

From: [KENNETH SHERWOOD](#)
To: [PlanComm](#)
Subject: [EXTERNAL]AlexWest Draft Small Area Plan
Date: Saturday, October 26, 2024 6:57:46 AM

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Dear Planning Commissioners,

I purchased my home in the Alexandria City section of Fairlington Villages on June 27, 1978, and have lived in my home since – forty-six wonderful years living in a peaceful oasis within which is found a large and well-maintained multiple brick 2-3 story building neighborhood nestled in a plethora of large, magnificent trees and beautiful plantings in an environment where residents live in individual, interpersonal and community harmony. It is an open, quiet, seemingly slow-paced neighborhood with a significant amount of natural scenic beauty. It is not uncommon to see the occasional fox, raccoon and even deer. Fairlington Villages has been designated one of Alexandria's seven National Register Historic Districts.

The proposed draft AlexWest Small Area Plans will bring a significant, devastating cityscape to King Street Area 2. This proposed cityscape of 10-12 story buildings giving permission to replace the remaining 4 low-rise buildings on King Street Area 2 negatively impacts the City's Fairlington residents living along King Street Area 2 – it will impact our day-to-day living. This is very disturbing. I don't believe that the city would consider doing anything like this for development adjacent along a 3-4 block portion nor partially adjacent to "old Town" Alexandria. "Why treat one of the City's "National Register Historic District" differently?"

The proposed plans for the 4-story Condominium and 150 Feet High Neighborhood Area 2 of multiple 150 feet high and 175 feet high with affordable housing filling in that area will turn that neighborhood into a mini cityscape like Crystal City, the new Pentagon City or Eisenhower, something it is currently not.

Fairlington Villages' requests of 60 Feet High buildings and with affordable housing 85 Feet High buildings on King Street Area 2 is a compromise and for the 150 feet High and 4-story Condominium Neighborhood (Area 2) – to build 150 feet high rises within the nature and character of the established residential neighborhood with affordable housing within the 150 feet height more than adequately describes the compromised vision as well as the concerns with the adjacent King Street (Area 2) and partial adjacent 4-story Condominium and 150 feet High Neighborhood (Area 2). The Alexandria residents living in Fairlington Village were told by City staff that they were stakeholders in developing the Plan. The decision about these two neighborhoods will dramatically impact us. My question is - "How can we be stakeholders if the concerns about these two neighborhoods that are adjacent to us and partially adjacent to us and will affect us not be included in this proposed plan?" Please give high consideration that the citizens living in this neighborhood are highly concerned that the City's proposal supports the evolution of King Street Area 2 and the 4-story condominium and 150 feet Height Neighborhood Area 2 into a cityscape or mini-cityscapes.

Regards,

KENNETH E. SHERWOOD
4912 28th Street South (A-2)

Arlington, VA, 22206-1423
571.317.5762

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From: [Erin Mackay](#)
To: [Justin Wilson](#); [Amy Jackson](#); [John Chapman](#); [Kirk McPike](#); [Canek Aguirre](#); [Alvia Gaskins](#); [Sarah Bagley](#); [PlanComm](#)
Cc: [Suzanne Derr](#); [Mark McHugh](#); [Kristine Devine](#); [Michele Griffin](#); [Karl Bach](#); [Regina Benavides](#); [Christine Macey](#)
Subject: [EXTERNAL]AlexWest Draft Small Area Plan
Date: Sunday, October 27, 2024 3:34:50 PM

Some people who received this message don't often get email from erinmackay@gmail.com. [Learn why this is important](#)

Dear City Council Members and Planning Commissioners,
I have owned a condo in Alexandria City of Fairlington Villages since 2012.

I have lived here much longer than anticipated, choosing in recent years to stay and raise my son as a single mom. The proximity to Shirlington and Washington, DC made it an easy decision in 2012, but I've stayed for the small neighborhood feel, the mature trees, and the relative quiet. I am grateful everytime I stare out (certain) windows and see nothing but leaves and sky.

While I support your efforts to build a multicultural and multilingual community and in particular to expand access to affordable housing, I write to oppose 10-12 story buildings on King Street; and a city setting on King Street and in nearby neighborhoods.

I'm grateful for your consideration and wish you luck planning a Community that can adapt to growth while maintaining the beauty and heart of the city of Alexandria.

