11/20/2023 7:56 PM

Contact Information

Contact Name Daniel Mulhollan

Contact Phone +1 (571) 216-1569

Account Name Customer

Contact Email dpmulhollan@gmail.com

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



- [Close Window](#)
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Case: 23-00043549

Case Owner	All Members COUNCIL	Service Request Id	23-00043549
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	<p>The proposed changes to single-family zoning in Alexandria, Virginia, would have a number of negative consequences for the city's residents and neighborhoods. These changes would:</p> <p>Increase density and traffic congestion: By allowing up to four dwelling units on single-family lots, the proposal would significantly increase the density of these neighborhoods. This would lead to increased traffic congestion, noise pollution, and strain on public services.</p> <p>Disrupt the character of neighborhoods: Single-family neighborhoods are characterized by their quiet, peaceful atmosphere and sense of community. The proposed changes would disrupt this character by introducing multi-family dwellings and the associated increase in activity.</p> <p>Decrease property values: The introduction of multi-family dwellings into single-family neighborhoods could lead to a decrease in property values for homeowners in these areas. This is because potential buyers may be less willing to pay a premium for a home in a neighborhood that no longer has the same character.</p> <p>Create legal challenges: The proposed changes are likely to face legal challenges from homeowners who oppose the loss of their single-family zoning. This could result in costly and protracted litigation that would delay or even prevent the implementation of the changes.</p> <p>In addition to these specific concerns, the proposed changes to single-family zoning also raise broader questions about the future of Alexandria. Does the city want to become more urban and densely populated, or does it want to preserve its current character as a mix of neighborhoods with different densities</p>		
		SR Ext ID	

and types of housing? This is a question that the City Council should carefully consider before making a decision on this important issue.

Service Department Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date 11/20/2023 7:30 PM

Date/Time Opened 11/20/2023 7:30 PM

Expected Date/Time 11/27/2023 7:30 PM

Updated Date/Time 11/20/2023 7:54 PM

SLA Status Met

Date/Time Closed 11/20/2023 7:54 PM

Contact Information

Contact Name Daniel Mulhollan

Contact Phone +1 (571) 216-1569

Account Name Customer

Contact Email dpmulhollan@gmail.com

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



- [Close Window](#)
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Case: 23-00043543

Case Owner	All Members COUNCIL	Service Request Id	23-00043543
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>I oppose the rezoning of housing in Alexandria. Based upon my experience living in Pasadena, CA, where the zoning laws are weak at best, I believe this will destroy residential neighborhoods. In Pasadena, there are very few neighborhoods that don't have a 10-unit apartment building on one of the lots. Often, there is one on every block. These buildings cut neighbors off from each other, destroying the sense of unity within a neighborhood. These buildings are not owned by large corporate entities who provide high-quality maintenance. Rather, they are often owned by individuals who have little experience managing such a building and will cut corners on maintenance or delay it for months. These properties never look as nice as the houses they replaced.</p> <p>In my neighborhood, there is already a sign up at one house offering to sell out to developers, who could put a 10-unit building on this lot. While the first apartment building might not destroy the neighborhood, the next few will. There might even be a rush to sell for long-term homeowners, as they want to be the first one to get out at a good price, before the value of their homes decline.</p> <p>I've seen it in Pasadena, CA. If you implement this zoning change, you will have trashy-looking neighborhoods, little pride of ownership in the neighborhoods, and the wonderful neighborhoods that attract people to Alexandria will be gone. You will be left with a bunch of renters who have no stake in the City, who will move out to real neighborhoods once they tire of renting, and the process will repeat.</p> <p>Maybe that's what you want. If so, your plan is a good way to get there.</p>		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			

Selected Location

SLA Information

Expected Start Date 11/20/2023 6:24 PM

Date/Time Opened 11/20/2023 6:24 PM

Expected Date/Time 11/27/2023 6:24 PM

Updated Date/Time 11/20/2023 7:52 PM

SLA Status Met

Date/Time Closed 11/20/2023 7:52 PM

Contact Information

Contact Name Maile Fries

Contact Phone +1 (703) 835-0845

Account Name Customer

Contact Email

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers

No layers information available

Name



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Case: 23-00043537

Case Owner	All Members COUNCIL	Service Request Id	23-00043537
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>I want to thank all the members of the city council for all of the time they spent last week listening to public feedback about the Zoning For Housing initiatives. I know that was a lot of work and surely very tiring. But I really appreciate the work you've done around this issue. I'm looking forward to your pending vote, and I'm hopeful that you will all support this first phase of ZFH fully.</p> <p>May you all have a wonderful Thanksgiving!</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/20/2023 4:54 PM	Date/Time Opened	11/20/2023 4:54 PM
Expected Date/Time	11/27/2023 4:54 PM	Updated Date/Time	11/20/2023 5:00 PM
SLA Status	Met	Date/Time Closed	11/20/2023 5:00 PM
Contact Information			
Contact Name	Tom VanAntwerp	Contact Phone	+1 (704) 616-2743
Account Name	Customer	Contact Email	tom+alx@tomvanantwerp.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	



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Case: 23-00043509

Case Owner	All Members COUNCIL	Service Request Id	23-00043509
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	This month alone has seen a change in my street name after 31 years,the establishment of an AirB&B sleeping q5 and a zoning proposal that may result in the other 3 homes in my cul-de-sac becoming rooming houses...slow down,please	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/20/2023 2:27 PM	Date/Time Opened	11/20/2023 2:27 PM
Expected Date/Time	11/27/2023 2:27 PM	Updated Date/Time	11/20/2023 3:51 PM
SLA Status	Met	Date/Time Closed	11/20/2023 3:51 PM
Contact Information			
Contact Name	Lawrence Barrett	Contact Phone	(703) 956-0535
Account Name	Customer	Contact Email	larrybarrett2@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers



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Case: 23-00043508

Case Owner	All Members COUNCIL	Service Request Id	23-00043508
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>Members of the Alexandria City Council:</p> <p>I'm Jim Richardson, a single-family home resident of the West End of Alexandria for 58 years. My wife Suzanne and I would like to add our voices to those asking that the pending vote to remove the single-family house zoning requirements be delayed at least until 2024.</p> <p>The size, scope, and impact on infrastructure (traffic, parking, schools, police, and aging utilities) are significant and don't appear to have been adequately analyzed for costs versus benefits, and there is no evidence that the proposed changes will make housing more affordable.</p> <p>Moreover the master plan was only finalized in mid-September. This is certainly not enough time to understand the significant and transformational changes that are being proposed by the city. With the last set of zoning changes in 1992 taking 3 years to develop and vote on, why are you rushing these changes to vote?</p> <p>These major zoning changes are moving too fast. If zoning needs to be updated, let there be deliberate and careful study of the issues involved.</p> <p>Respectfully,</p> <p>Jim and Suzanne Richardson Alexandria, VA 22304</p> <p>Members of the Alexandria City Council:</p> <p>I'm Jim Richardson, a single-family home resident of the West End of Alexandria for 58 years. My wife Suzanne and I would like to add our voices to those asking that the pending vote to remove the single-family house zoning requirements be delayed at least until 2024.</p>	SR Ext ID	

The size, scope, and impact on infrastructure (traffic, parking, schools, police, and aging utilities) are significant and don't appear to have been adequately analyzed for costs versus benefits, and there is no evidence that the proposed changes will make housing more affordable.

Moreover the master plan was only finalized in mid-September. This is certainly not enough time to understand the significant and transformational changes that are being proposed by the city. With the last set of zoning changes in 1992 taking 3 years to develop and vote on, why are you rushing these changes to vote?

These major zoning changes are moving too fast. If zoning needs to be updated, let there be deliberate and careful study of the issues involved.

Respectfully,

Jim and Suzanne Richardson
Alexandria, VA 22304

Service Department Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date 11/20/2023 2:09 PM

Date/Time Opened 11/20/2023 2:09 PM

Expected Date/Time 11/27/2023 2:09 PM

Updated Date/Time 11/20/2023 4:28 PM

SLA Status Met

Date/Time Closed 11/20/2023 4:28 PM

Contact Information

Contact Name Jim and Suzanne Richardson

Contact Phone +1 (571) 492-4297

Account Name Customer

Contact Email richarjk@gmail.com

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



- [Close Window](#)
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Case: 23-00044086

Case Owner	All Members COUNCIL	Service Request Id	23-00044086
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Members of City Council: As a longtime resident of Alexandria, I join with other Alexandrians to urge you to defer for further public discussion and changes the Zoning for Housing proposal. A vote Tuesday will signal that City Council does not heed criticism. The Zoning for Housing proposal appears to be yet another pro-development initiative likely to only exacerbate parking deficiencies in the city while not improving diversity or affordability. While some of the proposed amendments appear reasonable, the single family proposal needs further attention and debate.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/27/2023 4:35 PM	Date/Time Opened	11/27/2023 4:35 PM
Expected Date/Time	12/4/2023 4:35 PM	Updated Date/Time	11/27/2023 4:36 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Keith White	Contact Phone	+1 (703) 304-1316
Account Name	Customer	Contact Email	keithpwhite52@yahoo.com

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Case: 23-00044082

Case Owner	All Members COUNCIL	Service Request Id	23-00044082
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Mobile
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	I support all zoning reform that allows for more neighbors and more friends in our city.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/27/2023 4:04 PM	Date/Time Opened	11/27/2023 4:04 PM
Expected Date/Time	12/4/2023 4:04 PM	Updated Date/Time	11/27/2023 4:05 PM
SLA Status	On Time	IsCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Tricia Maher-Miller	Contact Phone	+1 (703) 400-8706
Account Name	Customer	Contact Email	triciamahermiller@mac.com

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Filename	Label	Description	Tags	Is Private?	URL	Created Date
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Case: 23-00044174

Case Owner	All Members COUNCIL	Service Request Id	23-00044174
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Mobile
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Re: ZFH Program</p> <p>As a resident of West End Alexandria since 2012, I request that you vote "no" for the Zoning for Housing Program today. My family is happy with the current state of our neighborhood and is not seeking this zoning change. The city of Alexandria is already too dense to accommodate the ZFH Program. The West End neighborhoods were not designed for large-scale buildings, and the addition of such would disrupt daily life in these areas. Recent changes to the city have made life in the West End more difficult by increasing traffic and illegal street crossings and crowding poor-performing schools. I am concerned that more multifamily units would exacerbate these issues. Please vote "no" on this program. Thank you for listening.</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/28/2023 11:00 AM	Date/Time Opened	11/28/2023 11:00 AM
Expected Date/Time	12/5/2023 11:00 AM	Updated Date/Time	11/28/2023 11:00 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Kimberly DiGrado	Contact Phone	+1 (703) 216-4467
Account Name	Customer	Contact Email	kdigrad@comcast.net

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Case: 23-00044173

Case Owner	All Members COUNCIL	Service Request Id	23-00044173
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Mayor and Members of Council; I have lived in Alexandria since 1969 and I have witnessed many changes to the City in that time.. Most were positive changes, some not so positive. The proposed Zoning for Housing amendments to the zoning code don't even rise to the level of not so positive. In fact, adoptiong the Zoning for Housing amendments will have a negative impact on the City's residents in every way already enumerated, and some not yet known. Passing ZFH achieves nothing, unless you think increased density in an already dense city is an achievement. And if that is how you measure success in governing, by approving legislation that has a negative affect on the goverened, then I think the voters should reconsider your position on the Council and as Mayor. Respectfully submitted, Robert J. Test	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 10:56 AM	Date/Time Opened	11/28/2023 10:56 AM
Expected Date/Time	12/5/2023 10:56 AM	Updated Date/Time	11/28/2023 11:13 AM
SLA Status	Met	Date/Time Closed	11/28/2023 11:13 AM
Contact Information			
Contact Name	Robert Test	Contact Phone	+1 (703) 837-9070
Account Name	Customer	Contact Email	rjtestlaw@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	



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Case: 23-00044165

Case Owner	All Members COUNCIL	Service Request Id	23-00044165
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	With all due respect, I did so many Alexandria residents in a "table" to reevaluate the current zoning plans . May I remind all that "Christ" is the reason for the season and believe or not, we all answer to God at some point . Please be thoughtful in your decisions. Merry Christmas-Feliz Navidad to all from a 71 year resident of this beautiful and historic city.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 10:37 AM	Date/Time Opened	11/28/2023 10:37 AM
Expected Date/Time	12/5/2023 10:37 AM	Updated Date/Time	11/28/2023 11:11 AM
SLA Status	Met	Date/Time Closed	11/28/2023 11:11 AM
Contact Information			
Contact Name	Lisa SCHOECHLE	Contact Phone	+1 (703) 998-6836
Account Name	Customer	Contact Email	lisaschoechle25@msn.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	



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Case: 23-00044171

Case Owner	All Members COUNCIL	Service Request Id	23-00044171
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	As a resident of West End Alexandria since 2012, I request that you vote "no" for the Zoning for Housing Program today. My family is happy with the current state of our neighborhood and are not seeking this zoning change (as seen in Arlington County). The city of Alexandria is already too dense to accommodate the ZFF program, and other jurisdictions in Northern Virginia have voted against similar programs. The West End neighborhoods were not designed for large scale buildings and crammed multi-family housing units with little regard for parking. Recently changes to the city have made life in the West End more difficult by increased traffic and illegal street crossing, crowded poor performing schools. We are concerned that more multifamily units would exacerbate these issues.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 10:50 AM	Date/Time Opened	11/28/2023 10:50 AM
Expected Date/Time	12/5/2023 10:50 AM	Updated Date/Time	11/28/2023 11:11 AM
SLA Status	Met	Date/Time Closed	11/28/2023 11:11 AM
Contact Information			
Contact Name	Raphael DiGrado	Contact Phone	+1 (703) 933-3774
Account Name	Customer	Contact Email	rdigrad@comcat.net
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	



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Case: 23-00044129

Case Owner	All Members COUNCIL	Service Request Id	23-00044129
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	I encourage the Mayor and City Council Members to delay the vote on "Zoning for Housing" to give the Alexandria citizens an chance to understand the impact of those changes on our infrastructure, schools, city services, increased traffic and traffic safety, and increased density in our city. Then offer us all your reasons for your decision that will impact our lives on a daily basis. Thank you for your consideration.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/28/2023 8:24 AM	Date/Time Opened	11/28/2023 8:24 AM
Expected Date/Time	12/5/2023 8:24 AM	Updated Date/Time	11/28/2023 8:24 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Joanne Vinyard	Contact Phone	
Account Name	Customer	Contact Email	jvinyard@me.com

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Case: 23-00044123

Case Owner	All Members COUNCIL	Service Request Id	23-00044123
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	<p>I am a 36-year resident of Alexandria, VA by first renting, then as a condo owner and now as an owner of a single-family home. Both my husband and I worked for many years to purchase our home in the North Ridge.</p> <p>We chose Alexandria because of the beauty of the neighborhood, the diversity of the city and the ability to commute to our workplaces. Prior to purchasing our home, we both lived very close to other people in apartments and condos. We wanted a little space around us and a yard for future children. That is why we decided to buy a house here.</p> <p>During the past weeks I listened on zoom calls and attended several city council meetings to understand what the new zoning changes would mean to us and our city and have reached several conclusions.</p> <p>1) The mayor may have communicated "consistently and well" to housing and church groups in the past several years about the proposed zoning changes, but he obviously has NOT communicated consistently and well with the general population of Alexandria. Otherwise, there would be much less backlash to this proposal.</p> <p>2) The hurried rollout of the zoning change feels deliberate, pre-decided and carefully timed to discourage any opposition from gaining traction on such an historic change.</p> <p>3) Instead of uniting our city, the zoning change has divided it. Many more people distrust and are angry at our city government today than just a few weeks ago.</p> <p>4) Almost everyone who has spoken at the meetings I attended support the end goal of additional affordable housing. Rather than demonize constituents who do not support this change why not open</p>		

this effort to the community and residents to see what other options are available and build overall support.

