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Case: 23-00039068

Case Owner	All Members COUNCIL	Service Request Id	23-00039068
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>In the push for more affordable housing, the city has continued to overlook the disabled/elderly homeowners as they struggle to keep up their property and cover expenses on a fixed income. The (CAF) limits are generally restricted to households earning below 60% of the area median income (AMI). Very low (50%) income for a single person is listed as \$52,750.00/two persons listed as \$60,300.00 as reported from HUD.gov.</p> <p>Alexandria City offers 100% property tax relief limits at \$40,000. far below other jurisdictions.</p> <p>With the "push" for density in our area I fear that this may be an attempt to force the elderly/disabled out of their homes as the property evaluations go up and the tax hikes naturally follow.</p> <p>It is my hope that the city will seriously address this disparity and allow our most venerable to continue to age in their homes..</p>	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/4/2023 7:01 PM	Date/Time Opened	10/4/2023 7:01 PM
Expected Date/Time	10/11/2023 7:01 PM	Updated Date/Time	10/5/2023 7:26 AM
SLA Status	Met	Date/Time Closed	10/5/2023 7:26 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
- Recycle Zone
- Spring Clean Up Zone
- Leaf Zone

- 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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Description

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Case: 23-00039068

Case Owner	All Members COUNCIL	Service Request Id	23-00039068
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>In the push for more affordable housing, the city has continued to overlook the disabled/elderly homeowners as they struggle to keep up their property and cover expenses on a fixed income. The (CAF) limits are generally restricted to households earning below 60% of the area median income (AMI). Very low (50%) income for a single person is listed as \$52,750.00/two persons listed as \$60,300.00 as reported from HUD.gov.</p> <p>Alexandria City offers 100% property tax relief limits at \$40,000. far below other jurisdictions.</p> <p>With the "push" for density in our area I fear that this may be an attempt to force the elderly/disabled out of their homes as the property evaluations go up and the tax hikes naturally follow.</p> <p>It is my hope that the city will seriously address this disparity and allow our most venerable to continue to age in their homes..</p>		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/4/2023 7:01 PM	Date/Time Opened	10/4/2023 7:01 PM
Expected Date/Time	10/11/2023 7:01 PM	Updated Date/Time	10/5/2023 7:26 AM
SLA Status	Met	Date/Time Closed	10/5/2023 7:26 AM
Contact Information			
Contact Name	Lisa Schoechle	Contact Phone	+1 (703) 998-6836
Account Name	Customer	Contact Email	liskaschoechle25@msn.com
Location Information			
Address		Location	
Served		Selected Location	



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Case: 23-00039480

Case Owner	All Members COUNCIL	Service Request Id	23-00039480
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed (Transferred)
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	<p>Please slow down on the Housing for All initiative. Way too many changes way too fast! I am very skeptical about the data about how many multiplexes will be built. The actual number of ADUs built are already way more than your original predictions. I think the predictions for the number of new multiplexes is equally off base. Also, the potential elimination of parking requirements near transit hubs is completely unrealistic for people's needs. And limiting parking requirements to two spaces for four units outside of transit hubs is also unreasonable and impractical. We're already struggling for parking at our end of town, where many contractors have to park their vans/trucks in our neighborhood because they don't have the space in the denser areas where they live. Most people have to have a vehicle even with good public transportation. Plus, you will not have the space in schools for all these additional students - which there absolutely will be. Where will the new schools be? You need to release that information before you make all these changes. All of this is being done in the name of affordable housing, but most of the new housing will be at the higher end. Developers will outbid regular people and will have to build more expensive units to recoup their investment. I am not opposed to zoning changes, but I strongly urge you to slow down and consider each of these proposals one at a time.</p>		
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	10/9/2023 9:12 PM	Date/Time Opened	10/9/2023 9:12 PM
Expected Date/Time	10/16/2023 9:12 PM	Updated Date/Time	10/10/2023 7:58 AM
SLA Status	Met	isCaseEscalated	



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Case: 23-00039914

Case Owner	All Members COUNCIL	Service Request Id	23-00039914
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Written statement housing zoning - I am disappointed by the lack of debate on these proposals. The meetings and asking for questions and responding without closure from the asker is not debate but a good example of an authoritarian bureaucracy.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/13/2023 7:41 AM	Date/Time Opened	10/13/2023 7:41 AM
Expected Date/Time	10/20/2023 7:41 AM	Updated Date/Time	10/13/2023 11:03 AM
SLA Status	Met	Date/Time Closed	10/13/2023 11:03 AM
Contact Information			
Contact Name	Joseph Demko	Contact Phone	+1 (703) 371-7297
Account Name	Customer	Contact Email	demkojoseph@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			



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Case: 23-00039459

Case Owner	Planning & Zoning PZ	Service Request Id	23-00039459
Subject	PZ-Planning and Zoning General Comments, Complaints, and Inquiries	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	Phone	Service Request Source	Web
Description	<p>Please slow down on the Housing for All initiative. Way too many changes way too fast! I am very skeptical about the data about how many multiplexes will be built. The actual number of ADUs built are already way more than your original predictions. I think the predictions for the number of new multiplexes is equally off base. Also, the potential elimination of parking requirements near transit hubs is completely unrealistic for people's needs. And limiting parking requirements to two spaces for four units outside of transit hubs is also unreasonable and impractical. We're already struggling for parking at our end of town, where many contractors have to park their vans/trucks in our neighborhood because they don't have the space in the denser areas where they live. Most people have to have a vehicle even with good public transportation. Plus, you will not have the space in schools for all these additional students - which there absolutely will be. Where will the new schools be? You need to release that information before you make all these changes. All of this is being done in the name of affordable housing, but most of the new housing will be at the higher end. Developers will outbid regular people and will have to build more expensive units to recoup their investment. I am not opposed to zoning changes, but I strongly urge you to slow down and consider each of these proposals one at a time.</p>		
Service Department	Planning & Zoning	Service Request Comments	Manually Reallocated Case - stephanie.cruz2@alexandriava.gov - 10/10/2023 07:58:34 AM - Reallocate for review
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/10/2023 7:58 AM	Date/Time Opened	10/9/2023 9:12 PM

Expected Date/Time 10/17/2023 7:58 AM

Updated Date/Time 10/10/2023 11:35 AM

SLA Status Met

Date/Time Closed 10/10/2023 11:35 AM

Contact Information

Contact Name Jennifer Roda

Contact Phone +1 (703) 618-6173

Account Name Customer

Contact Email jaroda@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

311 Files



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Case: 23-00040621

Case Owner	All Members COUNCIL	Service Request Id	23-00040621
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 just wanted to say that I'm a huge supporter of the housing for all zoning reform. And if anything think we should push it further. In particular, removing parking requirements for multi-unit buildings in much the same way as they are removed for the single unit in the amended laws. As it would seem the people most likely to live car free would be those living in bigger apartment buildings and would provide a lot more affordable housing to those people	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/20/2023 12:18 PM	Date/Time Opened	10/20/2023 12:18 PM
Expected Date/Time	10/27/2023 12:18 PM	Updated Date/Time	10/20/2023 5:35 PM
SLA Status	Met	Date/Time Closed	10/20/2023 5:35 PM
Contact Information			
Contact Name	Sean Meiller	Contact Phone	+1 (571) 839-9083
Account Name	Customer	Contact Email	s.meiller12@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: 23-00040666

Case Owner	All Members COUNCIL	Service Request Id	23-00040666
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 the proposed Zoning4Housing reforms, and hope they can be expanded soon.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/20/2023 6:43 PM	Date/Time Opened	10/20/2023 6:43 PM
Expected Date/Time	10/27/2023 6:43 PM	Updated Date/Time	10/20/2023 6:45 PM
SLA Status	Met	Date/Time Closed	10/20/2023 6:45 PM
Contact Information			
Contact Name	Ken Notis	Contact Phone	+1 (703) 678-9566
Account Name	Customer	Contact Email	civ2daddy@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: 23-00040621

