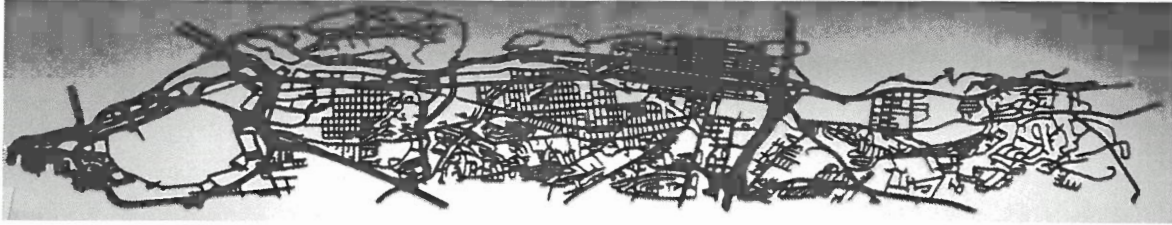


West Old Town Citizens Association



January 10, 2025

Board of Architectural Review
City of Alexandria Virginia
301 King Street
Alexandria, VA 22314

To Whom This May Concern:

The West Old Town Citizens Association extends into the diagonally adjacent block, so is impacted by the proposed 808 N. Washington St. development. The citizens association's board meeting coincided with the developer's webinar, which the executive board watched, before discussing how appropriately the Association should respond.

The West Old Town Citizens Association, acting through its board pursuant to input from affected residents, opposes the 808 N. Washington St. development as currently proposed:

- The Association is troubled by "zoning-to-suit" for particular developments, viewing it as "spot zoning". Rezoning in response to a developer request skips the normal sequence of planning before zoning. In a "zoning before planning" scenario, the rezoning usurps the usual planning phase which would precede a rezoning from the site's historic use as hotel to residential and eviscerates the Planning Commission's planning prerogative.
- Were a *bona fide* planning process to precede a rezoning, studies of the impact to neighborhood parking, suitability relative to surrounding properties, appropriateness for the historic district, impact on infrastructure, etc. would have to be considered. One of the issues on which the judge overturned Arlington's "Missing Middle" is a rezoning without such studies (the challenge to Alexandria's Zoning for Housing encompasses a similar legal challenge).
- The proposed design is incompatible with the historic district and the surrounding neighborhood, having excessive height, density, and massing and insufficient set-backs and using materials incompatible with nearby historic properties.

For these reasons, the West Old Town Citizens Association recommends that the Board of Architectural Review and Planning Commission reject the current version of this project.

Respectfully

Dino Drudi
West Old Town Citizens Association President