Sincerely,
Erin A. Mackay

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From: [Suzanne Elliot](#)
To: [PlanComm](#)
Subject: [EXTERNAL]AlexWest Draft Small Area Plan -- second try
Date: Sunday, October 27, 2024 8:21:43 PM

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Dear Planning Commission Members,

* I am attempting to resend my previous email as it may have been truncated; I apologize.

I am writing in regards to the drafted plans for the AlexWest area, adjacent to Fairlington Villages. While I have lived in Northern Virginia for most of my life, I have spent the past 3.5 years as a resident in the Alexandria City section of Fairlington Villages and hope to stay. I was drawn to this neighborhood for its lush natural beauty including mature trees, the relative quiet, and proximity to the District and other parts of NoVA (e.g. Pentagon City, Old Town, Clarendon / Courthouse, and Merrifield). I love that despite being so close to I-395 and bordered by King Street, the neighborhood truly feels like a sanctuary from the stress / chaos, congestion, and pollution of city life. Additionally, I sought to live in an area that is reasonably quiet, tranquil, and conducive to the rest and healing I need to survive with difficult chronic health conditions.

I have been delighted by the wildlife still in this neighborhood (e.g. birds, squirrels, chipmunks, rabbits, ducks) and all of the avian visitors to my bird feeder, year-round. It is remarkable to have such frequency and variety of species given how close we are to the District as well as mini urban areas like Crystal City and Pentagon City. My pet and I both enjoy birds' songs (somewhat disrupted by noise from King Street & nearby towers) as well as views of squirrels and chipmunks from our unit.

For about half of the year, there is enough foliage to provide some privacy and somewhat buffer against the effects of the three nearby towers (Alexander, Northampton Place, and Halstead Tower) -- noise, lights, and other forms of stimulation. However, there is still considerable noise from living this close to King Street and the hundreds of residents in these three towers. Noise can be heard at nearly all hours of the day, every day -- and all the more so when the temperatures and the leaves fall, when that buffer becomes limited. I typically keep my windows closed for this reason; and even overnight, there is enough noise coming into my building & unit to disrupt sleep. Sadly, there is also limited sunlight and sky view due to these large towers. I must walk a couple of blocks in order to see a sunset or view the unobstructed sky. While these things may seem minor, they impact one's quality of life and the nature of the neighborhood.

In light of the conditions caused by the nearby towers and the proposed AlexWest SAP, I am asking for the heights on the adjacent properties on King Street (Area 2) to be no more than 60 feet high and 85 feet high with affordable housing. For the partially adjacent neighborhood (150 feet heights and 4-Story Condominium

Neighborhood) that buildings be built within the current nature and character of the neighborhood and affordable housing be within the 150 feet heights (**not** a city-scape setting). For the very nearby neighborhood of Newport Villages, I am asking that it be more of a town-like setting like Cameron Station, since a suburban setting is no longer an option. These measures will help mitigate / limit the increased noise from developed housing units and traffic as well as other disruptions (such as sunlight and negative impacts to wildlife habitats) to existing adjacent communities. Any 10-12 story buildings on King Street as well as a city setting along King Street and nearby neighborhoods would drastically change the nature of this area and quality of life.

I am asking that our neighborhood's concerns be a part of the equation too and not disregarded. I am asking that Fairlington Villages' hopes as stated in the Fairlington Villages email be considered within the complexity of these situations. As a person who works in public health and also lives with disabilities, I support affordable housing options as part of this plan.

Thank you for your time and consideration.

Sincerely,
Suzanne Elliot

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From: [Holly Berman](#)
To: [PlanComm](#)
Subject: [EXTERNAL]AlexWest Draft Small Area Plan
Date: Monday, October 28, 2024 6:59:50 AM

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Dear Planning Commissioners,

I own a condominium in the Alexandria City section of Fairlington Villages that I bought 24 years ago.

These are my concerns with the draft AlexWest Small Area Plan (SAP) for Area 2 next to Fairlington Villages.

I purchased my home here because it was not in a city setting nor next to a city setting. There is a very different day-to-day lived-in experience living away from a city setting, as opposed to a suburban setting. When living in a suburban setting like Delray or Fairlington Villages or a town setting like Cameron Station- there is a quieter feel, a slower-paced feel, a relaxed feel. It provides a more peaceful, more comfortable living experience, away from the hustle and bustle of a city.