Case Owner	All Members COUNCIL	Service Request Id	23-00040621
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 just wanted to say that I'm a huge supporter of the housing for all zoning reform. And if anything think we should push it further. In particular, removing parking requirements for multi-unit buildings in much the same way as they are removed for the single unit in the amended laws. As it would seem the people most likely to live car free would be those living in bigger apartment buildings and would provide a lot more affordable housing to those people	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/20/2023 12:18 PM	Date/Time Opened	10/20/2023 12:18 PM
Expected Date/Time	10/27/2023 12:18 PM	Updated Date/Time	10/20/2023 5:35 PM
SLA Status	Met	Date/Time Closed	10/20/2023 5:35 PM
Contact Information			
Contact Name	Sean Meiller	Contact Phone	+1 (571) 839-9083
Account Name	Customer	Contact Email	s.meiller12@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: 23-00040655

Case Owner	All Members COUNCIL	Service Request Id	23-00040655
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>Alexandria City Council members, I'm writing to express my wholehearted support for the proposed Zoning for Housing reforms, and my hope that you will vote "yes". I'd like to share a letter to the editor I submitted to the Alexandria Times (although they did not print it):</p> <p>As an Alexandria homeowner, I fully support Alexandria's proposed modifications to its zoning laws, known as Zoning for Housing. These commonsense changes make important progress in loosening unnecessary regulations which infringe on the rights of property owners to choose what is best to build on their property. Should property owners take advantage of these changes, current and prospective Alexandrians will have more potential homes to choose from than they do currently. This will strengthen our region's economic growth and allow more people to enjoy the benefits of a shorter commute, supporting the return to in-person work that our region needs. Some of these changes, such as commonsense changes to townhouse zoning, will reduce the amount of taxpayer-funded time that city staff currently spend reviewing requests for exceptions to regulations that are not aligned with reality. While the Zoning for Housing proposals are an important step forward, I hope that Alexandria continues to roll back excessive regulations, such as Floor Area Ratio requirements, in order to support the rights of property owners to build the additional housing our region needs.</p> <p>Additionally, I was excited to see this week that the city is proposing to study a second phase of Zoning for Housing reforms as part of a Metropolitan Washington Council of Governments grant. I submitted comments in favor of this grant, and I look forward to what else Alexandria will do to enable the homes our region needs. I recently moved to Alexandria from Fairfax</p>		
		SR Ext ID	

County, and it's refreshing to live in a jurisdiction that evidently cares about housing, sidewalks, and public transportation. I really appreciate all the work that you do for city residents like me.
Your constituent,
Phoebe Coy

Service Department Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date 10/20/2023 4:59 PM

Date/Time Opened 10/20/2023 4:59 PM

Expected Date/Time 10/27/2023 4:59 PM

Updated Date/Time 10/20/2023 5:40 PM

SLA Status Met

Date/Time Closed 10/20/2023 5:40 PM

Contact Information

Contact Name Phoebe Coy

Contact Phone +1 (661) 305-4677

Account Name Customer

Contact Email phoebeacoy@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](#)
- [Print This Page](#)
- [Expand All](#) | [Collapse All](#)

Case: 23-00040723

Case Owner	All Members COUNCIL	Service Request Id	23-00040723
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>Please do not destroy our City with over-development and extreme density. Our infrastructure can't handle it - police and other first responders, schools, streets, utilities, etc. are all suffering. We are already dealing with more crime than our police can handle, plus a huge influx of traffic (a lot from MD) and overcrowded schools.</p> <p>Figure out how to take care of the people who already live in this town first! This is a small town with limited space and resources. Adding more people, more vehicles, more students, more bored youths, more need for medical care is NOT going to improve life for anyone!</p>		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/22/2023 2:55 PM	Date/Time Opened	10/22/2023 2:55 PM
Expected Date/Time	10/27/2023 2:55 PM	Updated Date/Time	10/23/2023 9:02 AM
SLA Status	Met	Date/Time Closed	10/23/2023 9:02 AM
Contact Information			
Contact Name	Elizabeth Gamble	Contact Phone	+1 (703) 508-0804
Account Name	Customer	Contact Email	efwgamble@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: 23-00040728

Case Owner	All Members COUNCIL	Service Request Id	23-00040728
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 opposed to the zoning density changes affecting single homes	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/22/2023 4:03 PM	Date/Time Opened	10/22/2023 4:03 PM
Expected Date/Time	10/27/2023 4:03 PM	Updated Date/Time	10/23/2023 9:02 AM
SLA Status	Met	Date/Time Closed	10/23/2023 9:02 AM
Contact Information			
Contact Name	Linda Thompson	Contact Phone	+1 (703) 370-1848
Account Name	Customer	Contact Email	dosthomp@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: 23-00040886

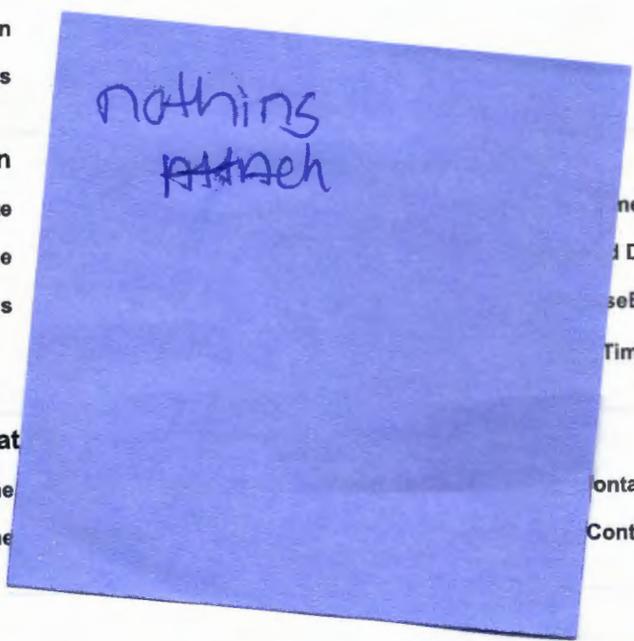
Case Owner	All Members COUNCIL	Service Request Id	23-00040886
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Hi Mayor and City Council, I am writing in Deep Support of the City's Zoning for Housing/Housing for All initiative. In fact, I'd love for it to go even further in more support of density over sprawl! But what's proposed now is much better than business as usual, and I want you to know I'm so excited for this policy to pass. Its good for addressing the housing crisis, its good for addressing the climate crisis, and it's good for our City. Thank you for all of your work on this. Stay strong!	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/23/2023 8:25 PM	Date/Time Opened	10/23/2023 8:25 PM
Expected Date/Time	10/30/2023 8:25 PM	Updated Date/Time	10/24/2023 10:03 AM
SLA Status	Met	Date/Time Closed	10/24/2023 10:03 AM
Contact Information			
Contact Name	Marta Schantz	Contact Phone	+1 (231) 598-2332
Account Name	Customer	Contact Email	martalynne14@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: 23-00040727

Case Owner	All Members COUNCIL	Service Request Id	23-00040727
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	On Hold
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Wish to submit e-mail/letter to Mayor and Council regarding RMF Rezoning Proposals	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date		Time Opened	10/22/2023 3:59 PM
Expected Date/Time		Close Date/Time	10/23/2023 7:03 PM
SLA Status		Case Escalated	
		Time Closed	
Contact Information			
Contact Name		Contact Phone	+1 (703) 915-7436
Account Name		Contact Email	gregorlib@aol.com



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File Links

Filename	Label	Description	Tags	Is Private?	URL	Created Date
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Case: 23-00041076