Alexandria has so many talented and educated people. I feel that delaying this vote to work on a solution the majority of residents can support is the right decision.

I encourage you to vote "NO" on the current zoning proposal or to vote to delay the vote until other solutions can be examined by all the affected residents.

Thank you.
Holly Kenney
3300 Alexandria, VA

Service Department Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date 11/28/2023 7:28 AM

Date/Time Opened 11/28/2023 7:28 AM

Expected Date/Time 12/5/2023 7:28 AM

Updated Date/Time 11/28/2023 8:55 AM

SLA Status Met

Date/Time Closed 11/28/2023 8:55 AM

Contact Information

Contact Name Holly Kenney

Contact Phone +1 (703) 843-1674

Account Name Customer

Contact Email vagrrrl@live.com

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



- [Close Window](#)
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Case: 23-00044118

Case Owner	All Members COUNCIL	Service Request ID	23-00044118
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	I oppose the "Zoning for Housing/Housing for All" zoning changes, particularly the elimination of the single-family home designation. Since the multiple proposed changes are not being voted on individually, I have no option but to oppose all proposed changes.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 11:47 PM	Date/Time Opened	11/27/2023 11:47 PM
Expected Date/Time	12/4/2023 11:47 PM	Updated Date/Time	11/28/2023 8:53 AM
SLA Status	Met	Date/Time Closed	11/28/2023 8:52 AM
Contact Information			
Contact Name	Kirk Fedder	Contact Phone	+1 (703) 585-7000
Account Name	Customer	Contact Email	kfedder1@juno.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	
Geo Layers			



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Case: 23-00044117

Case Owner	All Members COUNCIL	Service Request Id	23-00044117
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>27 Dec. 2023</p> <p>Good Day, Mr. Mayor and City Council, I am not all or nothing on the issue of housing and zoning and think some of the proposals I've read on the city web site make sense, like converting disused office buildings to apartments and condos and redeveloping disused industrial areas in the Eisenhower corridor to residential and mixed uses; however, I think some guardrails need to be in place to avoid negative unintended consequences, such as a potential loss of historical structures, neighborhood personalities, and some equitable and exciting mixes in neighborhoods of racial, religious, cultural, and class groups.</p> <ul style="list-style-type: none"> • Preserve history and architecture. <ul style="list-style-type: none"> o Create a historical overlay district for Del Ray (or part of Del Ray) to protect Mt. Vernon Ave. and surrounding homes and businesses. There is some lovely Art Deco architecture on Mt. Vernon Ave. and an interesting mix of Victorian farmhouses from before this area was a town, Sears houses and similar bungalows and cottages from the working-class railroad era, mid-century modern homes from the time when people were taking the trolley to work in DC, and more. Working with the City Historian's Office would be a good way to see how this could be done. o Del Ray interprets another part of Alexandria's past with beginnings of commuter culture into DC, railroading, etc., just as Old Town interprets our Colonial past, and Parker Gray interprets the rise of the Black Middle Class in Alexandria. Del Ray also has an eclectic charm with its mix of independent businesses and walkable lifestyle that makes it feel like living in a town even though it's in a city, and that's not only why many people chose to live there but also what attract tourists who shop and dine there, bringing revenue to the city through things like restaurant taxes. If Del Ray became like every suburban cookie cutter development, not only 		

would its residents be unhappy, but visitors would stop coming.

- Allow housing for all groups including the middle and working classes.
 - o Don't allow situations that could cause good quality older no-frills apartment complexes to be redeveloped into luxury complexes, and even go beyond that to consider working with owners to create guaranteed middle-income apartments. Many of us who came here as young professionals would have had difficulty getting a foothold if we had not been willing to give up on-site gyms and pools, in-unit washer/dryers, central a/c, etc. for clean, quiet, well-maintained buildings within walking distance of parks, with laundry rooms in the basement, window a/c units, etc. Places like Commonwealth Crossing, Glenwood Apts., etc. helped many of us save downpayments for row houses or condos down the line. These good but basic apartments average \$1000 per month less than luxury units of similar square footage. It might also make sense to stop allowing for the construction of new luxury complexes (or at least slow it down by mixing in middle income, lower income, and mixed complexes).

- o Stop allowing developers to buy their way out of doing the right thing through by passing including affordable units by making a contribution to the housing fund. This just results in more stratification of classes in the city and ghettoization with different groups having to live in different places. Mixing with people who are moving up the ladder can help those starting out to learn new ways of doing things, make connections, etc. and maintain dignity by not being cast into a place for the poor.

- o Make it more difficult to tear down existing small and mid-size houses and replace them with larger ones, especially when there is no buyer. One good example of many possible would be 3602 Russell Rd. While it had no historical or architectural significance, it appeared to be a mid-sized single-family home in good condition. It had 2223 sq. ft. of living space, including a partially finished basement, and sold for \$755,652 in 2022. Speculators tore it down to the foundation and built a house which has 3187 sq. ft. of living space with all luxury finishes and is now on the market for \$1,825,000, more than twice its value a year before. They have been trying to sell it for months. This process removed a middle-class house from the neighborhood and replaced it with a home out of reach for most people, one which it appears no one even wants. This sort of thing has happened many times.

- Build smarter, not harder.

- o Use underutilized spaces for under-met needs. As I mentioned in my

introduction, one good example would be converting empty office space into apartments or condos. Since the pandemic, telework has increased, and demand for office space has decreased, leaving some standing empty for extended periods. I think that we also have some unused warehouse and factory space. Having people living in neighborhoods which might otherwise be empty at night can bring security bonuses, as well.

- Plan well in advance for all contingencies.
- o While the City is, I am sure, doing many of these things, I have not heard much about it, until recently, although I have been trying to follow the housing issue.
- o Are we sure, before adding density, that we have everything planned to be in place on the same schedule to support these and similar issues:
 - _ School seats
 - _ Transit and parking availability
 - _ Stormwater runoff mitigation
 - _ Etc.

I have several other ideas, and would be happy to discuss them, but I know your time is limited. In conclusion, I think Alexandria must take a cautious, thoughtful middle ground in terms of increasing housing, protecting our history, diversity, and characterful neighborhoods, allowing housing for all, re-purposing other spaces when it makes sense, and keeping Alexandria the unique and wonderful treasure it is.

Thanks,

Flora C. Buckalew, Ph. D.
 228 Burgess Ave.
 Alexandria, VA 22305
 571-213-8645
 fcbuckalew@aol.com

Service Department Mayor & City Council

ServedP

Selected Location

SLA Information

Expected Start Date 11/27/2023 11:45 PM

Expected Date/Time 12/4/2023 11:45 PM

SLA Status Met

Service Request Comments

Date/Time Opened 11/27/2023 11:45 PM

Updated Date/Time 11/28/2023 8:52 AM

Date/Time Closed 11/28/2023 8:52 AM

Contact Information

Contact Name Flora Buckalew

Account Name Customer

Contact Phone +1 (703) 482-5515

Contact Email fcbuckalew@aol.com



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Case: 23-00044116

Case Owner	All Members COUNCIL	Service Request Id	23-00044116
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>This correspondence addresses your upcoming actions wrt the 28 November 2023 City Council vote on Zoning for Housing.</p> <p>Unbundle the 9 proposals, and delay the vote on eliminating single-family zoning at tomorrow's meeting!</p> <p>Alexandria residents, taxpayers, and voters deserve better; the city deserves better! You have shown nothing but contempt for the long-time residents of this city in your words and deeds. Surveys reflect residents opposed to this ill-considered initiative outnumber those who support it. And the preponderance of the supporters are nothing more than paid agitators who will simply target another city for decimation and move on.</p> <p>John Chapman, Amy Jackson, Kirk McPike, and Alyia Gaskins: In May of 2021, you committed to preserve single-family zoning in the city. Now, you've done a complete turnabout. In other words, you boldly lied. You "bought" votes with your big lie. Despicable!</p> <p>Those who vote in the affirmative tomorrow do not deserve to be re-elected and will most definitely not get my vote!</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 11:19 PM	Date/Time Opened	11/27/2023 11:19 PM
Expected Date/Time	12/4/2023 11:19 PM	Updated Date/Time	11/28/2023 8:50 AM
SLA Status	Met	Date/Time Closed	11/28/2023 8:50 AM
Contact Information			

Contact Name Lori Kreger

Contact Phone +1 (703) 994-9069

Account Name Customer

Contact Email pelegreen835@yahoo.com

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers

No layers information available

Name

Value

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Case: 23-00044114

Case Owner	All Members COUNCIL	Service Request Id	23-00044114
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>My wife & I implore the Mayor and Council members to formally delay any vote on proposed amendments to the Zoning Ordinance that have been submitted for your consideration at the meeting on November 28th, 2023.</p> <p>We do not agree that there has been robust communication on this matter with the facts buried in a sea of opinion and hyperbole. As residents of Alexandria, surely notices of important meetings should have been mailed out? We got one communicating information about this years leaf collection, but received nothing about this ordinance change. Why? More time is needed for residents, like us, to better understand the analysis conducted by City Planners and their consultants. The impacts of these zoning changes will be far reaching and risk altering Alexandria forever. Challenges exist already in many forms beyond just more affordable housing. Traffic congestion, stormwater management, underfunding for schools and an increase in crime are just a few. There is even confusion about what the definition of "affordable housing" actually is! More time is needed to answer these questions and communicate them clearly to residents BEFORE a vote is taken. Assuming that developers will look beyond their bottom line is folly and better controls are needed to achieve the intended goals. Please delay this vote and communicate with the community!</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 10:08 PM	Date/Time Opened	11/27/2023 10:08 PM
Expected Date/Time	12/4/2023 10:08 PM	Updated Date/Time	11/28/2023 8:48 AM
SLA Status	Met	Date/Time Closed	11/28/2023 8:48 AM

Contact Information

Contact Name Mark Fletcher

Account Name Customer

Contact Phone +1 (703) 402-0000

Contact Email mfletcher02@gmail.com

Location Information

Address

Served

Trash Zone

Recycle Zone

Spring Clean Up Zone

Leaf Zone

Location

Selected Location

Location Details

Relative Location

Reporting Area

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers

No layers information available

Name

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Case: 23-00044113

Case Owner	All Members COUNCIL	Service Request Id	23-00044113
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>I am writing to express my opposition to the Zoning for Housing proposal up for a vote tomorrow and to encourage each of you to vote against it. I am a new resident of Alexandria, VA, having lived here for just over a year. To learn about the new zoning proposal, I read it along with news and opinion pieces in the Alexandria Times.</p> <p>The goal of affordable housing is laudable, but the proposed zoning law change would seem to do little to address affordability in any meaningful way. The proposal increases density and does nothing to solve for all the attendant problems and challenges that come with it.</p> <p>Changes in parking requirements for new complexes built in certain areas because public transport is available and prioritized doesn't make a home more affordable. It makes parking congestion worse, and it is not realistic to think that so many residents who use public transport won't also use or have cars. Allowing multi-family units in areas that are now single family also won't make those units affordable for people in low to moderate incomes. It will increase the strain on aging infrastructure and make parking and traffic worse. It also will make architects, engineers, contractors and developers rich. The fact that some people cannot afford to live in a SFH does not mean we should not have them in our city.</p> <p>The proposal will make living in the city worse: the added density will make more traffic congestion, more noise, more strain on aging infrastructure, and an alarming reduction in green space. The city has already approved a lot of affordable housing units. Let those be built and infrastructure be adjusted before making such a massive, wholesale change to the zoning laws.</p> <p>I was attracted to Alexandria for a number of reasons. I thought the comprehensive plan was sound and thoughtful. The charm and character of each different area of the city - from Old</p>		
		SR Ext ID	

Town to DelRay to Eisenhower and lovely SFH to the west - were an important draw for me. Don't ruin a good thing for the law that will not provide a solution to the objective of affordable housing.

Service Department Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date 11/27/2023 9:40 PM

Date/Time Opened 11/27/2023 9:40 PM

Expected Date/Time 12/4/2023 9:40 PM

Updated Date/Time 11/28/2023 8:47 AM

SLA Status Met

Date/Time Closed 11/28/2023 8:47 AM

Contact Information

Contact Name Elizabeth Reister

Contact Phone

Account Name Customer

Contact Email bethreister@comcast.net

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



- [Close Window](#)
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Case: 23-00044112

Case Owner	All Members COUNCIL	Service Request Id	23-00044112
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>The Hon. Justin M. Wilson The Hon. Amy B. Jackson The Hon. Canek Aguirre The Hon. Sarah Bagley The Hon. John Taylor Chapman The Hon. Alyia Gaskins The Hon. R. Kirk McPike</p> <p>Alexandria City Hall 301 King Street Alexandria, Virginia 22314</p> <p>By email City Clerk, Gloria.Sitton@alexandriava.gov</p> <p>Re: Zoning for Housing proposals</p> <p>Honorable Mayor and Members of the City Council,</p> <p>I have lived in Alexandria for 21 years and I have serious concerns regarding the proposed Zoning for Housing initiative. Specifically, I worry about the impacts on population density, parking, and schools. Already, my daughter (who attends ACHS) is unable to take some of her desired courses due to too many students in the school. I believe the issue of school overcrowding must be addressed either prior to or in conjunction with the proposed zoning changes. Additionally, it remains unclear to me how the changes will affect the appearance and feel of the current diverse neighborhoods we love in Alexandria. I am requesting that you all delay the vote on this issue until more Alexandrians have time to understand the issues better, and feel more comfortable with the direction the city is taking.</p> <p>Thank you for your consideration, Anita McSwain</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			

Selected Location

SLA Information

Expected Start Date 11/27/2023 9:36 PM

Date/Time Opened 11/27/2023 9:36 PM

Expected Date/Time 12/4/2023 9:36 PM

Updated Date/Time 11/28/2023 8:47 AM

SLA Status Met

Date/Time Closed 11/28/2023 8:46 AM

Contact Information

Contact Name Anita McSwain

Contact Phone +1 (703) 609-9309

Account Name Customer

Contact Email anitamcswain@gmail.com

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers

No layers information available

Name

Value



- [Close Window](#)
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Case: 23-00044111

Case Owner	All Members COUNCIL	Service Request Id	23-00044111
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>Dear City Council,</p> <p>I am writing in support of the Zoning For Housing/Housing For All initiatives, including parking reforms. I have been a resident of Alexandria for 3 years, but have loved this city since I first came to visit my wife (then girlfriend) at her childhood home almost 15 years ago. I believe that affordable housing is vital to keeping Alexandria the vibrant and diverse city where my wife and I hope to raise our children, and to allowing all Alexandria families to thrive.</p> <p>Thank you, Taylor Burmeister</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 9:31 PM	Date/Time Opened	11/27/2023 9:31 PM
Expected Date/Time	12/4/2023 9:31 PM	Updated Date/Time	11/28/2023 8:46 AM
SLA Status	Met	Date/Time Closed	11/28/2023 8:46 AM
Contact Information			
Contact Name	Taylor Burmeister	Contact Phone	+1 (508) 335-9801
Account Name	Customer	Contact Email	burmeister.taylor@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	