These lived-in day-to-day experiences is an instinctive feeling and is a quality-of-life experience.

For me, two examples of a city (although there are more, including mid-rise cities) is the new Pentagon City on Eads Street and near Whole Foods, and Crystal City on Crystal Drive and Richmond Highway, and 15th - 23rd Streets.

I do like visiting cities, knowing that when I leave, I will return to my home and enjoy a more peaceful setting.

The character and nature of the neighborhoods that are adjacent, partially adjacent, and very close to Fairlington Villages will be effectively dismantled and become a city setting, if the plan is fully implemented. Something they are currently not. And certainly not what it was when I bought my home 24 years ago.

I purchased my home before the Alexander, Northampton and Halstead Tower were built. During the development process, we in Fairlington Villages communicated our concerns with the height and dimension of the Alexander and Northampton and in our opinion, our concerns were not considered. These buildings are 16-stories with very wide dimensions. I and my neighbors live across the street and our buildings are 2-3 stories with much smaller dimensions and in a suburban-like setting.

When I bought my home, I was told that area was limited to one 7-10 story normal size hotel building, not three 16 story wide dimension high rises grouped very close together to become a city setting.

Within Washington DC, there are 10-12 story buildings. They are quite large and would over-shadow us as the Alexander, Northampton and Halstead Tower have, given the topography and other factors that are a part of planning, and completely change the setting.

The section of Fairlington Villages in the City of Alexandria is asking for the heights on the adjacent properties on King Street (Area 2) to be 60 feet high and 85 feet high inclusive

of affordable housing. For the partially adjacent neighborhood in Area 2 (150 feet heights and a 4 story condominium neighborhood), we ask that buildings be built within the current nature and character of the neighborhood and affordable housing be within the 150 height.

I have just seen the *Agenda Alexander* recording in which Arlington County Chairperson Libby Garvey and Mayor Wilson were interviewed on the topic: "*Are Local Governments In Sync with their Constituents?*" When Ms. Garvey spoke about the proposal to implement 8-unit multi-family homes in single family home neighborhoods in Arlington County, she recognized the concerns of both groups: the current residents and the need to provide more affordable housing across a range of incomes. She suggested 4-unit multi-family homes, since both the size is closer to that of a single-family home and is also more in line with the character and nature of single-family home neighborhoods. For us, this is the equivalent, since we are 2-3 story buildings in a suburban setting, and the proposal is for 10-12 story buildings in a city setting.

I am a retired special education preschool teacher, and I support affordable housing. Quality of life is important to me both professionally and personally. I have many stories about improving children's and families' quality of life. Over the years, I have received many notes/letters of gratitude from parents. I would be happy to share them with you.

In the beginning of the AlexWest Small Area Plan process, we were told that we are stakeholders, and that we have a say.

I am asking that Fairlington Villages' hopes and concerns with regard to the adjacent property and partial adjacent property be included, since we will be directly affected by these decisions. I am asking that our concerns be included within the complexity of this situation.

Thank you for your time and attention.

Sincerely,
Holly Berman

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From: [Michael Snoddy](#)
To: [PlanComm](#)
Subject: [EXTERNAL]AlexWest Draft Small Area Plan
Date: Wednesday, October 30, 2024 12:17:45 AM

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Dear Planning Commissioners:

My name is Michael Snoddy and I am a resident of the City of Alexandria since 1978 when I purchased my condominium in North Fairlington Villages. I value the quiet peaceful area where I live.

I am asking for the heights on the adjacent properties on King Street (Area 2) be 60 Feet High and 85 Feet High with affordable housing. For the partially adjacent neighborhood (150 feet Heights and 4 Story Condominium Neighborhood) that buildings be built within current nature and character of the neighborhood and affordable housing be within the 150 Heights.

Sincerely,
Michael Snoddy
Sent from my iPad

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From: [Owen Curtis](#)
To: [PlanComm](#)
Subject: [EXTERNAL]Docket 11/07/24 Meeting, Item 5: Master Plan Amendment #2024-00003, AlexWest Small Area Plan
Date: Wednesday, October 30, 2024 2:26:31 PM
Attachments: [SWCA comments on AWSAP draft plan 073124 final.pdf](#)

Chairman and Members of the Planning Commission:

When this item came before you at your September meeting, I provided the comments below and in the attachment. To make it easier on you, I am sending them again.

