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[EXTERNAL]Written Public Comments for 6/14/25 #25-3250

From Alison Maltz <amaltz@gmail.com>

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To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Dear City Council,

I am writing in regards to the item #25-3250 on the June 14, 2025 docket regarding rezoning and development of Longview Drive & 2921 Nob Hill Court - Westridge Towns

As a homeowner in the Longview Hill neighborhood I do not approve of rezoning the land at 126 Longview Drive & 2921 Nob Hill Court from R-8 residential to a RA multi-unit Zone. This project increases the density of housing in my neighborhood to more than three times what current R-8 residential zoning restrictions allow for. It is my understanding that regulations currently allow for 5.45 units per acre and I believe that this is appropriate for the neighborhood. Rezoning has huge implications for flooding, parking, wildlife and student capacity at MacArthur Elementary School.

There is already a shortage of street parking in the Longview Hill neighborhood due to three apartment buildings and Nob Hill Court is a small cul de sac with extremely limited street parking available to residents. The plans for the 19 townhomes in the Westridge Towns project do not provide any visitor/ service provider parking spots and only two compact garage parking spots per unit. The provision of no visitor and service provider parking spots demonstrates extremely poor planning.

I am also upset to learn that this project requires the removal of all trees on the property including three additional trees that are on adjacent neighbor's properties. Something that makes the Longview Hill neighborhood special is that we have mature trees filled with wildlife. The large property on Longview is currently home to ONE 200 year old home and a small forest of mature trees. Trees on the property have been there for decades if not centuries and provide homes to pollinators, birds, opossums, raccoons, owls, foxes and squirrels all of which have been spotted in the neighborhood. Removing the mature tree canopy on this large parcel of land will displace wildlife. I was hopeful that there would be more of an effort to preserve the green space and trees for wildlife. Completely developing and paving this green space also has flooding implications as the neighborhood already suffers from flooding due to not having storm drains.

Finally, I would like to address the capacity of public schools. Last night the school board voted to increase the utilization of MacArthur Elementary School to 110% in the Triangle 3 plan. That plan projects an over crowded school that does not even consider this new development of 19 new townhomes. I'm extremely concerned that new developments keep getting approved without any consideration to where children are going to go to school.

I sincerely hope you take into account all of the issues that impact current residents of the Longview Hill neighborhood when voting and kindly request that you vote no. Please preserve the current zoning designation of our R-8 neighborhood.

Sincerely,
Alison Maltz

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