Case Owner	All Members COUNCIL	Service Request Id	23-00041076
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>Good afternoon,</p> <p>My name is David Paladin-Fernandez and I am writing in support of Zoning for Housing. In short, Zoning for Housing is important because people need to afford to live. This is especially true for people like educators, firefighters, and other people employed by Alexandria City.</p> <p>In fact, I am one of those people. I am a 6th/7th grade science teacher at Jefferson-Houston and I moved into my condo down the road about two years ago. Since the move I have seen first-hand the benefit of living near my school. Not only can I walk to work, but I constantly see students walking around my neighborhood which allows me to foster a positive teacher-student relationship outside of school. This positive relationship extends into the classroom and helps improve focus, accountability, and student performance.</p> <p>If I could not afford to live where I do all those positive benefits would go away.</p> <p>But the reality is that I can only afford to live there because I come from a family that can afford it. Without my family I would not make enough as an ACPS employee to afford to live in this city.</p> <p>Sadly, most educators don't have the same privileges as I do.</p> <p>Zoning for Housing would be an amazing step in helping make Alexandria affordable for the people that serve the community the most. Not only would it enable more educators/people to live here, it will make Alexandria's future brighter.</p> <p>-David Paladin-Fernandez</p>		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			

Selected Location

SLA Information

Expected Start Date	10/25/2023 12:53 PM	Date/Time Opened	10/25/2023 12:53 PM
Expected Date/Time	11/1/2023 12:53 PM	Updated Date/Time	10/25/2023 1:44 PM
SLA Status	Met	Date/Time Closed	10/25/2023 1:44 PM

Contact Information

Contact Name	David Paladin-Fernandez	Contact Phone	+1 (919) 414-9059
Account Name	Customer	Contact Email	bosoxfan564@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



- [Close Window](#)
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Case: 23-00040984

Case Owner	All Members COUNCIL	Service Request Id	23-00040984
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 Members of the City Council:</p> <p>I am writing to express my concerns about the recently proposed changes to the City's Zoning Ordinances, particularly as they relate to single family zoning.</p> <p>As an initial matter, I am concerned about the apparent rush to judgment on the part of the Council to vote on these changes. The official staff recommendations were not made public until September 5, 2023 and the actual amendments were not published until October 2, 2023. As I understand it, the Council plans to vote on these recommendations on November 28, 2023. I urge the Council take a more deliberate and measured approach to the dramatic changes that are being proposed, and to give your fellow citizens more time to digest, ask questions about, and respond to the proposed voluminous and, to a lay person, complex amendments. There is nothing magic about November 28th. In this regard, I note (anecdotally) that at last week's Del Ray farmers market more than a few people were surprised to learn of the changes under consideration by the City Council.</p> <p>Given that the proposed zoning changes will have a dramatic, irrevocable and, in my view, negative impact on the social, economic and cultural fabric of Alexandria (as discussed below), I urge the City Council to place these changes before the electorate in the next (or special) election. Four people (a majority of the Council) should not take it upon themselves to make such changes without the support of Alexandria's citizens. The City Council was elected to be a prudent steward of our City, not to fundamentally alter the quality of life which Alexandrians currently enjoy. The issue of single family zoning was certainly not an issue in the last City Council election. The people of</p>		

Alexandria deserve to be heard.

Turning to the substance of the proposed amendments, I urge the City Council to reject the changes proposed by staff that would eliminate and/or restrict single family zoning. To date, I have not heard any societally positive benefit to be derived from taking such action. During one of the public sessions held at the Beatley Library earlier this year, a City representative unambiguously stated that he did not expect -- and could not point to any evidence -- that the elimination of single family zoning would increase the stock of affordable housing. That being the case, which I believe is borne out by the marketplace, what is the intended purpose of eliminating single family zoning, other than some ephemeral hope that people who cannot currently afford a single family home will magically be able to afford a slightly less expensive condominium or rental property? In the absence of a more concrete discernible goal, the City Council should not embark upon a course that will negatively impact the fabric of our single family neighborhoods.

Among the negative consequences of eliminating single family zoning are the following:

First and foremost, eliminating single family zoning would betray the expectations of our citizens who purchased single family homes. The simple fact is that they did so with the expectation that their neighborhoods would remain neighborhoods of single family homes. Introducing apartment buildings and the negative impact such buildings will have on the quality of life in these neighborhoods is simply not right, morally or economically, particularly in the absence of some otherwise discernible public good (of which there is none).

In addition, as anyone who has driven in Del Ray, Jefferson Park, Beverly Hills, and other older neighborhoods knows, the roads in these neighborhoods were designed for a different time. On-street street parking is the norm (and given that most households have two or more cars) often difficult to find. Equally important, these streets are difficult to navigate when cars approach from opposite directions or a truck is making a delivery. Allowing multi-family units in these neighborhoods will only exacerbate these problems. The staff's decision not to require adequate off-street parking for each multi-family unit ignores reality and is, frankly, delusional. It is likely that every unit in a multi-family building will have at least one and likely two cars

which should be accommodated with off-street parking.

The problem, of course, with requiring off-street parking is that it will result in more impervious land on each lot, thus contributing to flooding from which many of our older neighborhoods suffer. (My daughter's family has repeatedly experienced flooding in Del Ray.) Another problem with requiring more off-street parking is that it will reduce the tree canopy to which the City is otherwise committed and indeed provides tax incentives.

Increasing the density of our single family neighborhoods will further degrade our roads. I note the Mayor's recent newsletter in which he states that we are paving more road miles than ever. While undoubtedly true and, again, as anyone who drives through Alexandria knows, the City's roads are not in good shape. Adding more cars and traffic to single family neighborhoods will only exacerbate this problem and tax the City's road budget.

Another of the staff's recommendations appears intended to allow any current single family home to be converted into a boarding house by deleting the definition of "family" from the zoning ordinance. I am not sure that is the intent, but the proposal would appear to allow that to happen. Boarding houses have a historic negative connotation, but whatever the case, they will fundamentally alter the nature of our neighborhoods. In addition, boarding houses will add at least one vehicle for every room, further exacerbating the parking and traffic situation noted above. If boarding houses are to be expressly permitted, the City should, at a minimum, create a regulatory structure governing boarding houses before they are authorized.

In closing, I note a comment made by the City staff at the meeting held at the Beatley library that everyone should be able to live in a "nice neighborhood." I don't disagree. But the answer is to make our less "nice" neighborhoods more "nice" by devoting the City's resources to improving our infrastructure, tree canopy, schools and quality of life. Destroying our "nice" neighborhoods serves no one's interests.

Thank you for your consideration.

Joe Markoski

Service Department

Mayor & City Council

Service Request
Comments

ServedP

Selected Location

SLA Information

Expected Start Date 10/24/2023 3:15 PM
Expected Date/Time 10/31/2023 3:15 PM
SLA Status Met

Date/Time Opened 10/24/2023 3:15 PM
Updated Date/Time 10/25/2023 9:38 AM
Date/Time Closed 10/25/2023 9:38 AM

Contact Information

Contact Name Joseph Markoski
Account Name Customer

Contact Phone +1 (703) 683-0532
Contact Email joseph.markoski@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



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Case: 23-00040886

Case Owner	All Members COUNCIL	Service Request Id	23-00040886
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Hi Mayor and City Council, I am writing in Deep Support of the City's Zoning for Housing/Housing for All initiative. In fact, I'd love for it to go even further in more support of density over sprawl! But what's proposed now is much better than business as usual, and I want you to know I'm so excited for this policy to pass. Its good for addressing the housing crisis, its good for addressing the climate crisis, and it's good for our City. Thank you for all of your work on this. Stay strong!	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/23/2023 8:25 PM	Date/Time Opened	10/23/2023 8:25 PM
Expected Date/Time	10/30/2023 8:25 PM	Updated Date/Time	10/24/2023 10:03 AM
SLA Status	Met	Date/Time Closed	10/24/2023 10:03 AM
Contact Information			
Contact Name	Marta Schantz	Contact Phone	+1 (231) 598-2332
Account Name	Customer	Contact Email	martalynne14@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: 23-00041076