Of all the many concerns our community has about the Alex West Small Area Plan, I would say our largest is regarding the West End Transitway. We were not told until the planning process was completed that the Transitway was a GIVEN for this study, and was never to be considered for elimination or revision. As a professional transportation planning engineer with 50 years of experience conducting master plans and transit development plans, I am appalled that all ideas and options were NOT on the table during this plan's development. One cannot meet the responsibility in the City's code for competent, considerate, and sound small area planning if the transit system is NOT part of the planning effort.

For that reason alone, we request that you further table this plan, send it back to staff to work with the community, and develop appropriate transit services and facilities that makes sense today and over the next twenty years. We love transit, we have had high quality transit for most of the 50 years I have lived in Alex West, and we look for that to continue. But this plan will not provide that. The out-dated West End Transitway concept built around serving the mass of office development in the former Winkler tract, of which essentially nothing is left, requires a fresh look that HAS TO be developed in sync with the rest of the Small Area Plan.

Sincerely,

Owen P. Curtis
 President
 Seminary West Civic Association

----- Forwarded Message -----

From: Owen Curtis <opctiger72@aol.com>
To: PlanComm <plancomm@alexandriava.gov>
Cc: Justin M. Wilson <justin.wilson@alexandriava.gov>; Amy Jackson <amy.jackson@alexandriava.gov>; John Chapman <john.taylor.chapman@alexandriava.gov>; Alyia Gaskins <alyia.gaskins@alexandriava.gov>; Sarah Bagley <sarah.bagley@alexandriava.gov>; Kirk McPike <kirk.mcpike@alexandriava.gov>; Canek Aguirre <canek.aguirre@alexandriava.gov>
Sent: Friday, August 30, 2024 at 10:07:02 AM EDT
Subject: 09/05/24 Meeting, Item 6: Master Plan Amendment #2024-00003, AlexWest Small Area Plan

Chairman and Members of the Planning Commission:

Attached please find the final set of comments submitted August 1 on the AlexWest Small Area Plan (AWSAP) by the Seminary West Civic Association (SWCA). SWCA has been in operation since 1977, and represents some 600 townhouse and detached single family homes from N Beauregard St. to the City Line, north of Holmes Run to the NVCC Campus. Our members have closely followed, participated with, and provided comments on the AWSAP to the City staff over the past several years.

We are disappointed that this plan continues the damage to our community that began with the Beauregard Small Area Plan a few years ago. This plan is all about a level of density and development unlike anything in Alexandria West. It more or less prescribes the same dense, urban development that is underway in so many other parts of the city, and thus does not respect the distinct nature of the various neighborhoods.

In particular, we are distressed that in response to our comments about the destructive impact of the West End Transitway (WET) along the city's nicest tree-lined boulevard, N. Beauregard Street, staff responded that the WET was a GIVEN for this plan based on out-of-date plans started more than a dozen years ago. Why bother doing a comprehensive SAP if all things are not on the table for the community to determine if they are appropriate, necessary, and worth their cost? Everyone in the City knows how things have changed with the loss of office space, the conversion to residential, the significant increase in work-from-home, and the drop in regional transit usage. Such massive changes truly call for a complete reconsideration of the WET, but the staff said no, it is a *fait accompli*.

We also note that the staff took comments of the draft plan from all areas of the City and from some outside the City. In particular, the YIMBY groups were well organized, and by our count, 25% of the comments were duplicative, often verbatim, sent in by organized groups from elsewhere who do not have anything at stake in AlexWest and our neighborhood other than their socio-political beliefs. They attacked our neighborhood, Area 2, in particular, stating in a dozen or more comments that we were a wealthy, white area that should no longer exist, but rather should become dense urban development because they mistakenly believe it will lead to more affordable housing. Our neighborhood, of almost any in the City, is likely to suffer the greatest impact from the ZFH zoning change, as our SF homes are older and smaller, and on somewhat larger lots, thus ripe for a six-plex of townhouses. But having lived here since 1977, I can tell you it is precisely because of our affordable SF homes that we have been the targeted neighborhood for immigrant families to buy into their first home once they have enough capital. Our neighborhood is roughly 50% European-descent, 25% Latino, 15% Middle Eastern / African (chiefly Muslim), and 10% Asian. It is the very type of neighborhood that this plan and this City should be encouraging -- diverse, friendly, and as affordable as anything in the City.

