



SHERWIN-WILLIAMS.

7 Great Valley Parkway
Suite 200
Malvern, PA 19355
(484) 913-2531 Office

January 3, 2025

Arlandria Center LLC
C/o Steve Weinstock
802 Holly Drive East
Annapolis, MD 21409-5518

Dear Mr. Weinstock,

Re: Sherwin Williams Store #703345-2, 3809 Mount Vernon Avenue, Alexandria, VA

I am writing to express our opposition to the proposed pilot program to create five on-street vending spaces on the east side of the 3800 block of Mount Vernon Avenue. While the intention to support local street vendors is commendable, we believe this initiative will negatively impact local businesses, including the Sherwin Williams Store.

First, the introduction of on-street vending spaces will significantly worsen the already problematic parking situation in the area. The 3800 block of Mount Vernon Avenue is a **busy** commercial zone with limited parking availability. Allocating these spaces for vending will reduce the number of parking spots for customers, leading to increased congestion and frustration among patrons who may choose to take their business elsewhere due to the inconvenience.

Secondly, the placement of vending spaces directly in front of storefronts/parking lots will obstruct business visibility and accessibility for businesses. Reduced storefront visibility can deter potential customers and negatively impact sales. Businesses rely on clear and unobstructed views to attract foot traffic, and any hindrance in this regard can be detrimental.

Thirdly, the increased pedestrian activity resulting from the vending spaces may pose safety concerns. The influx of pedestrians in an already congested area can lead to traffic hazards and accidents. The proposed plan does not adequately address these potential risks, which could have serious implications for both vendors and customers.

Moreover, the pilot program's implementation and vendor compliance with the proposed rules are unclear. There are concerns about vendors and their customers illegally parking in private lots, which is already an ongoing issue. The program's success relies heavily on strict enforcement and monitoring, which may not be feasible given the current resources especially on the weekends.

Considering these concerns, we urge you to oppose the proposed pilot program and explore alternative solutions that do not compromise the interests of local businesses and the community. We appreciate your attention to this matter and hope that a more balanced approach can be found.

Sincerely,

Joe Walsh
Vice President-Real Estate



January 8, 2025

MOM's Organic Market

3831 Mt Vernon Ave
Alexandria, VA 22305

Dear Mr. Weinstock,

I am writing regarding the proposed pilot to create on-street vending spaces. After reviewing the position outlined by Sherwin Williams, we want to express our full agreement and endorsement of their letter (see attached).

We share their concerns and oppose the pilot program. We believe this initiative will negatively impact our business and the surrounding retail ecosystem.

We appreciate your attention to this matter and urge you to reconsider the implementation of this pilot program. MOM's Organic Market remains committed to fostering a thriving local business environment. Thank you.

Best regards,

A handwritten signature in black ink, appearing to read "Scott Nash", written in a cursive style.

Scott Nash
Founder/CEO
MOM's Organic Market



Fwd: Planning and Zoning Meeting/Hearing

From Rose Ascencio <yourhome101@msn.com>

Date Wed 1/8/2025 5:05 PM

To Duncan Blair <dblair@landcarroll.com>; Steve Weinstock <weinstoc@his.com>

Please add this email letter to the others you have from Mom's and Sherwin Williams.

Sent from my iPhone

Begin forwarded message:

From: Rose Ascencio <yourhome101@msn.com>

Date: January 7, 2025 at 8:37:11 AM EST

To: Rose <yourhome101@msn.com>

Dear Members of the Planning and Zoning Committee,

I want to address the proposed change of use of a public street intended to relocate street vendors from sidewalks on Mt. Vernon Avenue, to the existing street parking spaces.

As a Salvadoran immigrant who believes in the American dream, I am deeply committed to ensuring that this dream is pursued through legal and responsible means. My family and I spent 18 months in Mexico awaiting asylum approval before we were granted legal entry into the United States. Upon arriving in Virginia, my parents worked multiple jobs to provide for our family and secure a safe and nurturing environment for my education. Their dedication instilled in me the values of hard work and compliance with the law.

