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15 June 2024

Mayor Wilson, Vice Mayor Jackson, and members of Council,

As the Alexandria leadership team for YIMBYS of Northern Virginia, we enthusiastically support the residential development at 6101 and 6125 Stevenson Avenue. Alexandria desperately needs more homes to support everyone who works and goes to school in our region. This project will replace an underutilized 1980s office building and surface parking lot with 270 desperately needed new homes, located close to the jobs and amenities coming to the Landmark Mall redevelopment.

The development will contain 23 committed affordable units, including four deeply affordable units at 40% AMI, and it will also contribute more than \$400,000 to Alexandria's Housing Trust Fund, while the increased supply of market-rate apartments will help keep older apartment buildings in Landmark affordable.

The project will also benefit the whole neighborhood with a substantially improved sidewalk and new bike lane.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Luca Gattoni-Celli, Peter Sutherland, Stephanie Elms, and Trip Hook
YIMBYS of Northern Virginia Alexandria leads

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Members of Council,

My name is on the YIMBY letter, but I also want to share my personal comments as a homeowner in Landmark on the 6101/6125 Stevenson Ave development. Unfortunately, I won't be able to testify in person on Saturday. I live $\frac{3}{4}$ of a mile from the site, and I'm so excited to see 270 badly needed new homes in my neighborhood, especially as they are located close to the jobs and opportunities coming to the Landmark Mall redevelopment. I'm also excited that it will be more enjoyable to walk and bike on Stevenson Ave with the sidewalk improvements and new bike lane.

It's great to see my neighborhood contributing to addressing our regional housing crisis between this development, Landmark Mall, Landmark Overlook and Vulcan Materials. There are many older apartment and condo buildings in Landmark, and it's important to continue to build new housing so that the older buildings remain affordable. I was fortunate to find a wonderful condo I could afford here, which was not possible in Fairfax County, and we need to keep building homes to ensure that the people who work in our region can continue to rent and buy homes in Alexandria. I urge you to vote yes on this development, and on future opportunities that come before you to allow homes in Landmark and throughout Alexandria.

Thank you for all you do,
Phoebe Coy

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Dear Committee Members,

I would like to express my objection to the proposed development of 270 newly built apartment units on 6101 and 6125 Stevenson Avenue, in Alexandria, VA.

The reason for my objection is that this area is already over built, as there are no street parking available after certain hours, and another area where former Big Lots and previously CompUSA centers once stood there are plans to build more apartments there less than a 500 yards or so away, so combined with this new development, this area will resemble and give us a feeling of entrapment. Traffic congesting is already a concern as a lot of Edsall road traffic bypasses our area during the rush hour and for us who is travelling to work in the morning, getting out of this area and get to the other side of Duke Street is a big challenge as cars keep lining up to get to the 395 ramp. All this is in addition to the new Inova Hospital and additional buildings under construction where Landmark Mall used to be.

Getting out of my parking lot in the morning is getting more challenging with each passing day. A few trees that we have left around our building might be cut out due to this newly proposed development, where we take our dogs to a walk, and where also the kids can play as we have less and less space for them in our neighborhood now, unless you hop on your car and take them to a mall somewhere, which with all the traffic on the roads does not make a lot of sense. Also, the wildlife that visits those trees will suffer once they are cut down and leave the arid land behind and no chance to take a break under a tree unless you drive somewhere 10 miles or more away. I am also concerned about all this poisonous construction dust settling into our homes, balconies, and negatively impacting our health as I see from Inova Hospital construction site, sometimes those dust clouds flying up and descending onto our area. These construction sites already negatively impacting our environment, and our health and with the approval of 6101, 6125 developments, the area will soon be too densely populated, stressing us even more, and will cause stress related health issues to us and to our environment.

I am not sure why every commercial building needs to be turned into residential building, even though they say after the pandemic commercial buildings not on demand, but what happens if a new business wants to open, and needs an office space, how they will find a space to lease if there are no more office space is left in the city. I used to work at 6101 Stevenson Avenue a while back, and it is a beautiful commercial building with parking lots, and there are already some tenants in there as I cross the road there I see them, so I don't know why that needs to be changed to a residential building to bring more problems to our area with planning commission allowing the height of the building to be built to get increased to **85' tall** and we already feeling like we are being boxed up here.

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I am also concerned with all this activity going around our building, it is possible that the foundation of our own building could be impacted and compromised as I hear horror stories about similar issues happening in Washington, DC where a lot of new buildings being put up but some neighbors stating that overall stability of their building's foundation was negatively impacted.

As I mentioned, the poisonous construction dust is also becoming a major issue for our area as everybody around here is breathing that stuff in, especially during windy days as this dust gets carried and dumped on us.

So, considering all these negative impacts to our area's human population, to flora and fauna, I will ask you to please reconsider and **do not approve** this development permit and save our neighborhood from this agony and suffering for years to come.

I appreciate your time and I am sure you will make a decision to save our great west-end neighborhood.

Thank you very much!

Best Regards,

Ahmet T. Gerdaneri

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