Case Owner	All Members COUNCIL	Service Request Id	23-00041076
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>Good afternoon,</p> <p>My name is David Paladin-Fernandez and I am writing in support of Zoning for Housing. In short, Zoning for Housing is important because people need to afford to live. This is especially true for people like educators, firefighters, and other people employed by Alexandria City.</p> <p>In fact, I am one of those people. I am a 6th/7th grade science teacher at Jefferson-Houston and I moved into my condo down the road about two years ago. Since the move I have seen first-hand the benefit of living near my school. Not only can I walk to work, but I constantly see students walking around my neighborhood which allows me to foster a positive teacher-student relationship outside of school. This positive relationship extends into the classroom and helps improve focus, accountability, and student performance.</p> <p>If I could not afford to live where I do all those positive benefits would go away.</p> <p>But the reality is that I can only afford to live there because I come from a family that can afford it. Without my family I would not make enough as an ACPS employee to afford to live in this city.</p> <p>Sadly, most educators don't have the same privileges as I do.</p> <p>Zoning for Housing would be an amazing step in helping make Alexandria affordable for the people that serve the community the most. Not only would it enable more educators/people to live here, it will make Alexandria's future brighter.</p> <p>-David Paladin-Fernandez</p>		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			



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Case: 23-00040894

Case Owner	All Members COUNCIL	Service Request Id	23-00040894
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'm a resident of Del Ray, and I'm writing to let the council know that I fully support the Zoning for Housing initiative. In fact, I would strongly encourage the council to go farther than the recommendations from city staff, which I felt were inappropriately timid in the light of the extreme housing affordability crisis facing Alexandria and the nation.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/23/2023 9:19 PM	Date/Time Opened	10/23/2023 9:19 PM
Expected Date/Time	10/30/2023 9:19 PM	Updated Date/Time	10/24/2023 10:03 AM
SLA Status	Met	Date/Time Closed	10/24/2023 10:03 AM
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	
		Small Area Plan	

Geo Layers



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Case: 23-00040894

Case Owner	All Members COUNCIL	Service Request Id	23-00040894
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'm a resident of Del Ray, and I'm writing to let the council know that I fully support the Zoning for Housing initiative. In fact, I would strongly encourage the council to go farther than the recommendations from city staff, which I felt were inappropriately timid in the light of the extreme housing affordability crisis facing Alexandria and the nation.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/23/2023 9:19 PM	Date/Time Opened	10/23/2023 9:19 PM
Expected Date/Time	10/30/2023 9:19 PM	Updated Date/Time	10/24/2023 10:03 AM
SLA Status	Met	Date/Time Closed	10/24/2023 10:03 AM
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	
		Small Area Plan	

Geo Layers



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Case: 23-00040984

Case Owner	All Members COUNCIL	Service Request Id	23-00040984
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 Members of the City Council:</p> <p>I am writing to express my concerns about the recently proposed changes to the City's Zoning Ordinances, particularly as they relate to single family zoning.</p> <p>As an initial matter, I am concerned about the apparent rush to judgment on the part of the Council to vote on these changes. The official staff recommendations were not made public until September 5, 2023 and the actual amendments were not published until October 2, 2023. As I understand it, the Council plans to vote on these recommendations on November 28, 2023. I urge the Council take a more deliberate and measured approach to the dramatic changes that are being proposed, and to give your fellow citizens more time to digest, ask questions about, and respond to the proposed voluminous and, to a lay person, complex amendments. There is nothing magic about November 28th. In this regard, I note (anecdotally) that at last week's Del Ray farmers market more than a few people were surprised to learn of the changes under consideration by the City Council.</p> <p>Given that the proposed zoning changes will have a dramatic, irrevocable and, in my view, negative impact on the social, economic and cultural fabric of Alexandria (as discussed below), I urge the City Council to place these changes before the electorate in the next (or special) election. Four people (a majority of the Council) should not take it upon themselves to make such changes without the support of Alexandria's citizens. The City Council was elected to be a prudent steward of our City, not to fundamentally alter the quality of life which Alexandrians currently enjoy. The issue of single family zoning was certainly not an issue in the last City Council election. The people of</p>		

Alexandria deserve to be heard.

Turning to the substance of the proposed amendments, I urge the City Council to reject the changes proposed by staff that would eliminate and/or restrict single family zoning. To date, I have not heard any societally positive benefit to be derived from taking such action. During one of the public sessions held at the Beatley Library earlier this year, a City representative unambiguously stated that he did not expect -- and could not point to any evidence -- that the elimination of single family zoning would increase the stock of affordable housing. That being the case, which I believe is borne out by the marketplace, what is the intended purpose of eliminating single family zoning, other than some ephemeral hope that people who cannot currently afford a single family home will magically be able to afford a slightly less expensive condominium or rental property? In the absence of a more concrete discernible goal, the City Council should not embark upon a course that will negatively impact the fabric of our single family neighborhoods.

Among the negative consequences of eliminating single family zoning are the following:

First and foremost, eliminating single family zoning would betray the expectations of our citizens who purchased single family homes. The simple fact is that they did so with the expectation that their neighborhoods would remain neighborhoods of single family homes. Introducing apartment buildings and the negative impact such buildings will have on the quality of life in these neighborhoods is simply not right, morally or economically, particularly in the absence of some otherwise discernible public good (of which there is none).

In addition, as anyone who has driven in Del Ray, Jefferson Park, Beverly Hills, and other older neighborhoods knows, the roads in these neighborhoods were designed for a different time. On-street street parking is the norm (and given that most households have two or more cars) often difficult to find. Equally important, these streets are difficult to navigate when cars approach from opposite directions or a truck is making a delivery. Allowing multi-family units in these neighborhoods will only exacerbate these problems. The staff's decision not to require adequate off-street parking for each multi-family unit ignores reality and is, frankly, delusional. It is likely that every unit in a multi-family building will have at least one and likely two cars

which should be accommodated with off-street parking.

The problem, of course, with requiring off-street parking is that it will result in more impervious land on each lot, thus contributing to flooding from which many of our older neighborhoods suffer. (My daughter's family has repeatedly experienced flooding in Del Ray.) Another problem with requiring more off-street parking is that it will reduce the tree canopy to which the City is otherwise committed and indeed provides tax incentives.

Increasing the density of our single family neighborhoods will further degrade our roads. I note the Mayor's recent newsletter in which he states that we are paving more road miles than ever. While undoubtedly true and, again, as anyone who drives through Alexandria knows, the City's roads are not in good shape. Adding more cars and traffic to single family neighborhoods will only exacerbate this problem and tax the City's road budget.

Another of the staff's recommendations appears intended to allow any current single family home to be converted into a boarding house by deleting the definition of "family" from the zoning ordinance. I am not sure that is the intent, but the proposal would appear to allow that to happen. Boarding houses have a historic negative connotation, but whatever the case, they will fundamentally alter the nature of our neighborhoods. In addition, boarding houses will add at least one vehicle for every room, further exacerbating the parking and traffic situation noted above. If boarding houses are to be expressly permitted, the City should, at a minimum, create a regulatory structure governing boarding houses before they are authorized.

In closing, I note a comment made by the City staff at the meeting held at the Beatley library that everyone should be able to live in a "nice neighborhood." I don't disagree. But the answer is to make our less "nice" neighborhoods more "nice" by devoting the City's resources to improving our infrastructure, tree canopy, schools and quality of life. Destroying our "nice" neighborhoods serves no one's interests.

Thank you for your consideration.

Joe Markoski

Service Department

Mayor & City Council

Service Request
Comments

ServedP

Selected Location

SLA Information

Expected Start Date	10/24/2023 3:15 PM	Date/Time Opened	10/24/2023 3:15 PM
Expected Date/Time	10/31/2023 3:15 PM	Updated Date/Time	10/25/2023 9:38 AM
SLA Status	Met	Date/Time Closed	10/25/2023 9:38 AM

Contact Information

Contact Name	Joseph Markoski	Contact Phone	+1 (703) 683-0532
Account Name	Customer	Contact Email	joseph.markoski@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

fair balance of our new status as a very transit friendly district with the needs of neighbors with mobility issues (as well as those with electric vehicles in need of safe places to charge). Especially given our concerns about water issues in Del Ray, the idea that paving two parking spaces minimum per unit in perpetuity is required or a net positive for the neighborhood is highly questionable in my view.