We hope you will see that the AWSAP needs some changes to make it reflective of

what the residents of Alex West want, and what is best for the future of our city.

Sincerely,

Owen P. Curtis
President
Seminary West Civic Association

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Seminary West Civic Association

MEMORANDUM

July 31, 2024

TO: Christian Brandt, Jose Delcid, Jeff Farmer; P & Z

CC: SWCA Board, Gus Ardura

FROM: Owen P. Curtis, President, SWCA

RE: Comments on the Draft Plan for the Alexandria West SAP

Our Association has been actively involved in providing input to and feedback on all stages of the development of the Alexandria West Small Area Plan. You and your staff have joined a number of our meetings to present materials and to hear our comments. On March 27, we submitted seven pages of comments on the draft recommendations, and we attended the Open House on June 25, where we provided additional comments and engaged staff in some discussions.

At this stage of the process, we believe it most useful to provide Big Picture comments and concerns, rather than reiterate the many detailed comments we have already provided. We hope that staff, Planning Commission, and Council take these comments seriously, and work with us to amend and improve the plan.

Our overall concern with the draft plan is that it is not respectful of the many positive attributes of Alexandria West. As a consequence, it does little to protect, preserve, and enhance those positive qualities. Indeed, the very dense, urban vision shown in this document is a threat to the ambiance, character, openness, greenness, and pleasant living which attracted the current residents and businesses, and which continue to do so. The specific threats in this plan include:

- The West End Transitway (WET)
- Dwindling tree canopy and decreasing setbacks
- Increasing building heights.

Each of these is explained below.

The plan also fails to do several important things:

- Fully disclose the enormous changes coming to Alex West as a result of Zoning for Housing (ZFH) and the automatic blessing given in this plan to virtually everything which was approved and included in the BSAP 12 years ago. The BSAP should have been seriously challenged in this planning effort to see if it still makes sense in the larger context of Alex West.
- Develop strategies for preserving the market-affordable rentals which are the bulk of multi-family dwelling units in Alex West.

Seminary West Civic Association

- Provide an enhancement to the community by including a focus area or project – a community center, if you will – that would help tie the various sub-communities and neighborhoods together better than all the ad hoc development included in this plan.

Each of these is explained below as well.

West End Transitway

The idea of the WET was hatched by some transit advocates on the Council nearly 20 years ago. Since that time, Alex West has seen enormous changes in land use (loss of nearly all office space), in demographics, and in life style, especially regarding commuting. Nothing in this plan asked the hard questions about whether a dedicated transitway still makes any sense. In general, Alex West today has a high level of transit service with connections to a large number of destinations. The bus routes penetrate the neighborhoods and thus walking distances to stops are short. There is no evidence of a pattern today or in the future that suggests a need for a special focus on higher transit speeds to get to the Van Dorn Station or to Shirlington (if Arlington is even going to continue the transitway through its territory). We in Alex West need to go to the Pentagon, King Street, Braddock Road, Old Town, Carlyle, Ballston, and many smaller destinations within the City far more than we need to go to Shirlington or Van Dorn, which is near the end of the line.

So this plan potentially supports spending several hundred million dollars for an unneeded facility that will destroy the beauty of the nicest boulevard in the City, N. Beauregard Street, from King Street to Sanger Avenue. It will make us walk farther to/from a stop, and create pedestrian safety issues to cross six or more lanes, especially for the children attending four elementary schools which are or will be along Beauregard.

