

From: [Kim Burstein](#)
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Regarding Rezoning #2025-0004
Date: Tuesday, December 9, 2025 7:24:52 AM
Attachments: [image0.png](#)

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Good morning,

I am a resident at 526 S. Alfred St, and I wanted to express my issue with the plans by Alfred Street Baptist Church and the Community Builders, Inc. I know they have a meeting before the City Council on December 13.

Currently, construction has been underway for years for the Heritage Development project across the street. I tried to voice my concerns about its height and density, but my thoughts were excluded. Now, this new plan aims to redevelop Old Towne West into another complex of four stories, while my house is only two stories high, changing the entire look and feel of the neighborhood. More importantly, I haven't seen or heard of any plans for the City to address issues surrounding all of these redevelopments in regards to traffic, schools, sewage impact, etc. I can't imagine what the traffic will look like on South Alfred once the Heritage is open. Once Old Towne West also has traffic dumping onto the same street, it will be impossible gridlock. I'm imploring City Council to think about the larger picture before they approve these rezoning and special unit permits.

Attached is a letter to the editor I wrote to the Alexandria Times that was published in the October 30 edition regarding my opposition to these redevelopments without taking into account community feedback.

I fully support affordable housing, but I kindly request that the City consider scaling back the height of this project to fall more in line with the rest of the neighborhood. It would be beneficial to all of Old Town if there are other areas of the city where affordable housing is constructed without having it all concentrated in this southwest quadrant.

Thanks for your consideration.
Best regards,
Kim Burstein



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From: [E. carol Talley](#)
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Written Statement or speaking at Public Hearing for Old Town West III. Affordable Housing
Date: Thursday, December 11, 2025 7:51:37 PM

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ATTN: City Clerk

To the City Clerk,

My Name is Ethel C. Talley,
And I live on the property at Old Town West III at 500 S. Alfred Street, Alexandria Virginia 22314.
And I have been a member at Alfred Street Baptist Church (ASBC) since 2012.

**Re: Affordable Housing: Redevelopment of Old Town West III
1st Phrase**

I would like to add a written statement for the Public Hearing Meeting on Saturday, December 13, 2025. at 9:00 am.- 3:00 pm.
I dont know where the docket number is for this public hearing. I did register for the zoom meeting,
This is for the redevelopment of Old Town West III.(OTW) Affordable Housing with Alfred Street Baptist Church (ASBC) and it's Stakeholders.

1.) ASBC Relocation Plan, Process, and temporary Housing locations for residents

I am asking for the The City Council & Alfred Street Baptist Church , please consider that these factors are added into consideration with the relocation plan, process and temporary housing locations for OTW residents. With the given information this will avoid any unnecessarily or overwhelming financial hardship on the OTW residents during the temporary housing relocation process during the redevelopment of OTW Town homes while adding additional affordable units.

Right now OTW Residents only pay rent and electric. Other residential properties may require ;in addition to rent, and electric gas, water, sewer, trash, parking, and other amenities. Some even include some in the rent and the rent is not consider paid; if the utilities or the Comcast is not paid with the rent. Some of these residents are on SSI less than \$1,000 a month, or a retirement check , or low hourly wages, or income. (yes you know we are low income residents) Although there are some market renters on the property. I too was once a market renter as a former government employee of twenty years my only income with be a CSRS retirement pension soon. We will not be able to afford these additional utilities and amenities during this temporary relocation process; if these factors are not taken into consideration.

2.) Water Levels

I also would like to add to have ASBS and its stakeholders consider having another Geotechnical/Civil Engineer check the groundwater tables; if that has n't already been done. I think we had someone drill holes in the ground and during that time the ground was really watery and muddy, and several trees have sunk into the ground. The water levels may be higher now since previous reported.

Thank you for your consideration,

Ethel Talley
City of Alexandria resident, OTW resident and member of ASBC
(571)645-3037 cell
e.caroltalley@yahoo.com

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