It goes without saying that if those were the only two major changes, our initial proposal supported allowing the construction of up to four units within the current building envelope. This stands to reason, since we already have units exactly like that here, and they are a part of the already awesome fabric of Del Ray. I would strongly urge council to allow as many neighborhoods as possible to enjoy this way of living. (Frankly, my jaw dropped when I realized there was even a proposal on the table that would allow that in R2-5 but not someplace with much larger lots like R20(!), R12, R8, R5, etc. - I tried to get some sarcastic language about letting other neighborhoods with larger lots have neighbors too into the final draft but was overruled by my cooler headed colleagues).

Anyway, unfortunately, that's not the letter you're going to get from us after the amendment process and final membership vote played out. But it is the letter I wish you could have received, because I think it would have been a credit to the levelheadedness and thoughtfulness of our neighborhood. Sending the thoughts in this way *completely as a private citizen and in no way representing the association* instead.

Thank you for the work you're doing on this issue

Service Department Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date 10/24/2023 10:43 AM

Date/Time Opened 10/24/2023 10:43 AM

Expected Date/Time 10/31/2023 10:43 AM

Updated Date/Time 10/24/2023 1:47 PM

SLA Status Met

Date/Time Closed 10/24/2023 1:47 PM

Contact Information

Contact Name Elena Hutchison

Contact Phone +1 (415) 596-7217

Account Name Customer

Contact Email ecaudle@gmail.com



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Case: 23-00041287

Case Owner	All Members COUNCIL	Service Request Id	23-00041287
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 City Council Members,</p> <p>I am writing as an active member of the Del Ray Citizens Association Board, but I want to be very clear that this letter reflects my personal views and should not be taken as reflecting the views of the association in any way. You have recently received a letter from the DRCA expressing the opinions of membership following our special meeting to discuss the Zoning for Housing proposals.</p> <p>First, I want to align myself to the statements made by my friends and neighbors, Elena Hutchison and Tim Laderach, about the thoughtful process of the DRCA Land Use Committee. Through thorough analysis we landed on a compromise position that moved the LUC solidly in the direction of the DRCA supporting more housing and less parking, and it's unfortunate that our association letter does not reflect that compromise.</p> <p>Thus, as a citizen of Alexandria, a member of the YIMBYs of Northern Virginia, and a person affected by the region's high housing costs, I want to encourage three main points as this proposal comes to the planning commission and city council:</p> <p>1) Maximize small apartments and townhouses across Alexandria – we're calling this "legalize Del Ray," and I'd specifically point to my street, Cliff St. as an example of what we would like to encourage. I live in a 2 bedroom duplex, next to a mansion on one side and a bungalow on the other, across from the Del Ray Gardens apartments. We have a row of townhouses down the street. It's fantastic – you can be a part of the neighborhood at many price points.</p> <p>2) Reduce or repeal parking mandates to the greatest extent possible – my family is a one car family and we regularly take transit or our e-bike. For our sustainable</p>	SR Ext ID	

future, reducing parking mandates will directly lower the costs required to develop any housing type.

3) Allow more housing in enhanced transit areas – this one is self-explanatory, so my only note here is that my house is in fact not in an enhanced transit area, but I can make it from my door to the platform of Braddock Road metro in 7 minutes using Capitol Bikeshare. I'm a frequent metro commuter and seated in my office in downtown DC in under half an hour. That's some great transit and I encourage more homes in this area so that we don't have to cut down as many trees in Prince William and Spotsylvania to house DC's workers.

Last, I'd encourage this to go forward as one up or down vote so as not to water down any of the proposal. Alexandria is a vibrant and growing city, and Zoning for Housing will cement the city's strengths for years to come. I look forward to seeing the final proposal and supporting Zoning for Housing through the Planning Commission and Council processes.

Sincerely,
James Miceli
102A E Cliff St

Service Department Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date 10/27/2023 9:06 AM

Date/Time Opened 10/27/2023 9:06 AM

Expected Date/Time 11/3/2023 9:06 AM

Updated Date/Time 10/27/2023 9:17 AM

SLA Status Met

Date/Time Closed 10/27/2023 9:17 AM

Contact Information

Contact Name James Miceli

Contact Phone +1 (973) 919-1388

Account Name Customer

Contact Email jammic@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: 23-00041293

Case Owner	Planning & Zoning PZ	Service Request Id	23-00041293
Subject	PZ-Planning and Zoning General Comments, Complaints, and Inquiries	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	Phone	SR Ext ID	
Service Department	Planning & Zoning	Service Request Comments	Manually Reallocated Case - india.powell@alexandriava.gov - 10/27/2023 10:09:35 AM - Reallocate for review
Description	<p>Hello Planning Committee and City Council – We are generally informed as to Alexandria city developments. However, the initiative titled Zoning for Housing/Housing for All is quite confusing. The staff report for the November 1, 2023, alone is 142 pages. As a citizen it is very difficult to assess the changes and impacts of this initiative.</p> <p>Overall, if understood correctly, the concept is to enable the creation of 3,000 additional housing units over the 10-year period (2020-2030) with 75 percent (2,250) recommended to be affordable for households of low-to moderate-incomes and located near activity and transit centers. This increase is over the 8,000 units projected in this time under existing conditions.</p> <p>If the City now has 80,000 households the 3,000 additional units allocated through the Regional Housing Initiative would be approximately a 3% increase in total households, or .3% per year for the 10-year period.</p> <p>Some of the questions are:</p> <ul style="list-style-type: none"> • Why does the City of Alexandria need to “broaden its toolbox” to the extent of a 142-page Master Plan/Zoning Text Amendment (2023-00005 and 2023-00007) to accommodate a .3% annual increase beyond the expected organic growth of housing in the City? And why is it not focused on “activity and transit centers?” • Why did the City not share the extent of the expected Zoning changes (and associated costs) with the citizens before agreeing to the Regional Housing Initiative? • Why hasn’t the City provided a full, understandable explanation of these 	Post Tags	

changes to the citizens of Alexandria?
 What does it mean to citizens/residents in various parts of the City?
 • Is there a clear explanation of the impacts to existing infrastructure (sewers, roads, schools – plus City services).
 o As we are all aware, the existing infrastructure of the City is in dire need of repair/replacement. On our block alone, the sewer is outdated and was slated for replacement in 2024 (is that still on track?). Other infrastructure initiatives have been cancelled over the years, such as the undergrounding of wire utilities.

The list could go on, but the message is that this initiative does not seem fully thought out. It seems to be using the Regional Housing Initiative as a red herring to allow the City to eliminate many zoning elements for the benefit of increased density and developer's wish lists.

If the .3% increase in housing is the true goal, please develop a simple plan for accommodating this growth under existing zoning as well as within manageable infrastructure accommodations.

Thanks

Best regards,
 Harry
 Harry E. Mahon
 513 South Lee Street
 513harry@comcast.net

Selected Location

Sub-Status

SLA Information

Expected Start Date 10/27/2023 10:03 AM

Expected Date/Time 11/3/2023 10:03 AM

SLA Status On Time

Date/Time Opened 10/27/2023 9:38 AM

Updated Date/Time 10/27/2023 10:09 AM

isCaseEscalated

Date/Time Closed

Contact Information

Contact Name Harry Mahon

Account Name Customer

Contact Phone +1 (703) 785-8445

Contact Email 513harry@comcast.net

311 Files



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Case: 23-00041319

Case Owner	All Members COUNCIL	Service Request Id	23-00041319
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 do not support the proposed changes to single-family zoning in Alexandria. We do not need more density in Alexandria. Adding density will not solve affordable housing issues. Alexandria has a far smaller percentage of single family residential zoning than neighboring Arlington. We are far more dense than our neighbors in the region. It is not our responsibility to solve the affordable housing problems in the region by becoming even more densely populated. My children have attended and currently attend ACPS schools. They are overcrowded and under-resourced compared to Fairfax and Arlington. We don't need additional density adding to the school population. Moreover, adding more housing doesn't make it affordable, just like adding more lanes on the highway doesn't alleviate traffic. Additional density in already popular neighborhoods will just lead to more housing that remains expensive. A multifamily unit on a formerly single family lot in Del Ray, e.g., will just have multiple expensive housing units instead of just one expensive house. Please don't rush through these misguided changes.</p>	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	10/27/2023 12:31 PM	Date/Time Opened	10/27/2023 12:31 PM
Expected Date/Time	11/3/2023 12:31 PM	Updated Date/Time	10/27/2023 12:31 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	James O'Brien	Contact Phone	+1 (703) 567-4643

