

From: [betty.guttmann](#)
To: [BenComm](#)
Subject: [EXTERNAL]letter to respond to Development SUP #2024-10010, Rezoning #2025-00001
Date: Friday, April 25, 2025 8:12:01 PM

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Lanning: Please add this letter to the May 6, 2025 docket for the Planning Commission.
Thank you Betty (Elizabeth) Guttman

April 24, 2025

Mayor and Members of City Council and
Alexandria Planning Commission

The proposed construction and development of 19 townhouses and one residential home also known as Westridge Towns at 126 Longview Drive and 2921 Nob Hill Court was conceived and developed without any initial input from the residents on Longview Drive or Nob Hill Court.

The feedback or comments we can offer at this time may or may not substantively make any difference however, we as residents on Nob Hill Court will try to present our perspective as to some of the problems that we foresee that will affect not just residents of Nob Hill Court but also those on Longview Drive and indirectly, those on Viewpoint Road.

For the past 2 years we in this subdivision - the Longview Drive Civic Association have struggled with the issue of traffic and access to our homes as a result of the proposed plan to make the Duke Street service road one way (v. the current 2-way). We appreciate that the Council did not vote in favor of the full one-way option, but the approved concept still represents a major compromise for our community.

Our limited ability to access Duke Street will have a deleterious affect on the residents of this subdivision. To compound this problem now will be the additional traffic from the new 19 townhomes and one residential home. We can almost certainly and safely assume that each residence will have at least 2 cars. Moreover, for the 38 townhome vehicles, all access to and from the Duke Street service road will be via Nob Hill Court, which already has congestion issues with cars having to wait for opposing traffic due to parked cars. From a personal perspective- living on Nob Hill Court...this additional traffic can only exacerbate the already limited access issue we face. We foresee residents from this new development utilizing parking on Nob Hill Court (guests, more than 2 cars per house, and any vehicles that do not fit in the compact only spots). At the present time parking on this cul de sac is tight- virtually no open spaces or a few at the most...many of the residents from the two garden apartments down the hill on Nob Hill Ct and Seay St. park up here. From a logistical viewpoint...the traffic and parking problems it will create may not be corrected after the fact with only limited - if any - recourse by the residents living here now who will be impacted.

The second issue, albeit related, is the serious and ongoing problem of growing density in this city and more directly to our neighborhood with the proposed construction of the Westridge Towns subdivision. Increasing the density and approving the 4 story buildings that do not meet the required setbacks will fundamentally change the feel of the neighborhood. The Zoning Board characterized the density as similar to the existing townhomes on Nob Hill Court, but those are lower, much less dense (5 townshomes over half an acre as opposed 19 on less than an acre, and were designed to relate to the existing community, unlike the proposed site. They should not be approving plans that negatively impact neighbors' light and vegetation and by extension their quality of life.

While the construction of this Westridge Towns subdivision is likely to be approved we do hope you will make any and all efforts to see that, perhaps, there will be some effort to remediate this issue of parking and reduce the number of units.

We do hope our comments and concerns will resonate with this committee and that you will give them fair consideration.

Thank you

Elizabeth Guttman
and
John K. Frost
Alexandria, VA

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From: [Kathryn Cunningham](#)
To: [PlanComm](#)
Subject: [EXTERNAL]Nob Hill Court
Date: Saturday, April 26, 2025 4:57:39 PM

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I wish to object to the proposed construction of 19 townhouses and one residential home known as Westridge Towns. My name is Kathryn Cunningham, 2918 Nob Hill Court, immediately across the street from the intended development.

I have two concerns with the proposed development:

The only access to Nob Hill Court is by a one lane Seay Street which even with the current level of traffic is a constant cause of delay.

The second concern is the parking. As residents of the two apartment buildings also utilize Nob Hill parking there is already times of no or limited availability.

I am totally disabled and have daily care givers, as well as frequent health care professionals, requiring parking. The increased parking demands of an additional 19 home is totally unreasonable.

I sincerely hope that you not approve this development.

Kathryn Cunningham

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