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Case: 23-00044111

Case Owner	All Members COUNCIL	Service Request Id	23-00044111
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>Dear City Council,</p> <p>I am writing in support of the Zoning For Housing/Housing For All initiatives, including parking reforms. I have been a resident of Alexandria for 3 years, but have loved this city since I first came to visit my wife (then girlfriend) at her childhood home almost 15 years ago. I believe that affordable housing is vital to keeping Alexandria the vibrant and diverse city where my wife and I hope to raise our children, and to allowing all Alexandria families to thrive.</p> <p>Thank you, Taylor Burmeister</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 9:31 PM	Date/Time Opened	11/27/2023 9:31 PM
Expected Date/Time	12/4/2023 9:31 PM	Updated Date/Time	11/28/2023 8:46 AM
SLA Status	Met	Date/Time Closed	11/28/2023 8:46 AM
Contact Information			
Contact Name	Taylor Burmeister	Contact Phone	+1 (508) 335-9801
Account Name	Customer	Contact Email	burmeister.taylor@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	

Census Area
Building Type
Small Area Plan

Geo Layers

No layers information available

Name

Value

311 Files

Upload File

File Links

Filename

Label

Description

Upload File

Related Parent Requests

Parent Case

Duplicate Parent

Transfer Parent

Legacy Information



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Case: 23-00044108

Case Owner	All Members COUNCIL	Service Request Id	23-00044108
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>I am writing to express my concern about the proposed rezoning initiative known as "Zoning for Housing/Housing for All." As a long-time resident of Alexandria for the past 20 years, I have witnessed firsthand the city's remarkable growth and transformation. However, I fear that the proposed zoning changes will have a detrimental impact on our neighborhoods, our quality of life, and the very character of our city.</p> <p>One of my primary concerns is the elimination of single-family-only zoning. This departure from the traditional character of our neighborhoods threatens to fundamentally alter their essence. Allowing duplexes, triplexes, and fourplexes on most residential lots will make our neighborhoods less desirable for many residents, including myself.</p> <p>And while I acknowledge that the initiative includes some common-sense changes, such as promoting office-to-residential conversions, I am troubled by the all-or-nothing nature of the vote. Residents are forced to accept the entire package or reject it entirely, leaving no room for compromise or consideration of individual concerns. I believe that a more piecemeal approach is needed, one that allows the City Council to vote on each measure independently, ensuring that only the most beneficial changes are implemented.</p> <p>I urge you to reconsider the proposed rezoning initiative being voted on November 28th. There are other, more thoughtful ways to address housing affordability without sacrificing the character and livability of our city. Please work with residents and stakeholders to find solutions that truly benefit all Alexandrians.</p> <p>Thank you for your time and consideration.</p>		
		SR Ext ID	

Sincerely,

Thomas Hayes

Service Department Mayor & City Council

ServedP

Selected Location

SLA Information

Expected Start Date 11/27/2023 8:30 PM

Expected Date/Time 12/4/2023 8:30 PM

SLA Status Met

**Service Request
Comments**

Date/Time Opened 11/27/2023 8:30 PM

Updated Date/Time 11/28/2023 8:44 AM

Date/Time Closed 11/28/2023 8:44 AM

Contact Information

Contact Name Thomas Hayes

Account Name Customer

Contact Phone +1 (571) 235-8568

Contact Email tim@thetravelyear.com

Location Information

Address

Served

Trash Zone

Recycle Zone

Spring Clean Up Zone

Leaf Zone

Location

Selected Location

Location Details

Relative Location

Reporting Area

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



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Case: 23-00044107

Case Owner	All Members COUNCIL	Service Request Id	23-00044107
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>Dear City Council members: I'm among the many longtime homeowners in Alexandria who are appalled by the zoning changes you apparently are likely to approve Tuesday. Don't do it! Give these radical plans more time and more thought. Listen to the many residents who are opposed. How can eliminating single-family housing requirements in our neighborhoods make Alexandria a more charming or livable place? How can reducing parking requirements for developers alleviate already clogged Duke and King streets and other cross-town thoroughfares? Traffic is already horrendous. How can anyone expect a potential homebuyer to choose Alexandria when they don't know what monstrosity might be built in the backyard next door?</p> <p>Homeowners have choices. We could have moved to Arlington or Falls Church had we wished to live among high rises and high-density developments. We did not. We prize the small-town atmosphere of Old Town and Del Ray, diminishing though it is. We want the West End to thrive with the new Inova Hospital. We want our city officials to preserve what makes Alexandria unique -- not give in to every whim of developers. Public transportation is inadequate now. How can the city compensate for the increase in demand if you reduce parking requirements? How will the city meet increased demand for water and sewer lines?</p> <p>Please listen to the residents and not to the developers -- for once. Thank you.</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			

Expected Start Date 11/27/2023 8:19 PM
Expected Date/Time 12/4/2023 8:19 PM
SLA Status Met

Date/Time Opened 11/27/2023 8:19 PM
Updated Date/Time 11/28/2023 8:43 AM
Date/Time Closed 11/28/2023 8:43 AM

Contact Information

Contact Name Marsha Mercer
Account Name Customer

Contact Phone (703) 684-1724
Contact Email marsha.mercer@yahoo.com

Location Information

Address
Served
Trash Zone
Recycle Zone
Spring Clean Up Zone
Leaf Zone

Location
Selected Location
Location Details
Relative Location
Reporting Area
Parking District
Census Area
Building Type
Small Area Plan

Geo Layers

No layers information available

Name

311 Files



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Case: 23-00044104

Case Owner	All Members COUNCIL	Service Request Id	23-00044104
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	<p>Alexandria City Leadership,</p> <p>Please reject the 'Zoning for All' policy, and remand it back to a study group to revise the zoning changes to be contingent on improved capacity of our city's educational, public safety, transportation and human service resources. The current plan adds density without the necessary and commensurate growth in our teacher work force, police force, and quality of life services like congestion mitigation and storm water management. Alexandria needs to improve before we consider such a robust growth policy.</p> <p>I wasn't going to write in on the topic, but I just got the police alert that a pedestrian had been critically struck and injured in Alexandria. It was a sobering reminder that even in zoned residential areas, street lights are poor and traffic is unsafe. We need resources to address these matters, not zoning that exacerbates them.</p> <p>Please reject zoning for all to project and respect your constituents.</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 7:37 PM	Date/Time Opened	11/27/2023 7:37 PM
Expected Date/Time	12/4/2023 7:37 PM	Updated Date/Time	11/28/2023 8:29 AM
SLA Status	Met	Date/Time Closed	11/28/2023 8:29 AM
Contact Information			
Contact Name	Caryn Moore	Contact Phone	
Account Name	Customer	Contact Email	moore.lund@gmail.com



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Case: 23-00044103

Case Owner	All Members COUNCIL	Service Request Id	23-00044103
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	Please do NOT vote in favor of the zoning changes in Alexandria. This will not increase affordable housing in Alexandria, but will benefit developers! The plan is not well thought out and will change the already diverse community that Alexandria shares. Smaller homes will be torn down in order to build "McMansions". Thank you. Stephanie Atkins	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 7:30 PM	Date/Time Opened	11/27/2023 7:30 PM
Expected Date/Time	12/4/2023 7:30 PM	Updated Date/Time	11/28/2023 8:29 AM
SLA Status	Met	Date/Time Closed	11/28/2023 8:29 AM
Contact Information			
Contact Name	Stephanie Atkins	Contact Phone	+1 (703) 519-7840
Account Name	Customer	Contact Email	stephanieatkins@comcast.net
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	



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Case: 23-00044097

Case Owner	All Members COUNCIL	Service Request Id	23-00044097
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	I am writing in support of a change in the zoning. Currently, the average price of a single family home in Alexandria is close to \$1,000,000. That makes home ownership out of reach for many people. Especially people who provide important services for the city such as social workers, police, fire fighters and teachers. Thank you for considering this important issue.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 5:53 PM	Date/Time Opened	11/27/2023 5:53 PM
Expected Date/Time	12/4/2023 5:53 PM	Updated Date/Time	11/27/2023 6:07 PM
SLA Status	Met	Date/Time Closed	11/27/2023 6:07 PM
Contact Information			
Contact Name	Barbara Morrow	Contact Phone	+1 (703) 505-7526
Account Name	Customer	Contact Email	bamorr24569@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	



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Case: 23-00044096

Case Owner	All Members COUNCIL	Service Request Id	23-00044096
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Zoning for Housing - request to postpone vote from HARC	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 5:16 PM	Date/Time Opened	11/27/2023 5:16 PM
Expected Date/Time	12/4/2023 5:16 PM	Updated Date/Time	11/28/2023 8:27 AM
SLA Status	Met	Date/Time Closed	11/28/2023 8:27 AM
Contact Information			
Contact Name	Shawn Eyer	Contact Phone	+1 (703) 400-4950
Account Name	Customer	Contact Email	shawn.eyer@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	
Geo Layers			

No layers information available

Name

Value

311 Files

Upload File

File Links

	Filename	Label	Description	Tags	Is Private?	URL
Edit	2023_11_09_HAF_CityCouncil_Rezoning.pdf			Create	<input type="checkbox"/>	https://:oid=00
Edit	2023_11_21_TO_mayor_wilson_RE_zoning_for_housing.pdf			Create	<input type="checkbox"/>	https://:oid=00

Upload File

Related Parent Requests

Parent Case

Duplicate Parent

Transfer Parent

Legacy Information

LegacyId

Problem Code

Problem Description

System Information



218 North Lee Street, Suite 310
Alexandria, Virginia 22314
(703) 549-5811

www.HistoricAlexandriaFoundation.org
HistoricAlexandriaFoundation@gmail.com

November 9, 2023

The Hon. Justin M. Wilson
The Hon. Amy B. Jackson
The Hon. Canek Aguirre
The Hon. Sarah Bagley
The Hon. John Taylor Chapman
The Hon. Alyia Gaskins
The Hon. R. Kirk McPike

Alexandria City Hall
301 King Street
Alexandria, Virginia 22314

By email

Planning & Zoning Staff, PlanComm@alexandriava.gov
City Clerk, Gloria.Sitton@alexandriava.gov

Re: November 14, 2023 Hearing— Master Plan Amendment #2023-00005; Zoning Text Amendment #2023-00007; 2020-2021 Housing Policy Amendments.

Dear Mr. Mayor and Members of the Council:

We write in opposition to the proposed amendments to the Zoning Ordinance that have been submitted for your consideration because they will have an irreversible negative impact on the vast historic resources present throughout our City.

Historic Alexandria Foundation (“HAF”) was formed in 1954 “to preserve, protect and restore structures and sites of historic or architectural interest in and associated with the City of Alexandria, Virginia, to preserve antiquities, and generally to foster and promote interest in Alexandria’s historic heritage.” In furtherance of this mission, we are vitally concerned with the proper administration of the Alexandria Zoning Ordinance and its critical role in protecting the historic fabric of our community. Alexandria is home to

Mayor and City Council
November 9, 2023
City of Alexandria
Page 2

important Historic Landmarks, National Register properties and Districts which you as members of the City Council have an important responsibility to protect. The decisions you make on zoning — especially those that increase zoning density — are not just for today, but for all time.

HAF is both an owner of real estate (410 South Washington Street) and the holder of preservation easements on numerous properties in the City of Alexandria. We provide tens of thousands of dollars in grants each year to support worthy and important historical research, scholarships, and restoration work on historic properties throughout the City. See http://historicalalexandriafoundation.org/grant_recip.html. Our membership includes property owners throughout the City of Alexandria. As such, we are disappointed to see that the major changes proposed to the Zoning Ordinance make no apparent effort to protect the treasured historic resources of our City.

While the National Landmark status of the Old and Historic District (NRHP No. 66000928; VLR No. 100-0121) and the Parker-Gray District (NRHP No. 09001232; VLR 100-0133) of Alexandria is widely recognized, the historic resources of our City extend beyond the confines of those Landmark Districts. We are blessed with a panoply of nationally recognized and state designated historic places including:

- the **Town of Potomac** (NRHP No. 64500873 DHR File No.; 100-136)(see <https://catalog.archives.gov/id/41679434>) **with 690 listed contributing properties**;
- the **Rosemont Historic District** (NRHP No. 92001275; VLR 100-0137)(see <https://catalog.archives.gov/id/41679436>), **with 458 listed contributing properties**;
- the **Parkfairfax Historic District** (NRHP No. 99000146; VLR 100-0151) ([https://www.dhr.virginia.gov/wp-content/uploads/2018/04/100-0151_Parkfairfax HD 1999 Final Nomination.pdf](https://www.dhr.virginia.gov/wp-content/uploads/2018/04/100-0151_Parkfairfax_HD_1999_Final_Nomination.pdf)), **with 288 listed contributing properties**;
- the **Fairlington Historic District** (NRHP No. 99000368; VDHR File No. 000-5772)([https://www.dhr.virginia.gov/VLR to transfer/PDFNoms/000-5772 Fairlington Historic District 1999 Final Nomination.pdf](https://www.dhr.virginia.gov/VLR_to_transfer/PDFNoms/000-5772_Fairlington_Historic_District_1999_Final_Nomination.pdf)), **with 1024 listed contributing properties**;

Mayor and City Council
November 9, 2023
City of Alexandria
Page 3

- the **President Gerald R. Ford, Jr. House** (VLR 100-0165; NRHP 85003048)(https://www.dhr.virginia.gov/wp-content/uploads/2018/04/100-0165_President_Gerald_Ford_House_1985_Nomination_NHL.pdf).

In addition to these properties, the **African American Heritage Resources of Alexandria Multiple Property Documentation (MPD)**(VLR 100-5015; HRHP No. 64500873)(see <https://npgallery.nps.gov/NRHP/GetAsset/b1d423b1-be21-4088-9f89-8bedcce29ee3>), documents the City-wide presence of important African-American heritage properties, and the fact many such properties have been inadequately identified and documented to date.¹

Consideration also needs to be given to the numerous buildings that are recognized as requiring protection on the City's list of 100-Year-Old Buildings. See Appendix 7 (attached).

HAF is proud to have provided direct financial support to the City of Alexandria's identification and nomination of properties for the statewide and national recognition that they deserve.

As hard as it is to recall, most of what is now recognized as the City's most valuable housing stock was — not so long ago — viewed as a decaying slum slated for wide-scale demolition. Contributing to these derelict conditions was the fact that many Town houses — including those neighboring City Hall — were broken up into boarding houses with one-room “cold-water flats.” Thankfully, the vibrant and desirable City we now enjoy was made possible through successful historic preservation and rehabilitation of our irreplaceable historic housing stock.

Article XI of the Constitution of Virginia (1971) specifically adopts as the public policy of the Commonwealth the conservation of our historical sites and buildings. The City Charter of Alexandria, and the State repeatedly provides the City with the powers necessary to protect this heritage. The Virginia Zoning Code expressly requires that the City “**protect against destruction of or encroachment upon historic areas,**” Va. Code

¹ An HAF funded grant provided support for the research underlying the African American Heritage Resources of Alexandria Multiple Property Documentation application, among others.

The documents referenced above are matters of public record that are lengthy and detailed, but necessary for a complete appreciation of the extent of historic resources that will be affected by the proposed zoning amendments. We provide the internet addresses to these documents and incorporate them by reference in this submission.

HISTORIC ALEXANDRIA FOUNDATION

Mayor and City Council
November 9, 2023
City of Alexandria
Page 4

§ 15.2-2283(v)(emphasis added), and “to protect against overcrowding of land, undue density of population in relation to community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation....” Va. Code § 15.2-2283(vi). All of these considerations weigh against the adoption of the proposed ordinance changes before the Council.

We at HAF have read with interest the thoughtful and well-reasoned Statement of Deborah Chalfie, Preservation Chair of the Art Deco Society of Washington to the City of Alexandria Planning Commission on Planning Staff Recommendations, Zoning for Housing Initiative November 1, 2023, which implored the City “to slow down and move more deliberately, and to examine the impact that this proposal would have on the City’s historic buildings and districts before approving them.” We commend that statement to your attention and join in this request.