Account Name Customer

Contact Email jcobrien71@gmail.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 | 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: 23-00041293

Case Owner	All Members COUNCIL	Service Request Id	23-00041293
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 Planning Committee and City Council – We are generally informed as to Alexandria city developments. However, the initiative titled Zoning for Housing/Housing for All is quite confusing. The staff report for the November 1, 2023, alone is 142 pages. As a citizen it is very difficult to assess the changes and impacts of this initiative.</p> <p>Overall, if understood correctly, the concept is to enable the creation of 3,000 additional housing units over the 10-year period (2020-2030) with 75 percent (2,250) recommended to be affordable for households of low-to moderate-incomes and located near activity and transit centers. This increase is over the 8,000 units projected in this time under existing conditions.</p> <p>If the City now has 80,000 households the 3,000 additional units allocated through the Regional Housing Initiative would be approximately a 3% increase in total households, or .3% per year for the 10-year period.</p> <p>Some of the questions are:</p> <ul style="list-style-type: none"> • Why does the City of Alexandria need to “broaden its toolbox” to the extent of a 142-page Master Plan/Zoning Text Amendment (2023-00005 and 2023-00007) to accommodate a .3% annual increase beyond the expected organic growth of housing in the City? And why is it not focused on “activity and transit centers?” • Why did the City not share the extent of the expected Zoning changes (and associated costs) with the citizens before agreeing to the Regional Housing Initiative? • Why hasn't the City provided a full, understandable explanation of these changes to the citizens of Alexandria? What does it mean to citizens/residents in various parts of the City? 		
		Post Tags	

- Is there a clear explanation of the impacts to existing infrastructure (sewers, roads, schools – plus City services).
 - o As we are all aware, the existing infrastructure of the City is in dire need of repair/replacement. On our block alone, the sewer is outdated and was slated for replacement in 2024 (is that still on track?). Other infrastructure initiatives have been cancelled over the years, such as the undergrounding of wire utilities.

The list could go on, but the message is that this initiative does not seem fully thought out. It seems to be using the Regional Housing Initiative as a red herring to allow the City to eliminate many zoning elements for the benefit of increased density and developer's wish lists.

If the .3% increase in housing is the true goal, please develop a simple plan for accommodating this growth under existing zoning as well as within manageable infrastructure accommodations.

Thanks

Best regards,
 Harry
 Harry E. Mahon
 513 South Lee Street
 513harry@comcast.net

Selected Location

Sub-Status

SLA Information

Expected Start Date	10/27/2023 9:38 AM	Date/Time Opened	10/27/2023 9:38 AM
Expected Date/Time	11/3/2023 9:38 AM	Updated Date/Time	10/27/2023 9:39 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	Harry Mahon	Contact Phone	+1 (703) 785-8445
Account Name	Customer	Contact Email	513harry@comcast.net

311 Files



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Case: 23-00041224

Case Owner	All Members COUNCIL	Service Request Id	23-00041224
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 let the city council and the mayor know I am opposed to the zoning changes they are recommending so that developers can continue to build in our community making it more congested, a harder place to educate kids, more densely populated and so on. The premise is to provide more affordable housing but by the nature of our proximity to DC and Northern VA, the housing will always be costly. I think it's too much development too fast. We have already seen large amounts of Alexandria developed and not very well I might add, over the past 10 years. It's enough! Slow down. Let us enjoy our community not fight to get in and out of it, go to the store, educate our kids... Please work on creating more opportunities to have good paying jobs, that would be step number one.</p>		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/26/2023 2:30 PM	Date/Time Opened	10/26/2023 2:30 PM
Expected Date/Time	11/2/2023 2:30 PM	Updated Date/Time	10/26/2023 2:38 PM
SLA Status	Met	Date/Time Closed	10/26/2023 2:38 PM
Contact Information			
Contact Name	amy biondi	Contact Phone	+1 (571) 242-3345
Account Name	Customer	Contact Email	amybiondi@hotmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	



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Case: 23-00041417

Case Owner	All Members COUNCIL	Service Request Id	23-00041417
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 with respect the Zoning for Housing proposals	Post Tags	
Selected Location			
Sub-Status			

SLA Information

Expected Start Date	10/29/2023 9:24 AM	Date/Time Opened	10/29/2023 9:24 AM
Expected Date/Time	11/3/2023 9:24 AM	Updated Date/Time	10/29/2023 9:30 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	Braden Goetz	Contact Phone	+1 (703) 683-1865
Account Name	Customer	Contact Email	jonquest@comcast.net

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File Links

Filename	Label	Description	Tags	Is Private?	URL
ZFH.doc	Views on		Create		https://alex311.my.salesforce.com/sfc/dist/version/download/?oid=00D1U000000tpPp&ids=0686T00000U2PtQAN&d=/a/6T000000

[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, 10/29/2023 9:24 AM

Service Type Version SRTV-00000094



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Case: 23-00041440

Case Owner	All Members COUNCIL	Service Request Id	23-00041440
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 opposed to changes in single family housing zoning. Allowing developers to tear down existing modest single family homes to build just as expensive (if not more expensive because they would be brand new) multiplexes does nothing to improve the affordability of Alexandria. Additionally, these additional units would further strain existing infrastructure, reduce green space, and increase enrollment at already overcrowded schools.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	10/29/2023 5:44 PM	Date/Time Opened	10/29/2023 5:44 PM
Expected Date/Time	11/3/2023 5:44 PM	Updated Date/Time	10/29/2023 5:45 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Christina Bruegger	Contact Phone	+1 (412) 721-4843
Account Name	Customer	Contact Email	magpie0919@gmail.com

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File Links

Filename	Label	Description	Tags	Is Private?	URL	Created Date
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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

Geo Layers



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Case: 23-00041484

Case Owner	All Members COUNCIL	Service Request Id	23-00041484
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 opposed to changes in zoning for single family houses because. . . .	Post Tags	

. . . . population and density increases in my neighborhood would require perhaps a dozen new schools, but we don't have the land where we can build them. Plus, we already don't have enough full-time teachers at my childrens' schools.

. . . . There would also be very significant infrastructure costs for roads and water, wastewater and stormwater systems. We taxpayers are already burdened by the cost of such projects due to increased density. The limits of the city's borrowing capacity are already being tested.

Selected Location

Sub-Status

SLA Information

Expected Start Date 10/30/2023 9:42 AM

Expected Date/Time 11/6/2023 8:42 AM

SLA Status On Time

Date/Time Opened 10/30/2023 9:42 AM

Updated Date/Time 10/30/2023 9:42 AM

isCaseEscalated

Date/Time Closed

Contact Information

Contact Name Mary Dietrich

Account Name Customer

Contact Phone +1 (571) 296-8937

Contact Email maryleahdietrich@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: 23-00041498

Case Owner	All Members COUNCIL	Service Request Id	23-00041498
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 interested to find out how many town houses or affordable use apartments you will approve to be built where the current fountain is located at city hall. That is not a good use of space as a fountain, as it requires considerable tax dollars to maintain. It would make sense to add housing to that location, because it is prime real estate, it is a walkable area, there are stores and rapid transit nearby.		Post Tags
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	10/30/2023 10:38 AM	Date/Time Opened	10/30/2023 10:38 AM
Expected Date/Time	11/6/2023 9:38 AM	Updated Date/Time	10/30/2023 10:38 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Thinkin Outside-Box	Contact Phone	+1 (703) 283-7153
Account Name	Customer	Contact Email	rookie_k@hotmail.com