We fully support location-specific improvements to signal timing, bus priority treatments, et al., and would be happy to work on improvements to our already excellent transit service, but otherwise, **please remove this unwise, expensive, unnecessary, and ugly idea from the plan.**

Trees and Setbacks

Alex West has only 33 percent tree canopy, compared to the national guidance for 40 percent. And we have experienced **major** tree canopy loss in the recent past due to how the City permits development to occur. Every new development in our neighborhood in the past 20 years has removed virtually every tree on the property. Examples include the Blake, where more than 100 mature hardwoods were removed; the St. James Place apartments and the townhouses next door, which wiped out nearly four acres of tree canopy; the Spire, or ... the list goes on and on, **and this plan does NOTHING to prevent that from continuing to happen.** Moreover, this plan is ALL about densification of development, trying to squeeze in more and more dwelling units on a finite amount of land. None of the proposed development will save our tree canopy; rather, new, dense development will continue to wipe it out. Building residences on existing surface parking

Seminary West Civic Association

lots, most of which do have some trees, eats away at potential green space, and wipes out the trees in the lots.

The plan is full of very urban images, trying to show them as “green.” But there are NO images of the quality of green openness and tree canopy that we have in Alex West. Our residents cannot relate to the images in this plan because NONE of them show what Alex West is all about and what we want to have maintained. In particular, all one has to do is see the near-zero setbacks of The Spire, St. James Apartments, or all the new development at King/Beauregard to conclude that this plan envisions a street, curb, sidewalk with narrow planting strip (if at all), and then the building. We in Alex West came here because the buildings were well set back from the street: 35–50 feet for SF homes, > 50 feet for places like Mark Center, and many apartment and townhouse developments.

The bottom line is this plan does not respect the quality of the Alex West neighborhoods, does not protect or preserve what is desirable, and is hell-bent on creating dense urban development like Crystal City, Rosslyn, or Carlyle. No one in Alex West wants that.

Building Heights

Alex West has some of the tallest buildings in the City. Tall buildings have a place in Alex West. Building heights *per se* are not so much the problem. Rather, it is where the plan permits the existing heights to be greatly increased that we find problematic. The building heights in general show no respect for the character of the neighborhood, nor for the provision of adequate light and air for adjacent buildings. A recent case in point was at 2000 N Beauregard St., for decades a four-story office building, well set back from the street and adjacent residences, surrounded by trees and parking. Now that site is the Blake Apartments, six stories, hard by the street and far too close to the adjacent residences, some of which now do not even get blessed with sunlight.

The previous plan kept ALL the really tall buildings between Beauregard and I-395. We asked at the start of this planning effort to preserve that, and to step down the heights as one got closer to one- and two-story residences. This plan instead brings heights too high into too many residential areas, and that is an affront to the people who live in Alex West. No one bought in with the idea that they would not be able to see the sun from where they live.

Major Coming Changes are NOT Disclosed in the Plan

In its discussion of the Focus Area, and in its discussion of Area 3, the text tends to downplay that anything much (if anything at all) has changed with this plan. The text fails to be candid with the residents of Alex West by these sins of omission. The plan needs to be fully candid and clear about two things:

- In the Focus Area, nearly everything was pre-approved as part of the BSAP, and it will bring INTENSE change to the Focus Area. And then the plan needs to clearly state exactly what will change: density, building heights, land use types, loss of thousands of mature trees, etc.

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- In Area 3, which is nearly all SF homes, detached or townhouses, (of which, by the way, there is not one image of any in the plan report, further demonstrating that the plan cares not about such land uses/types), the plan needs to spell out all of the zoning changes which were made less than a year ago, and which will, when implemented, destroy the character of these fine residential areas. Multiple dwelling units on small SF lots, no off-street parking, etc. -- these are ENORMOUS changes, which the average person in Alex West likely does not really know is coming their way. They must be spelled out in the plan.

Lack of Preservation Ideas for Market-affordable Housing

The City went to great efforts to reach out to the relatively low-income, non-English native speaking, chiefly immigrant residents of the many MF buildings in Alex West. This is to the City's credit. And the plan does flag the concerns these residents have about rent increases, evictions, et al. But the plan really does not present any concrete ideas on how to preserve such market-affordable rentals. Alexandria is not the only city in the US facing these issues, and they have been addressed over the past 75 years through a variety of options -- conversion to condo ownership via low/no-interest mortgages supported by government and charitable organizations, conversion to co-ops (in similar ways), etc. In Alexandria, this was done with, e.g., Park Fairfax in the 1970s. Can the funds be found to save ALL such market-affordable units? Perhaps not, but this plan spends its efforts on talking about trying to squeeze in new construction, which will not be market-affordable until it is as old as the market-affordable rentals currently in Alex West. The residents in the existing market-affordable housing are our neighbors and friends, and our children go to school together. We know, we work, we play with these folks, and they are working hard and saving to be able to buy into our neighborhood, which still has some of the most affordable SF housing in the city (small, older homes). To not come up with better ideas to preserve what we have, rather than focus on the more expensive "let's build some small amount of new affordable housing" truly misses the boat, and is greatly disappointing.