Because the proposed zoning amendments do not appear to have been drafted with the required attention to the preservation demands of our historic community, we oppose their adoption.

Thank you for your consideration of our statement.

Respectfully submitted,

Historic Alexandria Foundation
By: /s/ Morgan D. Delaney
President

cc. Karl Moritz, Director, Planning & Zoning
karl.moritz@alexandriava.gov



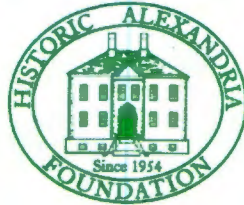
218 North Lee Street, Suite 310
Alexandria, Virginia 22314
(703) 549-5811

www.HistoricAlexandriaFoundation.org
HistoricAlexandriaFoundation@gmail.com

Appendix

To HAF Letter to City Council of November 9, 2023

- 1) **Town of Potomac** (NRHP No. 64500873 DHR File No.; 100-136)(<https://catalog.archives.gov/id/41679434>)(visited 11/8/2023)
- 2) **Rosemont Historic District** (NRHP No. 92001275; VLR 100-0137)(<https://catalog.archives.gov/id/41679436>)(visited 11/8/2023)
- 3) **Parkfairfax Historic District** (NRHP No. 99000146; VLR 100-0151)(https://www.dhr.virginia.gov/wp-content/uploads/2018/04/100-0151_Parkfairfax_HD_1999_Final_Nomination.pdf)(visited 11/8/2023)
- 4) **Fairlington Historic District** (NRHP No. 99000368; VDHR File No. 000-5772)(https://www.dhr.virginia.gov/VLR_to_transfer/PDFNoms/000-5772_Fairlington_Historic_District_1999_Final_Nomination.pdf)(visited 11/8/2023)
- 5) **President Gerald R. Ford, Jr. House** (VLR 100-0165; NRHP 85003048)(https://www.dhr.virginia.gov/wp-content/uploads/2018/04/100-0165_President_Gerald_Ford_House_1985_Nomination_NHL.pdf)(visited 11/8/2023) .
- 6) **African American Heritage Resources of Alexandria Multiple Property Documentation (MPD)**(VLR 100-5015; HRHP No. 64500873)(<https://npgallery.nps.gov/NRHP/GetAsset/b1d423b1-be21-4088-9f89-8bedc29ee3>)(visited 11/8/2023)
- 7) **Alexandria 100 Year Old Building List as of February 2021** (Attached)



218 North Lee Street, Suite 310
Alexandria, Virginia 22314
(703) 549-5811

www.HistoricAlexandriaFoundation.org
HistoricAlexandriaFoundation@gmail.com

Appendix

To HAF Letter to City Council of November 9, 2023

Appx 7

Alexandria 100 Year Old Building List as of February 2021

100-Year-Old Buildings (02/21)

1. 113 N Fayette St
2. 114 N Payne St
3. 115 N Payne St
4. 116 N Payne St
5. 118 N Payne St
6. 120 N Payne St
7. 122 N Payne St
8. 124 N Payne St
9. 126 N Payne St
10. 128 N Payne St
11. 130 N Payne St
12. 132 N Payne St
13. 134 N Payne St
14. 305 Charles Alexander Ct (Formerly 2404 Russell Rd)
15. 400 Fontaine St
16. 406 Jenney's La
17. 510 Quaker Ln
18. 635 Kings Cloister
19. 1707 Duke St
20. 1018 Duke St
21. 1020 Duke St
22. 1450 Wilkes St
23. 2525 King St
24. 2605 King St
25. 3640 Wheeler Ave
26. 1030 Mission Ln
27. 3591 Aspinwall Ln
28. 3608 Bishop Walker Cir
29. 3610 Bishop Walker Cir
30. 3612 Bishop Walker Cir
31. 3614 Bishop Walker Cir
32. ~~3620 Bishop Walker Cir~~ 1220 Wilmer Ln
33. 3621 Deanery Dr
34. Hoof's Run Stone Bridge (structure not a building)

Historic Alexandria Resources Commission

*220 North Washington Street
Alexandria, Virginia 22314-2521
(703) 746-4554*



Alexandria, Virginia



November 21, 2023

Mayor and Members of City Council
City of Alexandria

Re: Zoning for Housing/Housing for All

Dear Mayor Wilson and Distinguished Members of Council:

The Historic Alexandria Resources Commission (HARC) has great interest in the proposals for Zoning for Housing and Housing for All. We are supportive of affordable housing in Alexandria. We are also charged with advising the City of Alexandria on the responsible stewardship of this unique historic city.

HARC is vitally concerned with the proper administration of the Alexandria Zoning Ordinance and its critical role in protecting the historic fabric of our community. To that end, we write to underscore and support the Historic Alexandria Foundation and their letter of November 9, 2023 (pdf attached).

The historic and cultural resources of Alexandria need specific consideration as part of such broad zoning changes. We urge the City to evaluate how the many zoning amendments will affect the City's historic buildings and districts before moving for approval.

We advise you, as City leaders, to postpone the November 28, 2023 Zoning for Housing vote.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shawn Eyer".

Shawn Eyer, Chairman
Historic Alexandria Resources Commission



218 North Lee Street, Suite 310
Alexandria, Virginia 22314
(703) 549-5811

www.HistoricAlexandriaFoundation.org
HistoricAlexandriaFoundation@gmail.com

November 9, 2023

The Hon. Justin M. Wilson
The Hon. Amy B. Jackson
The Hon. Canek Aguirre
The Hon. Sarah Bagley
The Hon. John Taylor Chapman
The Hon. Alyia Gaskins
The Hon. R. Kirk McPike

Alexandria City Hall
301 King Street
Alexandria, Virginia 22314

By email

Planning & Zoning Staff, PlanComm@alexandriava.gov
City Clerk, Gloria.Sitton@alexandriava.gov

Re: November 14, 2023 Hearing— Master Plan Amendment #2023-00005; Zoning Text Amendment #2023-00007; 2020-2021 Housing Policy Amendments.

Dear Mr. Mayor and Members of the Council:

We write in opposition to the proposed amendments to the Zoning Ordinance that have been submitted for your consideration because they will have an irreversible negative impact on the vast historic resources present throughout our City.

Historic Alexandria Foundation (“HAF”) was formed in 1954 “to preserve, protect and restore structures and sites of historic or architectural interest in and associated with the City of Alexandria, Virginia, to preserve antiquities, and generally to foster and promote interest in Alexandria’s historic heritage.” In furtherance of this mission, we are vitally concerned with the proper administration of the Alexandria Zoning Ordinance and its critical role in protecting the historic fabric of our community. Alexandria is home to

Mayor and City Council
November 9, 2023
City of Alexandria
Page 2

important Historic Landmarks, National Register properties and Districts which you as members of the City Council have an important responsibility to protect. The decisions you make on zoning — especially those that increase zoning density — are not just for today, but for all time.

HAF is both an owner of real estate (410 South Washington Street) and the holder of preservation easements on numerous properties in the City of Alexandria. We provide tens of thousands of dollars in grants each year to support worthy and important historical research, scholarships, and restoration work on historic properties throughout the City. See http://historicalalexandriafoundation.org/grant_recip.html. Our membership includes property owners throughout the City of Alexandria. As such, we are disappointed to see that the major changes proposed to the Zoning Ordinance make no apparent effort to protect the treasured historic resources of our City.

While the National Landmark status of the Old and Historic District (NRHP No. 66000928; VLR No. 100-0121) and the Parker-Gray District (NRHP No. 09001232; VLR 100-0133) of Alexandria is widely recognized, the historic resources of our City extend beyond the confines of those Landmark Districts. We are blessed with a panoply of nationally recognized and state designated historic places including:

- the **Town of Potomac** (NRHP No. 64500873 DHR File No.; 100-136)(see <https://catalog.archives.gov/id/41679434>) **with 690 listed contributing properties**;
- the **Rosemont Historic District** (NRHP No. 92001275; VLR 100-0137)(see <https://catalog.archives.gov/id/41679436>), **with 458 listed contributing properties**);
- the **Parkfairfax Historic District** (NRHP No. 99000146; VLR 100-0151) (https://www.dhr.virginia.gov/wp-content/uploads/2018/04/100-0151_Parkfairfax_HD_1999_Final_Nomination.pdf), **with 288 listed contributing properties**;
- the **Fairlington Historic District** (NRHP No. 99000368; VDHR File No. 000-5772)(https://www.dhr.virginia.gov/VLR_to_transfer/PDFNoms/000-5772_Fairlington_Historic_District_1999_Final_Nomination.pdf), **with 1024 listed contributing properties**;

Mayor and City Council
November 9, 2023
City of Alexandria
Page 3

- the **President Gerald R. Ford, Jr. House** (VLR 100-0165; NRHP 85003048)(https://www.dhr.virginia.gov/wp-content/uploads/2018/04/100-0165_President_Gerald_Ford_House_1985_Nomination_NHL.pdf).

In addition to these properties, the **African American Heritage Resources of Alexandria Multiple Property Documentation (MPD)**(VLR 100-5015; HRHP No. 64500873)(see <https://npgallery.nps.gov/NRHP/GetAsset/b1d423b1-be21-4088-9f89-8bedcce29ee3>), documents the City-wide presence of important African-American heritage properties, and the fact many such properties have been inadequately identified and documented to date.¹

Consideration also needs to be given to the numerous buildings that are recognized as requiring protection on the City's list of 100-Year-Old Buildings. See Appendix 7 (attached).

HAF is proud to have provided direct financial support to the City of Alexandria's identification and nomination of properties for the statewide and national recognition that they deserve.

As hard as it is to recall, most of what is now recognized as the City's most valuable housing stock was — not so long ago — viewed as a decaying slum slated for wide-scale demolition. Contributing to these derelict conditions was the fact that many Town houses — including those neighboring City Hall — were broken up into boarding houses with one-room “cold-water flats.” Thankfully, the vibrant and desirable City we now enjoy was made possible through successful historic preservation and rehabilitation of our irreplaceable historic housing stock.

Article XI of the Constitution of Virginia (1971) specifically adopts as the public policy of the Commonwealth the conservation of our historical sites and buildings. The City Charter of Alexandria, and the State repeatedly provides the City with the powers necessary to protect this heritage. The Virginia Zoning Code expressly requires that the City “**protect against destruction of or encroachment upon historic areas,**” Va. Code

¹ An HAF funded grant provided support for the research underlying the African American Heritage Resources of Alexandria Multiple Property Documentation application, among others.

The documents referenced above are matters of public record that are lengthy and detailed, but necessary for a complete appreciation of the extent of historic resources that will be affected by the proposed zoning amendments. We provide the internet addresses to these documents and incorporate them by reference in this submission.

HISTORIC ALEXANDRIA FOUNDATION

Mayor and City Council
November 9, 2023
City of Alexandria
Page 4

§ 15.2-2283(v)(emphasis added), and “to protect against overcrowding of land, undue density of population in relation to community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation....” Va. Code § 15.2-2283(vi). All of these considerations weigh against the adoption of the proposed ordinance changes before the Council.

We at HAF have read with interest the thoughtful and well-reasoned Statement of Deborah Chalfie, Preservation Chair of the Art Deco Society of Washington to the City of Alexandria Planning Commission on Planning Staff Recommendations, Zoning for Housing Initiative November 1, 2023, which implored the City “to slow down and move more deliberately, and to examine the impact that this proposal would have on the City’s historic buildings and districts before approving them.” We commend that statement to your attention and join in this request.

Because the proposed zoning amendments do not appear to have been drafted with the required attention to the preservation demands of our historic community, we oppose their adoption.

Thank you for your consideration of our statement.

Respectfully submitted,

Historic Alexandria Foundation
By: /s/ Morgan D. Delaney
President

cc. Karl Moritz, Director, Planning & Zoning
karl.moritz@alexandriava.gov



218 North Lee Street, Suite 310
Alexandria, Virginia 22314
(703) 549-5811

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HistoricAlexandriaFoundation@gmail.com

Appendix

To HAF Letter to City Council of November 9, 2023

- 1) **Town of Potomac** (NRHP No. 64500873 DHR File No.; 100-136)(<https://catalog.archives.gov/id/41679434>)(visited 11/8/2023)
- 2) **Rosemont Historic District** (NRHP No. 92001275; VLR 100-0137)(<https://catalog.archives.gov/id/41679436>)(visited 11/8/2023)
- 3) **Parkfairfax Historic District** (NRHP No. 99000146; VLR 100-0151)(https://www.dhr.virginia.gov/wp-content/uploads/2018/04/100-0151_Parkfairfax_HD_1999_Final_Nomination.pdf)(visited 11/8/2023)
- 4) **Fairlington Historic District** (NRHP No. 99000368; VDHR File No. 000-5772)(https://www.dhr.virginia.gov/VLR_to_transfer/PDFNoms/000-5772_Fairlington_Historic_District_1999_Final_Nomination.pdf)(visited 11/8/2023)
- 5) **President Gerald R. Ford, Jr. House** (VLR 100-0165; NRHP 85003048)(https://www.dhr.virginia.gov/wp-content/uploads/2018/04/100-0165_President_Gerald_Ford_House_1985_Nomination_NHL.pdf)(visited 11/8/2023) .
- 6) **African American Heritage Resources of Alexandria Multiple Property Documentation (MPD)**(VLR 100-5015; HRHP No. 64500873)(<https://npgallery.nps.gov/NRHP/GetAsset/b1d423b1-be21-4088-9f89-8bedc29ee3>)(visited 11/8/2023)
- 7) **Alexandria 100 Year Old Building List as of February 2021** (Attached)



218 North Lee Street, Suite 310
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(703) 549-5811

www.HistoricAlexandriaFoundation.org
HistoricAlexandriaFoundation@gmail.com

Appendix

To HAF Letter to City Council of November 9, 2023

Appx 7

Alexandria 100 Year Old Building List as of February 2021

100-Year-Old Buildings (02/21)

1. 113 N Fayette St
2. 114 N Payne St
3. 115 N Payne St
4. 116 N Payne St
5. 118 N Payne St
6. 120 N Payne St
7. 122 N Payne St
8. 124 N Payne St
9. 126 N Payne St
10. 128 N Payne St
11. 130 N Payne St
12. 132 N Payne St
13. 134 N Payne St
14. 305 Charles Alexander Ct (Formerly 2404 Russell Rd)
15. 400 Fontaine St
16. 406 Jenney's La
17. 510 Quaker Ln
18. 635 Kings Cloister
19. 1707 Duke St
20. 1018 Duke St
21. 1020 Duke St
22. 1450 Wilkes St
23. 2525 King St
24. 2605 King St
25. 3640 Wheeler Ave
26. 1030 Mission Ln
27. 3591 Aspinwall Ln
28. 3608 Bishop Walker Cir
29. 3610 Bishop Walker Cir
30. 3612 Bishop Walker Cir
31. 3614 Bishop Walker Cir
32. ~~3620 Bishop Walker Cir~~ 1220 Wilmer Ln
33. 3621 Deanery Dr
34. Hoop's Run Stone Bridge (structure not a building)