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Case: 23-00041626

Case Owner	Planning & Zoning PZ	Service Request Id	23-00041626
Subject	PZ-Planning and Zoning General Comments, Complaints, and Inquiries	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	Phone	SR Ext ID	
Service Department	Planning & Zoning	Service Request Comments	Manually Reallocated Case - melissa.douglas@alexandriava.gov - 10/30/2023 18:29:43 PM - Reallocate for Zoning
Description	Attached is a letter (sent in two different formats) regarding the "Zoning for Housing/Housing for All" proposal.	Post Tags	
Selected Location			
Sub-Status			

SLA Information

Expected Start Date	10/30/2023 6:29 PM	Date/Time Opened	10/30/2023 5:09 PM
Expected Date/Time	11/6/2023 5:29 PM	Updated Date/Time	10/30/2023 6:29 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	Moira Buzby	Contact Phone	+1 (703) 837-9781
Account Name	Customer	Contact Email	thebuzbys@comcast.net

311 Files

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File Links

	Filename	Label	Description	Tags	Is Private?	URL
Edit	Alex. Plan. Comm. Letter on Zoning.d ocx			Create		https://alex311.my.salesforce.com/sfc/dist/version/download/?oid=00D1U000000tpPp&ids=0686T00000U2YQ0QAN&d=/a/6T0/
Edit	Alex. Plan. Comm. Letter on Zoning.p			Create		https://alex311.my.salesforce.com/sfc/dist/version/download/?oid=00D1U000000tpPp&ids=0686T00000U2YPgQAN&d=/a/6T0/

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, 10/30/2023 5:09 PM	Service Type Version	SRTV-00000208
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October 30, 2023

Dear Mr. Chairman and Members of the Alexandria Planning Commission,

I am writing to register my strong opposition to the “Zoning for Housing/Housing for All” initiative to eliminate single family zones in the city of Alexandria.

Single family homes are significantly underrepresented in our city’s housing stock. Of the 84,000 housing units in the city, only about 9,000 are single family homes. Alexandria has a lower proportion of single family homes than most big cities in the US, including Washington, DC. Currently, single family homes are already being torn down (such as the Upland Park and the Wythe at Braddock Metro projects) to make room for townhouses and multi-family units. Further reductions to this supply will raise prices as families compete for a smaller inventory of these homes or force them to relocate outside the city in search of this housing option.

Single family homes occupy a small percentage of Alexandria’s land. Only about 30% of Alexandria is zoned for single family housing. This land is also used by churches, schools, cemeteries, parks, and large private institutions. Therefore, the actual proportion of single family zones populated by a single family house is much smaller. The city should preserve these communities and shield them from zealous redevelopment and homogenization. The city should protect the unique character of diverse neighborhoods throughout the city — including single family neighborhoods — in order to attract and retain residents who value a variety of housing options and neighborhoods.

Eliminating single family zoning will not achieve affordability. Conversely, it will make single family homes more expensive as the supply dwindles and homeowners factor in the prospect of redevelopment into their sales price. It will also demolish modest single family homes as they are purchased by developers for duplexes, triplexes and quadplexes. A study published in the *Journal of American Planning Association* found that the 2018 Minneapolis law eliminating single family zoning resulted in a 5% increase in the price of housing units in the following year.

Eliminating single family zoning will not broaden access to single family neighborhoods. It is clear that this particular zoning initiative is not designed to be a genuine solution to a housing problem. The 15-17 estimated new units each year, which would be available at market rate, do nothing to make single family neighborhoods more accessible. The plan is simply a land-grab for lawmakers to hand over to developers under the guise of equity. In fact, developers are likely to profit even more in the future as existing safeguards (like lot size, setbacks, open space, floor area ratio and tree canopies) are sacrificed for even further density.

Alexandria already has tools to construct housing without dismantling existing single family zoning. In the past ten years, 11,600 housing units were built within the city boundaries and thousands more are in the pipeline under current zoning rules. *Alexandria Living’s* recent article titled, “Alexandria Under Construction” details 36 construction projects underway totaling more than \$1 billion. At least 30 of these projects include new multi-family residences. In 2021, the city approved an accessory dwelling unit policy effectively allowing for two homes on each property in single family neighborhoods. Further changes are not needed to construct housing units.

The single family zoning initiative in the “Housing for Zoning/Zoning for All” plan is misguided and unwarranted. I urge you to remove this initiative from the package of zoning changes for the good of existing residents, constituents and taxpayers who make their home in Alexandria single family neighborhoods. Their interests deserve the protection and support of their local government over that of developers, special interest groups and those who live outside our city limits.

Sincerely,

Moira Buzby
308 Mansion Drive
Alexandria, VA. 22302

cc: Alexandria City Council Members

October 30, 2023

Dear Mr. Chairman and Members of the Alexandria Planning Commission,

I am writing to register my strong opposition to the “Zoning for Housing/Housing for All” initiative to eliminate single family zones in the city of Alexandria.

Single family homes are significantly underrepresented in our city’s housing stock. Of the 84,000 housing units in the city, only about 9,000 are single family homes. Alexandria has a lower proportion of single family homes than most big cities in the US, including Washington, DC. Currently, single family homes are already being torn down (such as the Upland Park and the Wythe at Braddock Metro projects) to make room for townhouses and multi-family units. Further reductions to this supply will raise prices as families compete for a smaller inventory of these homes or force them to relocate outside the city in search of this housing option.

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Eliminating single family zoning will not achieve affordability. Conversely, it will make single family homes more expensive as the supply dwindles and homeowners factor in the prospect of redevelopment into their sales price. It will also demolish modest single family homes as they are purchased by developers for duplexes, triplexes and quadplexes. A study published in the *Journal of American Planning Association* found that the 2018 Minneapolis law eliminating single family zoning resulted in a 5% increase in the price of housing units in the following year.

Eliminating single family zoning will not broaden access to single family neighborhoods. It is clear that this particular zoning initiative is not designed to be a genuine solution to a housing problem. The 15-17 estimated new units each year, which would be available at market rate, do nothing to make single family neighborhoods more accessible. The plan is simply a land-grab for lawmakers to hand over to developers under the guise of equity. In fact, developers are likely to profit even more in the future as existing safeguards (like lot size, setbacks, open space, floor area ratio and tree canopies) are sacrificed for even further density.

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The single family zoning initiative in the “Housing for Zoning/Zoning for All” plan is misguided and unwarranted. I urge you to remove this initiative from the package of zoning changes for the good of existing residents, constituents and taxpayers who make their home in Alexandria single family neighborhoods. Their interests deserve the protection and support of their local government over that of developers, special interest groups and those who live outside our city limits.

Sincerely,

Moira Buzby
308 Mansion Drive

Alexandria, VA. 22302

cc: Alexandria City Council Members



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Case: 23-00041674

Case Owner	Planning & Zoning PZ	Service Request Id	23-00041674
Subject	PZ-Planning and Zoning General Comments, Complaints, and Inquiries	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	Phone	SR Ext ID	
Service Department	Planning & Zoning	Service Request Comments	Manually Reallocated Case - stephanie.cruz2@alexandriava.gov - 10/31/2023 10:36:26 AM - Reallocate for review
Description	Proposed Zoning Revisions	Post Tags	
Selected Location			
Sub-Status			

SLA Information

Expected Start Date	10/31/2023 10:35 AM	Date/Time Opened	10/31/2023 10:33 AM
Expected Date/Time	11/7/2023 9:35 AM	Updated Date/Time	10/31/2023 10:39 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	William Stone	Contact Phone	
Account Name	Customer	Contact Email	stonewj@verizon.net

311 Files

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File Links

	Filename	Label	Description	Tags	Is Private?	URL
Edit	zoning proposal .docx			Create		https://alex311.my.salesforce.com/sfc/dist/version/download/?oid=00D1U000000tpPp&ids=0686T00000U2cW2QAJ&d=/a/6T0000

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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

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, 10/31/2023 10:33 AM

Service Type Version SRTV-00000208

WILLIAM J. STONE
2428 Cameron Mills Rd.
Alexandria, VA 22302

October 31, 2023

Dear Mayor Wilson and Members of the City Council,

I am writing in opposition to the proposed elimination of single home zoning in the City of Alexandria, particularly as it would apply to the Braddock Heights-Beverly Hills neighborhood where my wife and I reside.