There Is No "There" There in The Plan

Pardon the quote of the old expression, but it seems to fit with our last concern. Since annexation in 1952, Alex West has grown in fits and spurts through a series of unrelated developments. Some were large - Southern Towers, e.g., - and had a modest degree of internal community. The Mark Center development - the old Hamlets with a common club and several pools, and the Hamlet Shopping Center with its park-like interior -- were highly attractive, and created some modest common space for their residents. But the City has never invested in working with developers and/or using public funds to create a community center or focus area west of I-395. Contrarily, such an effort WAS done when Cameron Station was BRACed and developed, with a large park area being the public contribution.

This plan continues what many see as a neglect by the City as it does not propose some sort of public/private focus area for all or at least a significant part of Alex West. It can be hard to provide just one, give the long, narrow configuration of the planning area, but none are provided in this plan.

Seminary West Civic Association

Our concept for such a place would be roughly where the Shops at Mark Center are. Adjacent are two elementary schools, a focus of human activity and foot traffic already. This plan should show/tell/order(?) the developers of that area to create, with the City, some open space, surrounded by retail and residential (with adequate parking, but behind the buildings) as a true Alex West community gathering place. The City is doing some of that at Potomac Yard, so why not here? Splash fountains for the kids, art in public places, etc. – City staff well knows what to consider and provide. There is no reason this plan should lack such amenities, which are available in other parts of the City.

While we appreciate that you have worked with us over the two years of the plan, you can tell that we are not satisfied with a number of critical aspects of the plan. We remain willing and able to continue working to get this plan improved by addressing the areas of concern that we have identified in this memo. Thank you.



Owen P. Curtis
President
Seminary West Civic Association

From: [Oscar Giron](#)
To: jeffrey.farner@alexandria.gov; [PlanComm](#)
Cc: [Greg Roby](#); [Melanie Alvord](#)
Subject: [EXTERNAL]AlexWest Draft Small Area Plan
Date: Wednesday, October 30, 2024 3:40:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Alexandria Attachment King Street Pictures October 2024.pdf](#)

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Fairlington Villages A Condominium Association

October 30, 2024

Dear Planning Commissioners

Fairlington Villages is a historically designated site of two-three story buildings built in the 1940s to provide housing for civilian defense workers. In the 1970s, Fairlington Villages underwent renovations to become a condominium community. At that time, this was the largest condominium community in the area, and continues to be among the largest. The architect and contractor in the 1940s had a vision for providing a high-quality, livable community and as a result many generations have benefited and continue to benefit.

Currently, we do not support the draft AlexWest Small Area Plan (SAP) for King Street Area 2, and two close-by neighborhoods.

Fairlington Villages is adjacent to King Street Area 2.

The proposed SAP calls for 100-120 feet high buildings on King Street (Area 2). Fairlington Villages has only two to three-story buildings. If this plan is fully implemented on the four possible redevelopment sites along King Street Area 2, we will have a small version of Crystal City or the new Pentagon City, directly across from us.

In the year 2001, during the residential input phase for the development of

the Alexander and Northampton, Fairlington Villages expressed concern over the heights and dimensions of these proposed buildings in proportion to Fairlington Villages, directly across from this site. These concerns were not considered nor addressed in the development phase. Soon after the Alexander and Northampton were approved, the Halstead Tower, another 16-story building was approved; the justification for its size was based on the approved plans for the Alexander and Northampton.

However, on the same side of the street as these new buildings, starting at Park Center Drive and extending east on King Street to I- 395, two-story office buildings and four-story condominiums (now known as The Pointe) had been planned and approved in 1988. Both sites were in proportion to Fairlington Villages and reflected its character and nature and were approved prior to the subsequent high-rises very near them.

The Alexander, Northampton, and Halstead Tower, resulted in a small city—tall, wide buildings built closely together on small parcels of land. The attachment includes pictures showing the effect these three buildings have had on our neighborhood. Although this site is not in reality a wall of building after building, the pictures show a different perspective when looking from Fairlington Villages.