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Case: 23-00044092

Case Owner	All Members COUNCIL	Service Request Id	23-00044092
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>Dear Mayor Wilson and Members of the City Council,</p> <p>I have thought a lot about the pending Zoning for Housing proposal and my thought is this: It is a bad plan that will not achieve its stated objectives. Increasing the population density will not improve the quality of life in Alexandria. It will diminish it.</p> <p>Rezoning in this manner will not necessarily result in an increase in affordable housing. It will likely have the opposite effect.</p> <p>Our neighborhood streets are already lined by curbside parking. Parking eight cars where now there are two is not an improvement in either aesthetics or congestion alleviation.</p> <p>I served for twenty years on the Alexandria Human Rights Commission and as its Chair for six of those years. I served three terms as President of the Virginia Association of Human Rights Commissioners. I was active in civil rights activities in the 1960s. If I thought this Housing Proposal would improve race relations in our City, I would support it, but I do not see that as its outcome.</p> <p>Not to sound overly cynical, but the primary beneficiaries of this proposal appear to be real estate developers and mortgage bankers. The former have been on a decades-long quest to replace low-income housing with the up-scale in our community and the latter are prosperous enough without this rezoning gift. It is either an example of naivety or an overt attempt at deception to suggest they would prefer constructing housing and offering loans to low-income families over those with higher incomes.</p> <p>Alexandria is not a bedroom community nor should it seek to become one. It is a city of its own that predates the urban area that now surrounds it. Council should preserve and protect its character and its neighborhoods.</p> <p>Jim McClellan, Ed.D, PhD</p>		
Service Department	Mayor & City Council	Service Request	

Comments

ServedP

Selected Location

SLA Information

Expected Start Date 11/27/2023 5:01 PM

Expected Date/Time 12/4/2023 5:01 PM

SLA Status Met

Date/Time Opened 11/27/2023 5:01 PM

Updated Date/Time 11/28/2023 8:17 AM

Date/Time Closed 11/28/2023 8:17 AM

Contact Information

Contact Name Jimmie Rex McClellan

Account Name Customer

Contact Phone +1 (703) 548-3255

Contact Email jimmiermcClellan@gmail.com

Location Information

Address

Served

Trash Zone

Recycle Zone

Spring Clean Up Zone

Leaf Zone

Location

Selected Location

Location Details

Relative Location

Reporting Area

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers

No layers information available

Name

Value



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Case: 23-00044091

Case Owner	All Members COUNCIL	Service Request Id	23-00044091
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	<p>With the upcoming vote on the changes to housing legislation, I would like to mention that, according to the city itself, only 25% of housing in the city is designated as single family housing. I am a lifelong Democrat and have always supported fair and affordable housing as well as creating housing opportunities for very low income families and homeless people with no housing available to them. Alexandria has approved multiple million and multimillion dollar developments in the past several years. Perhaps more attention should have been given to those developments (many in north Old Town which now lacks trees or any green space around said developments) and low income development could have been a priority then. As it is, I hope council will separate the various parts of the proposed legislation and remove the section concerning elimination of single family zoning and the reduction of parking requirements. I would encourage a city-wide referendum as well on each section of the proposal. I want to live in a diverse town with many choices for housing. I hope you will not push this through without further thought.</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 5:00 PM	Date/Time Opened	11/27/2023 5:00 PM
Expected Date/Time	12/4/2023 5:00 PM	Updated Date/Time	11/28/2023 8:15 AM
SLA Status	Met	Date/Time Closed	11/28/2023 8:15 AM
Contact Information			
Contact Name	Cynthia Evans	Contact Phone	+1 (703) 370-3113
Account Name	Customer	Contact Email	cynthiaevans52@glail.com



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Case: 23-00044090

Case Owner	All Members COUNCIL	Service Request Id	23-00044090
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>I write in support of those proposed changes to the zoning code that I believe can actually move the needle meaningfully on access to more affordable housing throughout the City of Alexandria. Those changes include office-to-residential conversions, industrial zone rezoning, and expansion of transit-oriented developments along both Metro and bus lines. I do not support elimination of single-family zoning, which seems designed to create more opportunities for real estate developers than for economically disadvantaged residents.</p> <p>Elimination of single-family zoning is an invitation to profit-maximizing developers to tear down existing, high-quality housing stock in established neighborhoods only to replace it with similarly unaffordable housing of generally lower build quality. It will fray the fabric of existing neighborhoods with continuous waves of demolition and construction without a compensating increase in housing affordability or equity.</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 4:53 PM	Date/Time Opened	11/27/2023 4:53 PM
Expected Date/Time	12/4/2023 4:53 PM	Updated Date/Time	11/28/2023 8:13 AM
SLA Status	Met	Date/Time Closed	11/28/2023 8:13 AM
Contact Information			
Contact Name	Annemarie Bridy	Contact Phone	+1 (208) 301-8095
Account Name	Customer	Contact Email	annemarie.bridy@gmail.com



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Case: 23-00044089

Case Owner	All Members COUNCIL	Service Request Id	23-00044089
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description		SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 4:50 PM	Date/Time Opened	11/27/2023 4:50 PM
Expected Date/Time	12/4/2023 4:50 PM	Updated Date/Time	11/28/2023 8:12 AM
SLA Status	Met	Date/Time Closed	11/28/2023 8:12 AM
Contact Information			
Contact Name	David Bracken	Contact Phone	
Account Name	Customer	Contact Email	dbracken@dsbpc.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers

Members of the Alexandria City Council:

As I have expressed independently with Mayor Wilson, as a long-time resident of the City, I steadfastly oppose the Council's efforts to rezone my property from single family housing.

Me and my family have owned our home in the City for over 30 years—a decade in Del Ray and twenty-plus years in Monticello Park. When we purchased our current home, we did so knowing it was zoned as a single family neighborhood. We have enjoyed our modest city-sized lots along with our close neighbors—but we do not want higher density and multiple unit buildings in our already dense neighborhood. We have worked hard to improve our property and to be good neighbors, but introducing multi-unit dwellings will change the nature of the neighborhood.

Older homes will be torn down and developers will squeeze new, higher density abodes, which will bring more congestion and squeeze our community more. These will not be affordable housing—just more high-priced housing.

Me, as well as the other five (5) voters in my house and scores of our neighbors are very unhappy and will vote accordingly.

David S. Bracken
314 Kent Place
Alexandria, VA 22305



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Case: 23-00044082

Case Owner	All Members COUNCIL	Service Request Id	23-00044082
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	I support all zoning reform that allows for more neighbors and more friends in our city.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 4:04 PM	Date/Time Opened	11/27/2023 4:04 PM
Expected Date/Time	12/4/2023 4:04 PM	Updated Date/Time	11/28/2023 8:05 AM
SLA Status	Met	Date/Time Closed	11/28/2023 8:05 AM
Contact Information			
Contact Name	Tricia Maher-Miller	Contact Phone	+1 (703) 400-8706
Account Name	Customer	Contact Email	triciamahermiller@mac.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers



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Case: 23-00044153

Case Owner	All Members COUNCIL	Service Request Id	23-00044153
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>The council seems poised to make drastic changes to the zoning rules in the City without proper consideration. What about overcrowded schools? Parking? Already congested roads? What about the environmental impact of more density? Single family homes provide more yards and green space, which seems crucial to alleviating some of the runoff and flooding issues that we already experience.</p> <p>The people who will benefit most from this new zoning are developers. They are not going to build more affordable housing. They are going to build expensive but dense units. In Minneapolis the price of housing actually increased because the land became much more valuable.</p> <p>Aside from these questions, making a change like this will effect the whole character of the city. There should be a diversity of types of homes.</p> <p>In a recent Patch survey, 81.5% of respondents did not approve of the proposal. Please think about whether you're showing integrity by pushing through this absolutely drastic change with very little input and even less support from the residents you are supposed to represent.</p> <p>Sincerely, Cindy Zmijewski Demers</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/28/2023 10:00 AM	Date/Time Opened	11/28/2023 10:00 AM
Expected Date/Time	12/5/2023 10:00 AM	Updated Date/Time	11/28/2023 10:00 AM
SLA Status	On Time	isCaseEscalated	

Date/Time Closed

Contact Information

Contact Name Cindy Zmijewski Demers
Account Name Customer

Contact Phone +1 (703) 217-3101
Contact Email cmzd17@gmail.com

311 Files

Upload File

File Links

Filename	Label	Description	Tags	Is Private?	URL	Created Date
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Upload File

Location Information

Address
Served
Trash Zone
Recycle Zone
Spring Clean Up Zone
Leaf Zone

Location
Selected Location
Location Details
Relative Location
Reporting Area
Parking District
Census Area
Building Type
Small Area Plan

Geo Layers



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Case: 23-00044149

Case Owner	All Members COUNCIL	Service Request Id	23-00044149
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>Dear Mayor and Council Members, As a life-long resident of Alexandria, and a former City employee (Rape Victim Companion Program, Women's Commission) and volunteer (Chair, Public Health Commission) who attended public schools and whose children attended public schools, and a person who believes in public service and that good governance involves leaders and citizens, I want to believe that Council really does "focus on Trust Centered Relationships" and on repairing longstanding race and class based inequities in housing. Your proposal for rezoning and your communication with Alexandria residents sadly leads me to believe otherwise. Poorly communicated to all residents (as amplified at the November 21st hearing), the proposal does NOT address affordable housing, but does increase opportunities for developers. Where my trust with Council has been broken is in the blatant disregard for both citizen concern and the consistent proclamation that this proposal will address the problem of affordable housing--yet there is not one part of it that stipulates how this will be done financially and how any such stipulations will be reinforced. To say nothing of the additional problems of housing price escalation and related taxes and services, inadequate parking space, carbon footprint effects, to name a few of the other serious concerns the proposal presents.</p> <p>I urge Council NOT to pass this rezoning proposal at the November 28 hearing, rather to study it further, determine how to viably make housing affordable to the low and middle income renters and buyers who we seek to attract to our City (if that is really the goal, which goal I DO support but not with this proposal), employ mass communication to inform ALL Alexandria residents of the plan, and then reconsider it. Thank you. Lori Cooper</p>		
Service Department	Mayor & City Council	Service Request	

Comments

ServedP

Selected Location

SLA Information

Expected Start Date 11/28/2023 9:55 AM

Expected Date/Time 12/5/2023 9:55 AM

SLA Status Met

Date/Time Opened 11/28/2023 9:55 AM

Updated Date/Time 11/28/2023 10:11 AM

Date/Time Closed 11/28/2023 10:11 AM

Contact Information

Contact Name Lori Cooper

Account Name Customer

Contact Phone +1 (703) 887-6957

Contact Email cooper.lori.a@gmail.com

Location Information

Address

Served

Trash Zone

Recycle Zone

Spring Clean Up Zone

Leaf Zone

Location

Selected Location

Location Details

Relative Location

Reporting Area

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers

No layers information available

Name

Value



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Case: 23-00044147

Case Owner	All Members COUNCIL	Service Request Id	23-00044147
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	The City Council should vote no or defer voting on zoning changes for at least three months. The proposal would have an enormous impact, but there has been insufficient time to consider all aspects of it and there appears to be insufficient evidence that it will achieve the stated goals. The only group that stands to clearly benefit are developers. Many citizens support affordable housing and diversity, but there is not just one solution to achieve those ends. Citizens should have the opportunity to consider an array of alternatives, and any zoning changes with significant impact should be put to a referendum for the input of all citizens.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 9:48 AM	Date/Time Opened	11/28/2023 9:48 AM
Expected Date/Time	12/5/2023 9:48 AM	Updated Date/Time	11/28/2023 10:08 AM
SLA Status	Met	Date/Time Closed	11/28/2023 10:08 AM
Contact Information			
Contact Name	Mary Dunbar	Contact Phone	+1 (703) 587-8253
Account Name	Customer	Contact Email	marymdunbar@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	

Census Area
Building Type
Small Area Plan

Geo Layers

No layers information available

Name

Value

311 Files

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File Links

Filename

Label

Description

Upload File

Related Parent Requests

Parent Case

Duplicate Parent

Transfer Parent

Legacy Information



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Case: 23-00044146

Case Owner	All Members COUNCIL	Service Request Id	23-00044146
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	I encourage the Mayor and City Council Members to delay the vote on "Zoning for Housing" to give the Alexandria citizens a chance to understand the impact of those changes on our infrastructure, schools, city services, increased traffic and traffic safety, and increased density in our city. Then offer us your reasons for your decision that will impact our lives on a daily basis. Thank you for your consideration.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 9:45 AM	Date/Time Opened	11/28/2023 9:45 AM
Expected Date/Time	12/5/2023 9:45 AM	Updated Date/Time	11/28/2023 10:08 AM
SLA Status	Met	Date/Time Closed	11/28/2023 10:07 AM
Contact Information			
Contact Name	James Grossmann	Contact Phone	+1 (703) 395-9912
Account Name	Customer	Contact Email	jtgrossmann@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	



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Case: 23-00044143

Case Owner	All Members COUNCIL	Service Request Id	23-00044143
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>Dear Mayor Wilson and Council Members,</p> <p>Please vote to make Alexandria livable for everyone who works in our community, like restaurant workers, teachers, Alexandria City employees, artists and makers, service workers of all kinds, and low wage workers.</p> <p>Let's make Alexandria livable for immigrants, people of all colors, and the next generation (our adult children have had to move away to afford housing).</p> <p>It's good policy and the right thing to do.</p> <p>Thank you,</p> <p>Maria Wasowski</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 9:33 AM	Date/Time Opened	11/28/2023 9:33 AM
Expected Date/Time	12/5/2023 9:33 AM	Updated Date/Time	11/28/2023 10:07 AM
SLA Status	Met	Date/Time Closed	11/28/2023 10:07 AM
Contact Information			
Contact Name	Maria Wasowski	Contact Phone	+1 (571) 217-2522
Account Name	Customer	Contact Email	mariawasowski@comcast.net
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	



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Case: 23-00043985

Case Owner	All Members COUNCIL	Service Request Id	23-00043985
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	I support the City's proposal to eliminate single family housing. The voices against this effort are quite loud but they do not speak for everyone. Thank you for the work you do.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 9:38 AM	Date/Time Opened	11/27/2023 9:38 AM
Expected Date/Time	12/4/2023 9:38 AM	Updated Date/Time	11/27/2023 12:24 PM
SLA Status	Met	Date/Time Closed	11/27/2023 12:24 PM
Contact Information			
Contact Name	Mary Arndorfer	Contact Phone	+1 (703) 795-5406
Account Name	Customer	Contact Email	kayarndorfer1@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers

No layers information available

Name

Value

311 Files

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Filename

Label

Description

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Related Parent Requests

Parent Case

Duplicate Parent

Transfer Parent

Legacy Information

LegacyId

Problem Code

Problem Description

System Information



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Case: 23-00044056

Case Owner	All Members COUNCIL	Service Request Id	23-00044056
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Dear Mayor and honorable members of the City Council,</p> <p>I am writing to you to express my concern about the proposed changes to city zoning. I have been a resident of the city for two years. I am originally from Maryland, and I met my girlfriend seventeen years ago. She has been a resident of Alexandria (Del Ray) for thirty years We decided to buy a house together and permanently live in Alexandria, specifically in Del Ray.</p> <p>It was difficult to find a single family home because there was a great deal of competition for this very desirable area. We persevered through hard work and help from wonderful people who live in the community. However, we are of modest means. I am a retired firefighter and my girlfriend is a writer. So, we bought a house in need of a lot of work and we had to do much of the work ourselves to save money. We did this because we love Alexandria.</p> <p>We preserved the historical look of our house; from the street view it looks as it has for approximately 100 years. However, it was not easy to renovate a 100 year old house. We had to navigate many obstacles, but we felt it was necessary to preserve the historic character of the community.</p> <p>We love our neighbors and the community. However, we see changes that we feel will jeopardize the community. Specifically, beautiful old homes are being torn down and replaced with very expensive large single homes or multi-family homes. We would like to see zoning do more to preserve the character and history of the area. However, we are concerned that our Mayor and City Council are going to eliminate single family zoning, furthering the destruction of the "hometown" look</p>		
		Post Tags	

and feel of Alexandria and eliminating historic properties. I believe that this is just the first phase of change that the City Council is going to make, and additional changes that you have planned would eliminate floor area ratio requirements and other measures that currently keep up the character and beauty of the City intact. Not only will that affect our property value, it will make the City less attractive for future residents.