While I respect the aspirations of individuals seeking to improve their circumstances, I am concerned about the implications of sanctioning the street vending program. It appears that the proposed changes will ultimately harm our community rather than benefit it. The lack of regulation of street vendors has persisted for far too long, and the city's response should not be to further protect those who operate outside of established laws. Cities such as Chicago, Miami, Los Angeles, and New York have recently intensified their regulations and elimination on street vending, highlighting the challenges that arise even in larger municipalities with greater resources. It raises concerns as to why our city, with its limited staffing and budget, would choose to take a different approach.

Feedback from clients and fellow business owners indicates that the presence of street vendors has led to a chaotic environment; the area appears disorganized and unsafe, with increased loitering contributing to a rise in crime. Over the past year alone, there have

been over 130 reported crime incidents on our 3800 Mt Vernon Avenue block. The chaotic presence of vendors enables individuals with malicious intent to blend in, posing a threat to established brick-and-mortar businesses. As a result, I have experienced a 60% decline in clientele due to safety concerns, compounded by the city's failure to enforce existing laws. This situation poses a significant threat to my business's sustainability, as well as the overall economic health of our shopping district. Letter #3

While I recognize the city's intention to support individuals seeking a livelihood, the implementation of this program disproportionately affects brick-and-mortar businesses within our community. Our area, Shirilagua, has served the Latin community since the early 1980s, hosting businesses (95% latin owned) that cater to its needs. The street vendors do not fulfill any unmet demands that our established businesses are not already addressing. These businesses contribute significantly to the local economy through taxes, permits, and fees, and operate under stringent regulations and oversight.

Furthermore, the proposal to eliminate parking spaces in an area already struggling with parking availability in favor of designated vending spots raises further concerns. I urge the city to consider alternative locations for street vendors, such as the farmers' market, where supervision and cleanliness can be maintained without further burdening local businesses.

The city's assurance of oversight for the pilot program is undermined by the history of non-compliance among street vendors with local regulations. It is inequitable for the city to prioritize the interests of street vendors at the expense of businesses that actively contribute to a well-ordered community. The presence of street vendors diminishes the appeal of our block and detracts from the shopping and dining experience for potential patrons.

In conclusion, I advocate for the preservation of our community's integrity and safety. Hard-working families deserve a secure and welcoming environment, regardless of income levels. Thank you for your consideration of my concerns regarding this matter.

Sincerely,
Rose Irurozqui
Fossal Inc.

Sent from my iPhone

January 8, 2025

Arlandria Center LLC

1725 DeSales Street, NW, Suite 900

Washington DC 20036

To Alexandria VA Planning Commission

We are writing to express our opposition to the street pilot program on the east side of the 3800 block of Mount Vernon Avenue. As shown in the staff plan in the Planning Commission docket presentation in item 4, there are 5 street vendor spaces to be placed in front of our property, 2 on the south side and 3 on the north side. Mount Vernon Avenue is a busy and congested street and these tables will increase said congestion. In particular truck access may be inhibited.

The plan shows the vendor tables in the street, which means the vendors will be in the street alongside buses and cars; and so will their customers who will be accessing the tables from the street side. This is not consistent with the Small Area Plan and endangers both the vendors and their patrons. Furthermore, there is minimal street parking for vendor customers.

Vendor tables and associated activity may obscure our retailer's storefronts. Reduced storefront visibility may result in fewer customers patronizing our stores negatively impacting sales. Ease of access and visibility are important to retailers.

Our retailers, El Cuscalatero, Sherwin Williams and Mom's have all expressed their concerns to you. We agree with their concerns. Please put the proposed pilot program on the shelf and explore alternative solutions.

Thank you,

Steve Weinstock, Managing Member

Arlandria Center LLC