My wife and I have lived on our residence since 1979. We moved to the neighborhood because of its affordability and proximity to our jobs in DC. We have stayed in our "starter home" to raise our children and now to enjoy retirement. The City has grown substantially since the late 70s. For our first 20 years, the entire City had a small town feel with schools and athletics knitting the City's neighborhoods together. That's no longer the case citywide — with the huge growth of apartments, condominiums, and commercial areas — but our neighborhood retains its "small town vibe." We have had a good life in our home and would like our younger neighbors to continue to enjoy the same benefits.

As I understand the proposals, eliminating single family zoning in our neighborhood would allow, at a minimum, dual residences on a single plot, while preserving existing height and setback requirements. While a handful of such dual residence properties with such limitations would not have a substantial overall impact on the neighborhood — though it might dramatically and negatively affect adjoining homeowners — my chief concerns are competing proposals that would permit three, four, or more units on a single plot. By purchasing adjoining properties, a developer could construct multiple townhomes or small apartment buildings, a result that would change the nature of our neighborhood. I am also concerned that even if the City were to permit dual residences on a single lot, the slippery slope would lead (not might) to the permitting of larger number of units and less restrictive height limitations.

While I understand that Virginia, historically, has permitted racial covenants (and, I assume, ignored redlining or similar odious practices), these practices have long been outlawed. Unfortunately, the effects of these practices continue. Revisions to some aspects of the City's zoning code may ameliorate some of the adverse consequences of discrimination. However, I fail to see how eliminating single family zoning in my neighborhood would fulfill this purpose. Because of the proximity of our neighborhood to Washington DC and the costs of development, allowing further development will not "open" housing to anyone adversely affected by discrimination and will not promote economic diversity. For the past 20 or more years, only the relatively affluent have been able to purchase homes in this neighborhood. During this timeframe, money, not racial or ethnic considerations, has limited the pool of potential homeowners. Any

new residences in this neighborhood will only reflect the existing price structure—not change it.

I recognize that the City has many different neighborhoods, many with distinctive suburban characteristics, with others decidedly urban in nature. Most residents choose a neighborhood based on their own preferences and economic circumstances. While some people, for example, like the convenience and walkability (and historically affordability) of the wonderful neighborhood of Del Ray, I prefer the relative quiet and open spaces in my neighborhood. I prefer a neighborhood without commercial development or the density of townhouses or apartment buildings. In my opinion, the City should not force upon its residents a type of neighborhood at odds with their preferences or a zoning proposal that ignores economic realities.

I hope you will consider my comments in support of preserving the suburban character of my neighborhood as you also consider views of other Alexandria residents, from this neighborhood and others, who may have a different take on the zoning proposals. I generally oppose any zoning changes that will increase the City's density, but I do not object to changes that are supported by residents of the neighborhoods affected.

Respectfully submitted,

William J. Stone



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Case: 23-00041687

Case Owner	All Members COUNCIL	Service Request Id	23-00041687
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 city claims that adding thousands of new units will make the city more affordable, but the City added about 11,000 rental units between 2012 to 2022 and housing did not become more affordable. What did occur was a disproportionate increase in school enrollment, violent crime, and emergency police and medical calls for service, more water main breaks, flooding and traffic congestion. More housing in single family neighborhoods will only make these problems worse. Deal with today's problems in the City today instead of creating more problems for the future.</p> <p>... All of this will lead to continued reduction of our quality of life, reduction in green space, tree canopy, air quality and increase our already high property taxes.</p> <p>....zoning changes in the city will make it easier for developers to build "by right," and thereby eliminate our right to know of and question what's happening in our neighborhood.</p>		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/31/2023 12:00 PM	Date/Time Opened	10/31/2023 12:00 PM
Expected Date/Time	11/7/2023 11:00 AM	Updated Date/Time	10/31/2023 1:04 PM
SLA Status	Met	Date/Time Closed	10/31/2023 1:04 PM
Contact Information			
Contact Name	Mary Dietrich	Contact Phone	+1 (571) 296-8937

Account Name Customer

Contact Email maryleahdietrich@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: 23-00041545

Case Owner	All Members COUNCIL	Service Request Id	23-00041545
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 see attached for comments in support of Zoning for Housing proposals from the Alexandria hub of Faith Alliance for Climate Solutions.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	10/30/2023 12:29 PM	Date/Time Opened	10/30/2023 12:29 PM
Expected Date/Time	11/6/2023 11:29 AM	Updated Date/Time	10/30/2023 12:37 PM
SLA Status	Met	Date/Time Closed	10/30/2023 12:37 PM
Contact Information			
Contact Name	Matthew Charpentier	Contact Phone	+1 (703) 650-8443
Account Name	Customer	Contact Email	matthew.charpentier@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	Tags	Is Private?
Edit	FACS Z4H Letter October 2023.pdf			Create	!

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Related Parent Requests

Parent Case

Duplicate Parent

Transfer Parent

Legacy Information

LegacyId

Problem Code

Problem Description

System Information



October 30, 2023

Mayor Wilson, City Council, and Planning Commission
City of Alexandria, Virginia

Re: Please support proposed Zoning for Housing/Housing for All reforms

Dear Mayor Wilson, City Council members, and Planning Commissioners:

I'm writing to express the support of the Alexandria Hub of Faith Alliance for Climate Solutions for the proposed Zoning for Housing/Housing for All reforms currently proposed by City staff. We are people of faith from Alexandria neighborhoods and congregations focused on equitable local solutions to the climate crisis. Our hub includes members from over 15 congregations and nonaffiliated city residents.

1. The City's Energy & Climate Change Action Plan recommends Zoning for Housing

The connection between zoning reform and climate policy is clear and outlined in Alexandria's own Energy and Climate Action Plan, which states that the city's climate goals can "be supported through land use change policies, allowing for more dense housing infrastructure, encouraging the development of mixed-used neighborhoods, supporting transit-oriented development efforts, and/or reducing or eliminating parking minimums in specific areas." By creating walkable neighborhoods, building density near transit and helping people afford housing closer to their places of work, we can help reduce Alexandria's greenhouse gas emissions.

2. Zoning for Housing is a climate solution with significant equity and health benefits

This is also a climate solution that has significant co-benefits for equity. The city's Energy and Climate Action Plan specifically looks for "actions that support social and other quality-of-life benefits (e.g., reduced traffic congestion, increased opportunities for socioeconomic mobility)" including asking "Does an action reduce the housing burden across communities?" To the extent that denser housing, housing closer to jobs and walkable neighborhoods all reduce transportation-related air pollution, there will be a significant health benefit for Alexandrians and our neighbors. There will be fewer new cases of asthma in children and fewer heart attacks and strokes in adults.

3. Continue and boost the work to create dedicated and deeply affordable homes

We believe that more work is needed in addition to the proposed reforms to preserve market-rate affordable housing, add more dedicated affordable units and address housing equity in the city, but these modest zoning reform proposals will help create more homes and a greater diversity of housing types for Alexandria residents and workers.

4. Adopt the more effective Single-Family Zone options #2 and #3 developed by staff

For the Expanding Housing Opportunities in Single-Family Zones, FACS Alexandria Hub supports the more effective options prepared by staff:

- Option 2 (allowing 3- to 4-unit developments in more zones)
- Parking Option 3, which removes costly and unnecessary minimum parking requirements near transit.

The staff proposals overall are incremental and protect the character of the city and its neighborhoods. We believe that more will need to be done, but the plan to pass this modest reform and revisit the strategies in two years is a sound strategy. We strongly support the passage of the Zoning for Housing proposals.

Thank you,

Matthew Charpentier
401 E Alexandria Ave. Apt. 302, Alexandria, VA 22301
FACS Alexandria Hub Co-Coordinator

Cc: Ryan Freed, Climate Action Officer, City of Alexandria