Please VOTE NO to changes to current zoning in the City of Alexandria at least until there can be more open discussion about preserving the character and history of the community.

Thank you for your assistance with this critical matter for the residents of the City of Alexandria.
Sincerely,

William E. Carter
206 W. Mount Ida Ave.
Alexandria, VA 22305

Selected Location

Sub-Status

SLA Information

Expected Start Date 11/27/2023 2:01 PM
Expected Date/Time 12/4/2023 2:01 PM
SLA Status On Time

Date/Time Opened 11/27/2023 2:01 PM
Updated Date/Time 11/27/2023 2:02 PM
isCaseEscalated
Date/Time Closed

Contact Information

Contact Name William Carter
Account Name Customer

Contact Phone +1 (443) 865-6807
Contact Email wcarter510@gmail.com

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Case: 23-00044075

Case Owner	All Members COUNCIL	Service Request Id	23-00044075
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Respectfully request that the Council postpone the zoning policy changes vote. While the city staff has been working on this effort for some time, the specifics of what the plan entails only have recently been available for public review. I am sure the Council does not wish to be viewed as pushing this initiative forward without adequate time for citizens to review. Thank you for your consideration.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 3:00 PM	Date/Time Opened	11/27/2023 3:00 PM
Expected Date/Time	12/4/2023 3:00 PM	Updated Date/Time	11/27/2023 3:04 PM
SLA Status	Met	Date/Time Closed	11/27/2023 3:04 PM
Contact Information			
Contact Name	Deborah Kyle	Contact Phone	+1 (571) 329-0857
Account Name	Customer	Contact Email	debjayemma@comcast.net
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers

No layers information available

Name

Value

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Related Parent Requests

Parent Case

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Legacy Information

LegacyId

Problem Code

Problem Description



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Case: 23-00044073

Case Owner	All Members COUNCIL	Service Request Id	23-00044073
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>I have never made a request to the City Council before, but I would like to ask now that you vote NO on the proposal for housing zoning that is coming before the board. Changes that potentially impact 100% of our historic and beautiful city's homes and neighborhoods should not be done lightly, as this enduring change may have devastating impacts on our neighborhoods. This change may also impact our city in a way that cannot easily be undone. I don't disagree with the need for more affordable housing, but single-family neighborhoods are a significant foundation of our city's economic strength and not a good place for social experimentation. I can't disagree that commercially zoned or industrially zoned areas need redevelopment, but again a single vote majority in a city council should not have the right to disrupt a city's neighborhoods to the degree that this proposal could potentially cause.</p> <p>I ask for your common sense, and to vote NO.</p> <p>vr</p> <p>Dan Green 814 Crescent Dr, Alexandria, VA 22302 digredr@gmail.com</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 2:55 PM	Date/Time Opened	11/27/2023 2:55 PM
Expected Date/Time	12/4/2023 2:55 PM	Updated Date/Time	11/27/2023 3:04 PM
SLA Status	Met	Date/Time Closed	11/27/2023 3:04 PM
Contact Information			
Contact Name	Dan Green	Contact Phone	+1 (703) 244-2590

Account Name Customer

Contact Email digredr@gmail.com

Location Information

Address
Served
Trash Zone
Recycle Zone
Spring Clean Up Zone
Leaf Zone

Location
Selected Location
Location Details
Relative Location
Reporting Area
Parking District
Census Area
Building Type
Small Area Plan

Geo Layers

No layers information available

Name

Value

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Case: 23-00044069

Case Owner	All Members COUNCIL	Service Request Id	23-00044069
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	I am writing to support the Zoning For Housing/Housing For All initiatives, including parking reforms, but feel that we need to go further to support deeply-affordable "working class" housing. Please follow up these reforms with short-term rent supports (vouchers or ARISE grants) and long-term funding for committed affordable housing.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/27/2023 2:25 PM	Date/Time Opened	11/27/2023 2:25 PM
Expected Date/Time	12/4/2023 2:25 PM	Updated Date/Time	11/27/2023 3:05 PM
SLA Status	Met	Date/Time Closed	11/27/2023 3:05 PM
Contact Information			
Contact Name	Jennifer Whitlock	Contact Phone	
Account Name	Customer	Contact Email	jjwhitlock07@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

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Case: 23-00044234

Case Owner	All Members COUNCIL	Service Request Id	23-00044234
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Please vote no to zoning changes in the meeting tonight. They are not good for our city.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/28/2023 4:30 PM	Date/Time Opened	11/28/2023 4:30 PM
Expected Date/Time	12/5/2023 4:30 PM	Updated Date/Time	11/28/2023 4:31 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Rosemary O'Brien	Contact Phone	+1 (703) 836-6171
Account Name	Customer	Contact Email	obrienr20@aol.com

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Filename	Label	Description	Tags	Is Private?	URL	Created Date
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Case: 23-00044228

Case Owner	All Members COUNCIL	Service Request Id	23-00044228
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	As a long-time Old Town renter, and aspiring homeowner, I obviously have a personal interest in seeing more, and more affordable, housing available in Alexandria. I can't imagine living anywhere else, I just hope I can stay. As an architect in Old Town, I potentially stand to reap professional benefits from more construction of housing. More than anything though: I love my adopted hometown. I want to see Alexandria continue to grow and thrive in the 21st century. I want thousands of more people to be able to experience the quality of life that Alexandria affords.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/28/2023 4:13 PM	Date/Time Opened	11/28/2023 4:13 PM
Expected Date/Time	12/5/2023 4:13 PM	Updated Date/Time	11/28/2023 4:19 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Nicholas Gueterman	Contact Phone	+1 (301) 204-2003
Account Name	Customer	Contact Email	ngueterm@gmail.com
311 Files			



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Case: 23-00044226

Case Owner	All Members COUNCIL	Service Request Id	23-00044226
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	iOS
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>As a longtime resident from the Clover/College Park neighborhood, I'm writing to voice my concerns with this evening's City Council legislative session regarding the Zoning for Housing/Housing for All agenda item. Specifically, I object to the 7 proposals being brought to vote as one package, rather than allowing each proposal to be considered and voted on by Council separately. I believe this all-or-nothing approach generates unnecessary division and opposition to the whole package, whereas decoupling the multiple proposals could well reveal the existence of certain areas of wider consensus and support from the greater community.</p> <p>It also seems that an all-or-nothing vote does not encourage a prioritization strategy for the City among the various proposals. It is my opinion this further discourages residents, for example, from qualifying between their opposition to one proposal and concerns with aspects of others, which given the opportunity for further separate review they might subsequently support.</p> <p>1- I would respectfully request the Council consider a delay on voting to endorse the zoning reform proposal for single-family neighborhoods, to allow for further community engagement and to acknowledge the concerns voiced by those of us in opposition.</p> <p>2- In the 142-page Staff Report (which I imagine like many residents I have not had the chance to read in entirety), I was glad to read on the p.6 continuation of the Commercial to Residential conversion section: " Staff's Recommendation is to: ... (4) work with Office of Climate Action and the City Attorney to develop conversion standards for green building".</p>		
		Post Tags	

However, I believe there is opportunity for improvement across several, if not all of the proposals in incorporating Green Building standards - or better yet, raising standards and/or incentives towards Net Zero energy efficiency, as in Passive House technology - for any proposals for new construction or conversions, whether for residential, commercial/multi-use or industrial zones. In my view this would be totally in line with a longer term vision for both housing affordability and sustainability in energy policy.

Is there any discussion underway on broadening the adoption of energy efficiency standards for development/redevelopment as a whole in Alexandria? Perhaps the Master Plan addresses this - more reading I need to do. In the meantime I would appreciate any feedback to this question Council members could provide.

The issue of affordable housing development was a big factor determining my votes for City Council in the last election, and our progress in advancing this cause with the maximum possible support of the community at large will most certainly be key for my vote in the next.

Thank you for your consideration.

Selected Location

Sub-Status

SLA Information

Expected Start Date 11/28/2023 4:11 PM

Expected Date/Time 12/5/2023 4:11 PM

SLA Status On Time

Date/Time Opened 11/28/2023 4:11 PM

Updated Date/Time 11/28/2023 4:11 PM

isCaseEscalated

Date/Time Closed

Contact Information

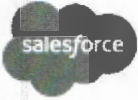
Contact Name Mary Jennings

Account Name Customer

Contact Phone +1 (703) 622-0190

Contact Email marbjjen@outlook.com

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Case: 23-00044225

Case Owner	All Members COUNCIL	Service Request Id	23-00044225
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	I oppose the City's Zoning for Housing proposal in its current form and urge the City Council to reject the current proposal to allow more time for further study, discussion, and revision. I am concerned that, without further study, the unintended negative consequences of some of the proposed changes could be significant for a city infrastructure that is already struggling, and may not result in the desired number of affordable housing units.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/28/2023 4:08 PM	Date/Time Opened	11/28/2023 4:08 PM
Expected Date/Time	12/5/2023 4:08 PM	Updated Date/Time	11/28/2023 4:08 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Laura Messenger	Contact Phone	
Account Name	Customer	Contact Email	laurakmess@yahoo.com

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Case: 23-00044220

Case Owner	All Members COUNCIL	Service Request Id	23-00044220
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	Phone	Service Request Source	Web
Description	Hi, I am writing to express my hope that Council will vote against the zoning changes which are unwise and unfounded. Based upon the major traffic backups we experience as drive around the city, we need smart growth and not build baby build. Also, our schools are suffering from overcrowding as I have seen and experienced first hand. Please take a look at the Carlyle area and why there is no affordable housing in place? Who allowed this and why? Please be mindful and vote against the zoning changes which do nothing to address traffic and schools. thank you.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 3:46 PM	Date/Time Opened	11/28/2023 3:40 PM
Expected Date/Time	12/5/2023 3:46 PM	Updated Date/Time	11/28/2023 3:54 PM
SLA Status	Met	Date/Time Closed	11/28/2023 3:54 PM
Contact Information			
Contact Name	Shon Koly	Contact Phone	+1 (571) 420-3048
Account Name	Customer	Contact Email	sbkoly@icloud.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	



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Case: 23-00044220

Case Owner	All Members COUNCIL	Service Request Id	23-00044220
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	Phone	Service Request Source	Web
Description	Hi, I am writing to express my hope that Council will vote against the zoning changes which are unwise and unfounded. Based upon the major traffic backups we experience as drive around the city, we need smart growth and not build baby build. Also, our schools are suffering from overcrowding as I have seen and experienced first hand. Please take a look at the Carlyle area and why there is no affordable housing in place? Who allowed this and why? Please be mindful and vote against the zoning changes which do nothing to address traffic and schools. thank you.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 3:46 PM	Date/Time Opened	11/28/2023 3:40 PM
Expected Date/Time	12/5/2023 3:46 PM	Updated Date/Time	11/28/2023 3:54 PM
SLA Status	Met	Date/Time Closed	11/28/2023 3:54 PM
Contact Information			
Contact Name	Shon Koly	Contact Phone	+1 (571) 420-3048
Account Name	Customer	Contact Email	sbkoly@icloud.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	



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Case: 23-00044221

Case Owner	All Members COUNCIL	Service Request Id	23-00044221
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Please vote against the unwise zoning changes which do not address our major traffic and school overcrowding issues. thank you	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 3:46 PM	Date/Time Opened	11/28/2023 3:46 PM
Expected Date/Time	12/5/2023 3:46 PM	Updated Date/Time	11/28/2023 3:55 PM
SLA Status	Met	Date/Time Closed	11/28/2023 3:55 PM
Contact Information			
Contact Name	Shon Koly	Contact Phone	+1 (571) 420-3048
Account Name	Customer	Contact Email	sbkoly@icloud.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers



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Case: 23-00044264

Case Owner	All Members COUNCIL	Service Request Id	23-00044264
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Android
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Don't worry. This note won't include curses or threats. And I don't think any of you are in league with Satan. The fact is I think all of you have good intentions and have your heart in the right place. All that said, I believe you failed me and failed my fellow citizens tonight. Let me explain why.</p> <p>First, you should know that I'm in that mailer on the refrigerator demographic. I only started hearing about the missing middle initiative this past Summer, and that was because of comments from people in Arlington on Nextdoor. I never heard of any Town Halls or public hearings. You know how I learned about what was going on...seeing yard signs saying No Zoning Changes. So I understand you may think your communication plan was good but from my perspective it gets an F. Seeing those signs led to my doing research and talking to my neighbors. Mayor Wilson may have helped explain this toward the end of the meeting but neither my wife or I have spoken to a single person that supports this decision. Not one! But I admit all of them are over 50.</p> <p>I have specific concerns about the new policy including density, infrastructure and parking. But my biggest point of concern is, like the Seminary Road diet discussion, you have once again failed to listen to your constituents. It was once again clear to me that some of you (not all, some) could have cast your vote over a year ago. Talking with constituents shouldn't be done just to check off the box so you can move on with your agenda. Don't dismiss them and just tell yourself you know more than them (even though you might).</p> <p>[Note: And by the way, the Seminary Road diet has not gone well. It has been an unmitigated disaster. We can no longer enjoy our back porch because of greatly increased traffic that has been diverted off of Seminary. And I also drive</p>		
		Post Tags	

Seminary every day. Don't even think about doing it during rush hour.] I have lived in Alexandria for 3 years when I first started working (Hunting Towers) and for the last 25 years on Jordan. I have loved calling Alexandria home. But every year I feel more and more like Alexandria doesn't want me to call it home.

Selected Location

Sub-Status

SLA Information

Expected Start Date 11/29/2023 1:18 AM

Date/Time Opened 11/29/2023 1:19 AM

Expected Date/Time 12/6/2023 1:18 AM

Updated Date/Time 11/29/2023 1:24 AM

SLA Status On Time

isCaseEscalated

Date/Time Closed

Contact Information

Contact Name Tim Ramsey

Contact Phone +1 (703) 622-3425

Account Name Customer

Contact Email tim_ramsey@msn.com

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Location Information

Address

Served

Trash Zone

Recycle Zone

Spring Clean Up Zone

Leaf Zone

Location

Selected Location

Location Details

Relative Location

Reporting Area

Parking District

Census Area

Building Type



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Case: 23-00044262

Case Owner	All Members COUNCIL	Service Request Id	23-00044262
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>--Vote NO on the "Zoning for Housing/Housing For All" initiative!</p> <p>--Do Not allow the removal of "text amendments to the zoning ordinance: "dwelling-units-per-acre limitations in multifamily zones to allow smaller unit sizes within the same development envelope [which] could increase unit production by an estimated 1.5 to 2.5 units in some projects."</p> <p>--In Phase 2, DO NOT allow text to "remove zone transition setback requirements, which require additional setbacks when adjacent to residential zones regardless of the actual use of the properties and the proposed new construction." Also, do Not Allow implementation of townhouse zoning recommendations in ZPH. I understand this will not be voted on 11-28-2023.</p> <p>-- For the present, Skip voting tonight on amendments to Housing Master Plan to allow RMF zones in areas already for medium to high-density development and locations consistent with city policies.</p> <p>--Do not allow high-rise residential development in industrial areas.</p> <p>--Coordinated development districts: The recommendation from P&Z would be to affirm the city shall continue to "require one-third of bonus density to be committed affordable" -- or income-restricted -- units. The City has NO evidence to prove that this would improve housing inequality and locate more affordable units in these CDDs close to transit and jobs.</p> <p>--Expansion of transit-oriented development -- the City has declared too much land (most of the City) across the City as priority transit centers. The City needs to study this recommendation more and be much more specific.</p> <p>--Townhouse Zoning -- Do Not sacrifice open space for more townhouse development.</p> <p>--Single-Family Zones -- The City does not have proof that housing options</p>		
		Post Tags	

would be increased by permitting multi-unit dwellings and revising parking requirements. You have no statements and/or plans by developments to actually build such developments within areas that are now zoned for only single-family units.

--Vote No on both options 1 and 2 --
Option one is to construct two-unit dwellings in the R20, R12, R8 and R5 zones and three to four multi-unit dwellings in the R2-5 zone. 66 estimated buildings are to be constructed over a 10-year period with 150 units. Option two is to construct two, three and four-unit dwellings in all zones mentioned above. This would create an estimated 66 new buildings over 10 years with an estimated 178 units.

--Do NOT revise parking requirements for residential dwellings throughout the city based on location within or outside the enhanced transit areas.

--Eliminating single-family neighborhoods breaches good faith between the City and the residents re: what was when residents moved in and what the City will allow to happen in the future

--Again, the City has NO proof that building multiple units on one lot will promote more affordable housing. At best, that is wishful thinking. The City does not have to keep up with Arlington County.

--Finally, Do NOT vote on the single-family lot issues in the November 28, 2023 vote. Take more time for study and public hearings.

Selected Location

Sub-Status

SLA Information

Expected Start Date 11/28/2023 8:14 PM

Expected Date/Time 12/5/2023 8:14 PM

SLA Status On Time

Date/Time Opened 11/28/2023 8:14 PM

Updated Date/Time 11/28/2023 8:14 PM

isCaseEscalated

Date/Time Closed

Contact Information

Contact Name FREDA KJOLHEDE

Account Name Customer

Contact Phone +1 (703) 845-8599

Contact Email fkjohede@hotmail.com

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Case: 23-00044255

Case Owner	All Members COUNCIL	Service Request Id	23-00044255
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>I, as a 53 year resident, and retired structural engineer responsible for many to the architectural buildings in the city, am opposed to your approval of the massive zoning changes as a single package. I'm more concerned with the lack of crime control with insufficient police officers and traffic control. The HO2, rush hour restrictions, no right turn, car jacking and shootings are a more urgent problem, and being ignored. I do not support the NIMBYs or those with a "drawbridge" mentality. Developers are investors and do not defecate where they live. Many complainers live in housing constructed by "developers". Each new residence will create one or more cars. DASH and Metro are needed, but none of this plan addresses the shortfalls finances. I know that affordable housing is not "poor housing", a desired misconception by many. But unless government owns housing, the desire to live in Alexandria will cause prices to rise, not withstanding the costs of construction. I paid \$47K in Yates Garden in '70 and was told I was paying too high. Please postpone this decision so I and other citizens have time to digest all of the components. This should not be "we'll know what it says, after it's enacted". Thank you.</p>		
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/28/2023 6:15 PM	Date/Time Opened	11/28/2023 6:15 PM
Expected Date/Time	12/5/2023 6:15 PM	Updated Date/Time	11/28/2023 6:16 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name John Woods

Contact Phone +1 (703) 906-8607

Account Name Customer

Contact Email john@woodspeacock.com

311 Files

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File Links

Filename	Label	Description	Tags	Is Private?	URL	Created Date
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Location Information

Address

Served

Trash Zone

Recycle Zone

Spring Clean Up Zone

Leaf Zone

Location

Selected Location

Location Details

Relative Location

Reporting Area

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



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Case: 23-00044249

Case Owner	All Members COUNCIL	Service Request Id	23-00044249
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Mayor and Councilmembers:</p> <p>To date, I have refrained from commenting on the proposed zoning ordinance changes collectively known as "Zoning For Housing", largely because I think that you have all the information you need from the work of staff. But I now write on the day of decision to add my name to the list of Alexandrians in support of the modest and well-considered changes to our existing zoning ordinance.</p> <p>I write not because I think you have need of additional substantive information about the proposed changes, the reasoning behind them, and their anticipated impact – you have all that you need to consider this policy issue from our dedicated professional staff.</p> <p>I write specifically because I have become increasingly dismayed by the conduct of the public discourse on this issue. Increasingly those opposed to the proposed changes have resorted to misinformation about the proposed changes to stir up public anger, have engaged in name-calling to discredit those who support the changes, and have displayed shocking, but unfortunately not surprising, racism. As you make your decision and cast your vote, I urge you to ignore the noise and focus on the substantive policy before you.</p> <p>But I also think it is important for you as leaders to call out misinformation, disrespectful conduct, and racism when it occurs. I hope in the coming months you each have occasion to remind all of us that such tactics and behavior are simply not productive and do not help the decision-making process. I have lived in Alexandria for 28 years, owned a home here for 24, and have participated in civic life in a variety of ways over the</p>	Post Tags	

course of those years. And while I have frequently witnessed people falsely equate not getting their preferred outcome with not having been heard, never have I witnessed the level of outright ugliness on display by one group of citizens against another that has occurred in the last few months.

Jennifer Atkins

Selected Location

Sub-Status

SLA Information

Expected Start Date 11/28/2023 5:26 PM

Date/Time Opened 11/28/2023 5:26 PM

Expected Date/Time 12/5/2023 5:26 PM

Updated Date/Time 11/28/2023 5:26 PM

SLA Status On Time

isCaseEscalated

Date/Time Closed

Contact Information

Contact Name Jennifer Atkins

Contact Phone +1 (202) 250-1644

Account Name Customer

Contact Email jsandsatkins@yahoo.com

311 Files

[Upload File](#)

File Links

Filename

Label

Description

[Upload File](#)

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Dear Mayor and Council:

I am writing to voice my opinion re proposed zoning changes in the city of Alexandria. I went back and forth as to whether I would go on record. And I write at the eleventh hour, although I believe (after having observed public forums) that the collective mind of council is made up re zoning changes.

The proposal to end single-family zoning city-wide approaches the issues of affordability and equity with too broad a brush and too rushed a timeline, and without sufficient weighing of potential negative outcomes and quality of life issues. I also believe that the city of Alexandria is not imbalanced, with extensive multi-family zones and townhomes.

Unfortunately, abolishing single-family zoning will not end income-driven segregation. To achieve equity and improve affordability will require a myriad of policy solutions, including prioritizing middle- and low-income housing development (for example, what percentage of Potomac Yard, which is high density and convenient to public transit, is actually affordable?) and providing access to quality schools and jobs.

I would ask that you consider pausing the zoning changes and, perhaps, breaking up the proposed changes so that more time can be spent informing the public and gathering feedback to some of the following issues:

How does the city plan to serve low-density areas with transit and already overcrowded and inferior public schools?

How does the city plan to address the unintentional effect of increased car use, given that neighborhoods will have more people living in areas without public transit?

How does the city plan to assure citizens that zoning changes will not completely change the character of neighborhoods?

How does the city plan to provide assurances that common values and priorities (air quality, noise, pollution, traffic, adequate infrastructure, public health, public education) will be preserved?

Thank you all for attention and your service and commitment to the city.

Regards,
Susanna M. Carey



- [Close Window](#)
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Case: 23-00044245

Case Owner	All Members COUNCIL	Service Request Id	23-00044245
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description		SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 5:18 PM	Date/Time Opened	11/28/2023 5:18 PM
Expected Date/Time	12/5/2023 5:18 PM	Updated Date/Time	11/28/2023 5:43 PM
SLA Status	Met	Date/Time Closed	11/28/2023 5:43 PM
Contact Information			
Contact Name	Susanna Carey	Contact Phone	+1 (571) 214-7860
Account Name	Customer	Contact Email	susannacarey@comcast.net
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	
Geo Layers			



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Case: 23-00044242

Case Owner	All Members COUNCIL	Service Request Id	23-00044242
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	I am told it is not too late to write in support of the Zoning For Housing/Housing For All initiatives that are on the docket for this evening's City Council meeting. As a resident living in one of the city's many rowhouses, I've been both angered and saddened to find out that so many of my neighbors apparently think that my home (and perhaps by extension my family?) makes the city unlivable. I believe that allowing a diverse ecosystem of homes to flourish in the city, rather than a monoculture of identikit McMansion rebuilds and additions, will make for a stronger and more sustainable future for the City of Alexandria. Thank you for your work on this issue, and I look forward to seeing the outcome this evening and over the years to come.		Post Tags
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/28/2023 5:12 PM	Date/Time Opened	11/28/2023 5:12 PM
Expected Date/Time	12/5/2023 5:12 PM	Updated Date/Time	11/28/2023 5:12 PM
SLA Status	On Time	isCaseEscalated	
SLA Status			
Date/Time Closed			
Contact Information			
Contact Name	April Lopez	Contact Phone	+1 (571) 277-6812
Account Name	Customer	Contact Email	aprilz.lopez@gmail.com

311 Files



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Case: 23-00044218

Case Owner	All Members COUNCIL	Service Request Id	23-00044218
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>I urge you to vote no for Zoning For All. Alexandria is currently the densest city in Virginia. It should not be accountable to solve the problem of housing affordability. The increase in housing expected will overwhelm the infrastructure, schools, public safety, and green space. (Schools by the way are terrible – why is that?)</p> <p>Open space and green space is at a premium and roof tops and courtyards for owners or renters only are not the answer nor are they helping the community.</p> <p>Alexandria is not Arlington don't try to make it. Single family homes do not account for a high percentage of the land.</p> <p>Stop moving so fast address the issues one by one.</p> <p>With so much housing, were are the services going? It is good to have both industry and service in the same neighborhoods as housing – otherwise you are forcing more transit on already busy roads.</p> <p>Are you delusional to think that people are going to use public transportation to go places for services and are the industry people going to us via public transportation to provide services?</p> <p>Single family home zoning changes does it really help with affordability? Just means more million+ homes and a less desirable neighborhood</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 3:32 PM	Date/Time Opened	11/28/2023 3:32 PM
Expected Date/Time	12/5/2023 3:32 PM	Updated Date/Time	11/28/2023 3:45 PM
SLA Status	Met	Date/Time Closed	11/28/2023 3:45 PM

Contact Information

Contact Name Customer

Contact Phone

Account Name Customer

Contact Email megtcasey@yahoo.com

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers

No layers information available

Name

311 Files



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Case: 23-00044198

Case Owner	All Members COUNCIL	Service Request Id	23-00044198
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	Dear Mayor and City Council Members, I would like to express my position against the bundling of zoning initiatives and the rush to push this through without considerable community input and research. I am particularly against the single family zoning changes and believe massive changes like this need to be properly vetted with all of the stakeholders. I urge you to vote down the "zoning for housing" proposal.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 1:04 PM	Date/Time Opened	11/28/2023 1:04 PM
Expected Date/Time	12/5/2023 1:04 PM	Updated Date/Time	11/28/2023 1:22 PM
SLA Status	Met	Date/Time Closed	11/28/2023 1:22 PM
Contact Information			
Contact Name	Francis Shafer	Contact Phone	
Account Name	Customer	Contact Email	francis_shafer@hotmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	



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Case: 23-00044197

Case Owner	All Members COUNCIL	Service Request Id	23-00044197
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>I am against the zoning for housing, More time is needed for all in the community to understand better on how iall aspects of this will affect everyone in this City. I feel you are going to drive people away when a developer offers goods money for their house but they will not be able to find a similar house they can afford and not be able to afford the taxes. the developers will go after the the affordable housing now in the city and there will not be any more affordable house since the developers will be building multi family structures. I remember when the hechingers on duke street was redeveloped and the neighborhoods behind are not affordable housing although I do know that there are a couple of units for affordable housing.</p> <p>Just like the berg that was redeveloped years ago into mega town houses. I don't rust the developer to be be honest with those will be targeted to sell and they will not benefit. The only one who will benefit will be the developer.</p>		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 1:02 PM	Date/Time Opened	11/28/2023 1:02 PM
Expected Date/Time	12/5/2023 1:02 PM	Updated Date/Time	11/28/2023 1:22 PM
SLA Status	Met	Date/Time Closed	11/28/2023 1:22 PM
Contact Information			
Contact Name	mimi goff	Contact Phone	+1 (703) 370-0094
Account Name	Customer	Contact Email	wgoff1950@aol.com
Location Information			
Address		Location	



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Case: 23-00044194

Case Owner	All Members COUNCIL	Service Request Id	23-00044194
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	Dear Mayor and City Council Members, I would like to express my position against the bundling of zoning initiatives and the rush to push this through without considerable community input and research. I am particularly against the single family zoning changes. We live in a beautiful neighborhood which would be negatively impacted if homes were torn down and multi-unit/apartment buildings were built. Please vote against the "zoning for housing" proposal tonight.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 12:59 PM	Date/Time Opened	11/28/2023 12:59 PM
Expected Date/Time	12/5/2023 12:59 PM	Updated Date/Time	11/28/2023 1:11 PM
SLA Status	Met	Date/Time Closed	11/28/2023 1:11 PM
Contact Information			
Contact Name	Courtney Shafer	Contact Phone	+1 (703) 608-5349
Account Name	Customer	Contact Email	candfshafer@hotmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	



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Case: 23-00044193

Case Owner	All Members COUNCIL	Service Request Id	23-00044193
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>I would urge this council to vote "yes" to zoning for housing. Our population within the DC area, particularly within the Del Ray and greater Alexandria community has boomed - and in a way that has become extremely exclusionary towards low-mid and middle income families. We can no longer continue to allow high rise structures and luxury apartments be the only new or in-fill construction within our community - only allowing those of a certain income to afford the benefits of living in such close proximity to Metro transportation and the many amenities of living within this community. We can no longer continue to allow developers to tear down historic or previously existing structures within our community to only build larger "single family" homes, skyrocketing taxes on smaller homes, and forcing out families that can no longer afford to live and enjoy this community. We need to reassess and reprioritize our zoning laws in order to foster a more inclusive community, where not just a select few can benefit from Alexandria's many enjoyable features. We need to think of the future of this community as the population grows, as the climate continues to change, and as local priorities continue to evolve. We can maintain our current built environment while allowing everyone to benefit, I promise - we just need to put in the work. I urge this council to continue putting in the work to ensure all citizens are able to benefit from this wonderful place.</p>		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 12:59 PM	Date/Time Opened	11/28/2023 12:59 PM
Expected Date/Time	12/5/2023 12:59 PM	Updated Date/Time	11/28/2023 1:11 PM

SLA Status Met

Date/Time Closed 11/28/2023 1:11 PM

Contact Information

Contact Name Emily Shah

Contact Phone

Account Name Customer

Contact Email emilizamann@gmail.com

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers

No layers information available

Name

311 Files



- [Close Window](#)
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Case: 23-00044195

Case Owner	All Members COUNCIL	Service Request Id	23-00044195
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>I request that city council not vote on the proposed zoning changes at tonight's meeting. Please consider the results of a recent poll, released yesterday:</p> <p>With nearly 500 responses, 81.5 percent of respondents in the Patch survey said they do not support the Zoning for Housing proposal. There were 15.4 percent who said they support the proposal and 3.1 percent who were unsure. The survey is not intended to be scientific and was open anonymously to readers of Old Town Alexandria, Del Ray and West End Alexandria Patch.</p> <p>While several of the proposals make sense, the fact that the elimination of single family housing is included leads me to say NO to the entire bundle. The proposed changes to single-family zoning does not appear to meet the stated goals of 1) improving affordability and equity; and 2) righting the past wrongs of discrimination. Instead, the plan to allow multiple units in otherwise single family neighborhoods would irrevocably change the character of the city. And, unlike a "road diet", which can be changed with a few cans of paint, the proposed changes to Alexandria's single family neighborhoods would be permanent. I am sure you want to get this right, and to force a vote tonight does not seem prudent. The fact that so many citizens have spoken out against the proposed zoning changes leads me to believe that city council may have either 1)failed to persuade people of the merits of the plan; or 2) be mistaken in their belief that the plan is in Alexandria's long-term best interest.</p> <p>I propose that council refrain from voting on the proposed plan and instead break-out the various changes and vote on each one separately. And, in the meantime, fully consider whether the changes to single-family zoning will accomplish the stated goals. And, if not, then ask yourselves: why do it?! If the</p>		

answer is "to send a message", then ask what message you are sending if you choose to move forward with a plan that has < 20% approval and will likely not meet any of its aspirational goals.

Thank you for all your good work,
Freeman Jelks

Service Department Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date 11/28/2023 1:00 PM

Date/Time Opened 11/28/2023 1:00 PM

Expected Date/Time 12/5/2023 1:00 PM

Updated Date/Time 11/28/2023 1:12 PM

SLA Status Met

Date/Time Closed 11/28/2023 1:12 PM

Contact Information

Contact Name Freeman Jelks

Contact Phone +1 (703) 622-7882

Account Name Customer

Contact Email fnj3@juno.com

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



- [Close Window](#)
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Case: 23-00044183

Case Owner	All Members COUNCIL	Service Request Id	23-00044183
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Please vote "no".	SR Ext ID	

An old and historic district with bright primary colored crosswalks? You are opening the door for all interest groups and how will you say no to any of them without discriminating?

It is not safe. Uncle Joe from Minnesota is not going to recognize it as a pedestrian crosswalk and someone may get killed. DC painted in a traffic circle, not an intersection.

I did a bit of research. Has anyone looked at this from a legal perspective?

Here's the law:

Alexandria incorporates (in Code Sec 10-1-1) the Virginia Code.

The VA Code incorporates the MUTCD Manual on Uniform Traffic Control Devices which requires white lines:

Section 3B.18 Crosswalk Markings Support:
 01 Crosswalk markings provide guidance for pedestrians who are crossing roadways by defining and delineating paths on approaches to and within signalized intersections, and on approaches to other intersections where traffic stops.

02 In conjunction with signs and other measures, crosswalk markings help to alert road users of a designated

pedestrian crossing point across roadways at locations that are not controlled by traffic control signals or STOP or YIELD signs.

03 At non-intersection locations, crosswalk markings legally establish the crosswalk.

Standard:
04 When crosswalk lines are used, they shall consist of solid white lines that mark the crosswalk. They shall not be less than 6 inches or greater than 24 inches in width.

Service Department Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date 11/28/2023 11:45 AM

Date/Time Opened 11/28/2023 11:45 AM

Expected Date/Time 12/5/2023 11:45 AM

Updated Date/Time 11/28/2023 1:03 PM

SLA Status Met

Date/Time Closed 11/28/2023 1:03 PM

Contact Information

Contact Name Anita Winsor

Contact Phone +1 (202) 669-8081

Account Name Customer

Contact Email anwinsor@gmail.com

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



- [Close Window](#)
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Case: 23-00044181

Case Owner	All Members COUNCIL	Service Request Id	23-00044181
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Hello. I would like to express my support for the re-zone for housing. I was recently in the Twin Cities in Minnesota and they had housing going up all over the place. It was great, and the data indicated that this was working to keep rent increases low. Demand will not decrease just because we don't build housing. Lets Build!! Thank You.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 11:43 AM	Date/Time Opened	11/28/2023 11:43 AM
Expected Date/Time	12/5/2023 11:43 AM	Updated Date/Time	11/28/2023 1:02 PM
SLA Status	Met	Date/Time Closed	11/28/2023 1:02 PM
Contact Information			
Contact Name	chris belles	Contact Phone	+1 (703) 370-3284
Account Name	Customer	Contact Email	chrisneilbelles@hotmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers

No layers information available

Name

Value

311 Files

Upload File

File Links

Filename

Label

Description

Upload File

Related Parent Requests

Parent Case

Duplicate Parent

Transfer Parent

Legacy Information

LegacyId

Problem Code

Problem Description

System Information



- [Close Window](#)
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Case: 23-00044181

Case Owner	All Members COUNCIL	Service Request Id	23-00044181
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Hello. I would like to express my support for the re-zone for housing. I was recently in the Twin Cities in Minnesota and they had housing going up all over the place. It was great, and the data indicated that this was working to keep rent increases low. Demand will not decrease just because we don't build housing. Lets Build!! Thank You.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 11:43 AM	Date/Time Opened	11/28/2023 11:43 AM
Expected Date/Time	12/5/2023 11:43 AM	Updated Date/Time	11/28/2023 1:02 PM
SLA Status	Met	Date/Time Closed	11/28/2023 1:02 PM
Contact Information			
Contact Name	chris belles	Contact Phone	+1 (703) 370-3284
Account Name	Customer	Contact Email	chrisneilbelles@hotmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers



- [Close Window](#)
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Case: 23-00044180

Case Owner	All Members COUNCIL	Service Request Id	23-00044180
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>This letter is to urge you to VOTE NO ON THE PROPOSAL TO CHANGE THE SINGLE FAMILY ZONING in Alexandria to permit multi-family buildings in the place of existing single family homes.</p> <p>This proposal will not accomplish the goal of creating more affordable housing in the City. Instead it will reduce the number of affordable single family homes, create smaller housing units that will not be suitable for families, and increase the density of the area.</p> <p>The developers working in Alexandria have already announced their intention to purchase available homes in the less expensive parts of the City and replace them with multi-family units. Developers have also advertised their objective of increasing the density in these more affordable neighborhoods.</p> <p>As a 40-year resident of the City of Alexandria, I have seen the overbuilding that has ruined the City by clogging the streets with traffic – now at all times of day – created overcrowding in the schools, and crammed too many people into this tiny 15 square mile area. The infrastructure of the City cannot support more people here. Even in the face of the reality everyone sees, the City continues to encourage more building.</p> <p>Alexandria is the most dense city in Virginia. Census data shows that the City of Alexandria has more people per square mile than any other jurisdiction in Virginia. This overbuilding in the City has greatly reduced the quality of life here.</p> <p>The Zoning for Housing proposal will not work and is unfair to the families who need more affordable housing. To reach its goals, new proposals must be considered in the coming years.</p> <p>Please VOTE NO today on Zoning for Housing.</p>		
		SR Ext ID	

OPPOSITION to Zoning Change =
VOTE NO on Zoning for Housing.
Please see attached letter.

Service Department Mayor & City Council

**Service Request
Comments**

ServedP

Selected Location

SLA Information

Expected Start Date 11/28/2023 11:34 AM

Date/Time Opened 11/28/2023 11:34 AM

Expected Date/Time 12/5/2023 11:34 AM

Updated Date/Time 11/28/2023 11:47 AM

SLA Status Met

Date/Time Closed 11/28/2023 11:47 AM

Contact Information

Contact Name Lucy Thomson

Contact Phone +1 (703) 798-1001

Account Name Customer

Contact Email lucythomson1@mindspring.com

Location Information

Address

Location

Served

Selected Location

Trash Zone

Location Details

Recycle Zone

Relative Location

Spring Clean Up Zone

Reporting Area

Leaf Zone

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



- [Close Window](#)
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Case: 23-00044177

Case Owner	All Members COUNCIL	Service Request Id	23-00044177
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	<p>I am requesting that the vote for Zoning for Housing be delayed until more consideration of increased building density in the City. I live at Colecroft Condominiums at Braddock Road and West Street. I have observed cars literally floating in the water after heavy rains on the corner in front of Dos Amigos Restaurant. I observed work done at that location which I assumed was supposed to alleviate the flooding there, but after that construction work was done the area still floods. I think the increased development in the city is seriously affecting water runoff and increasing flooding and am concerned that development is being rushed through. This increasing neighborhood flooding in the city is decreasing quality of life and causing major issues for both residents and business owners affected by this flooding. Therefore I believe changing single family housing to multi is only going to increase the problems of flooding and runoff and request the vote be reconsidered. Alexandria, unlike Arlington, already has a good mix of a variety of housing and all I see is constant building where I live in the Braddock Road Metro area so am questioning the need for this zoning change. Again I still see flooding in my neighborhood even though I observed some work done to alieve it. Also building multi-dwelling housing in single housing neighborhood is unnecesary since we don't have that much single family only zoned areas. I also believe our infrastructure has not kept pace with all the development, that is, no new schools are being built even when promised (e.g. Potomac Yard development.) An option to increase housing without new building is to convert unused office buildings to residential use. Thank you,</p>		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			

Selected Location

SLA Information

Expected Start Date 11/28/2023 11:24 AM
Expected Date/Time 12/5/2023 11:24 AM
SLA Status Met

Date/Time Opened 11/28/2023 11:24 AM
Updated Date/Time 11/28/2023 11:46 AM
Date/Time Closed 11/28/2023 11:46 AM

Contact Information

Contact Name Athena Williams
Account Name Customer

Contact Phone
Contact Email athenakwilliams@gmail.com

Location Information

Address
Served
Trash Zone
Recycle Zone
Spring Clean Up Zone
Leaf Zone

Location
Selected Location
Location Details
Relative Location
Reporting Area
Parking District
Census Area
Building Type
Small Area Plan

Geo Layers

No layers information available

Name



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Case: 23-00044171

Case Owner	All Members COUNCIL	Service Request Id	23-00044171
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	As a resident of West End Alexandria since 2012, I request that you vote "no" for the Zoning for Housing Program today. My family is happy with the current state of our neighborhood and are not seeking this zoning change (as seen in Arlington County). The city of Alexandria is already too dense to accommodate the ZFF program, and other jurisdictions in Northern Virginia have voted against similar programs. The West End neighborhoods were not designed for large scale buildings and crammed multi-family housing units with little regard for parking. Recently changes to the city have made life in the West End more difficult by increased traffic and illegal street crossing, crowded poor performing schools. We are concerned that more multifamily units would exacerbate these issues.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/28/2023 10:50 AM	Date/Time Opened	11/28/2023 10:50 AM
Expected Date/Time	12/5/2023 10:50 AM	Updated Date/Time	11/28/2023 11:11 AM
SLA Status	Met	Date/Time Closed	11/28/2023 11:11 AM
Contact Information			
Contact Name	Raphael DiGrado	Contact Phone	+1 (703) 933-3774
Account Name	Customer	Contact Email	rdigrad@comcat.net
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	

Recycle Zone
Spring Clean Up Zone
Leaf Zone

Relative Location
Reporting Area
Parking District
Census Area
Building Type
Small Area Plan

Geo Layers

No layers information available

Name

311 Files

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File Links

Filename

Label

Description

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Case: 23-00044303

Case Owner	All Members COUNCIL	Service Request Id	23-00044303
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description		SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			

SLA Information

Expected Start Date	11/29/2023 10:59 AM	Date/Time Opened	11/29/2023 10:59 AM
Expected Date/Time	12/6/2023 10:59 AM	Updated Date/Time	11/29/2023 11:27 AM
SLA Status	Met	Date/Time Closed	11/29/2023 11:27 AM

Contact Information

Contact Name	William Stone	Contact Phone	+1 (703) 217-4143
Account Name	Customer	Contact Email	stonewj@verizon.net

Location Information

Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers

No layers information available

Name

Value

311 Files

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File Links

	Filename	Label	Description	Tags	Is Private?	URL
Edit	ACC11-29-23.docx			Create		https://oid=00

Upload File

Related Parent Requests

Parent Case

Duplicate Parent

Transfer Parent

Legacy Information

LegacyId

Problem Code

Problem Description

System Information

WILLIAM J. STONE
2428 Cameron Mills Rd.
Alexandria, VA 22302
703-217-4143
stonewj@verizon.net
stone.wm.j@gmail.com

November 29, 2023

Dear Mayor Wilson and Council Members,

I am starting to write this letter just after the close of the City Council meeting on the zoning package. I want to thank each of you for the time and effort you put into your offices as representatives of the city's residents. I also want to thank the city's staff for the hard work they put in to deliver a package that met the Council's approval.

That said, I disagree with your vote to approve the package and will support efforts to challenge the elimination of single-family zoning, the reduction of minimum parking requirements, and the lifting of limits on the number of unrelated residents living together.

I believe it was ill advised to make these changes without achieving a consensus by city residents that these particular changes made sense. At the same time, I share the aspiration of the City Council Members and city staff to provide "affordable" housing to all its current residents. I believe most city residents, including old timers like myself, think as I do on this point. I just don't think the city's plan is realistic in achieving this goal insofar as it eliminates single-family zoning and, in my very personal opinion, puts the character of my neighborhood and the value of my home at risk.

All but one Council Member seemed concerned about whether the city's outreach efforts, though considerable, were successful in reaching the residents living in the city's neighborhoods now zoned for single-family homes. I fault myself for not learning about the proposed elimination of single-family zoning until soon after "No to Zoning Changes" signs began appearing around the city. My limited defense is that (1) I never imagined that Alexandria would propose such a thing, and (2) anything this significant should have been discussed in the city's eAlert service to which I subscribe. It was good to hear that most of the Council Members agreed that communication on important matters such as the elimination of single-family zoning needs to be improved.

Mayor Wilson noted the divide between the city's older and younger residents on the housing issue and the need to bridge the gap. I hope my reading is wrong, but one Member seemed to be suggesting that those mostly older residents asking the Council to defer the vote on the zoning package were demonstrating their own lack of concern about the city's housing issues or maybe even city affairs in general. If that's an accurate read, the Member is mistaken.

Those of us who have lived in Alexandria a long time, raised our families here, and, for many of us, came to and will leave here without the baggage of generational wealth can hardly fail to

recognize the difficulty faced by our own children and their friends to own a home — whether in Alexandria or almost anywhere else. My son, after working for several years on the Hill and then transitioning to a more remunerative position, did not own a home until he was 38, and my daughter living just outside an East Coast city is still looking to find a home at 36. We care deeply about the inability of their generation to find housing that meets their needs, but we take issue with the city's attempt to shoehorn multi-unit buildings on lots intended for single-family houses without achieving the advertised affordability and racial diversity goals.

As I have said in earlier correspondence, the city planners were remiss in failing to consider how deed restrictions would affect the construction of multi-unit housing in particular neighborhoods. This information should have been provided before the planning board and commission considered the zoning package. I may be mistaken, but it seems likely that when subdivision plans were approved by the city (or by Arlington or Fairfax Counties for earlier subdivisions) they would have noted restrictions on the type of structures that could be built on the subdivision plots.

I request and hope that you will follow up with city planners to make sure that residents are made aware of how deed restrictions are likely to affect construction in their neighborhoods. It is no answer that individual homeowners need to find this information on their own or that it is of no concern to the city because it doesn't enforce deed restrictions.

Many deeds like my own don't explicitly identify restrictions on the use of the property; instead, they incorporate by reference earlier deeds, which, in turn, reference even earlier deeds, and likely the restrictions applicable to lots in an approved subdivision. I am hopeful that city planners can identify neighborhoods where such deed restrictions are common, include a map showing restrictions, and explaining to residents their rights if they believe a deed restriction is being ignored. This information will also be helpful to developers considering a tear down and the construction of a multi-unit property in its place.

As always, thank you for considering my views.

William J. Stone

Cc: Karl.Moritz@Alexandria.gov