With the proposed 10-12 story buildings, we will now not only have a small section, which we in Fairlington Villages opposed in 2001, the whole south side of King Street (Area 2) will be a city of over-sized buildings overwhelming Fairlington Villages.

Due to the topography and other aspects in planning, this will have a similar effect as the three 16-story buildings.

Within the City of Alexandria staff's Bonus Height Presentation video, the architect stated that bonus height buildings can be built so they are in proportion to established buildings. It is our understanding that he made this point because residents are concerned that new buildings will not be in proportion to the building heights and dimensions of the adjacent properties. Residents have concerns that the entire look and nature of an adjacent neighborhood and established setting in that neighborhood could be changed.

King Street Area 2 would not be in proportion to our low-rise buildings, and while we would prefer the height of The Point's 4-story condominiums or the 2-story office buildings next to it on Park Center Drive and King Street, we

understand that the buildings may need to be taller. Further we recognize the need for affordable housing.

For King Street in Area 2, we are asking for 60 feet high buildings, resulting in 85 feet high buildings inclusive of affordable housing.

As you may know Fairlington Villages residents are teachers, nurses, police officers, government workers, military personnel, young families, and retired professionals. Quality of life in both our professions and neighborhood are important to us. Many have numerous stories of improving the quality of life of those they have served.

The second neighborhood we are concerned about is partially adjacent to Fairlington Villages and directly behind King Street (Area 2). It includes two 4-story condominiums and two high rises. We understand that if the site is fully realized as stated in the AlexWest Draft SAP, it will look like a mini-Crystal City with several 150 feet high-rises and with the addition of affordable housing, 175 feet high rises.

Within this partially adjacent neighborhood, we ask that any new high rise(s) be built within the area's current nature and character, namely a suburban setting and that the height limit be 150 feet, inclusive of affordable housing.

The last neighborhood of concern is Bolling Brook, a 4-story condominium community directly across from Fairlington Villages on 28th Street South and where the topography is hilly. The proposed new height for Bolling Brook's 4-story condominium location is 60 feet, from the current 45 feet. Bolling Brook's 4-story condominiums is not a rental complex. Residents own these homes. We ask that the height remain at 45 feet.

Several of our Fairlington Villages City of Alexandria neighbors provided comments on the AlexWest Draft SAP, stating concerns about proposed building heights and the establishment of a city setting on the adjacent property and partially adjacent property to Fairlington Villages.

This is in addition to Fairlington Villages sending letters in Spring 2023, one of which had over 100 signatures, Fairlington Villages' residents completed staff's November 2023 survey requesting Area 2 remain a suburban setting, and compiled comments were sent in March 2024 for the first draft - all during the development phase of the AlexWest SAP.

During the first phase of the development of the AlexWest SAP, we were told that we are stakeholders. We would like to believe that these are not just

placating words. The most important part of the SAP for us is what is built on 1) King Street Area 2, our adjacent property, 2) partially adjacent property (4-story condominiums and two high rises neighborhood Area 2), and 3) Bolling Brook 4-story condominiums. We have been communicating this throughout the development process.

Small Area Plans provide the blueprint for future development in each neighborhood. Once a Small Area Plan is approved, residents' concerns are limited to the parameters of that Small Area Plan and residents' hands become tied.

With the goal of more affordable housing, we recognize that this is a complex situation, and we ask each of you to recognize this complexity, while honoring the adjacent property owners' and adjacent renters' concerns. We believe our compromise suggestion offers a solution that will allow for both affordable housing and address the established affected neighborhood's concerns.

We ask that we not only be listened to, but that our suggested compromise be accepted as part of the AlexWest SAP. Fairlington Villages will be affected by the decisions made by this SAP for generations.

We cannot support the AlexWest Draft SAP as currently written.

Thank you for your time and attention.

Sincerely,



Melanie Alvord

Fairlington Villages Ward VI Board Director (Alexandria)

3001 S. Abingdon Street, Arlington, Virginia 22206 (703) 379-1440 FAX (703) 379-1451
fairlingtonvillages.com office@fairlingtonvillages.com service@fairlingtonvillages.com

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source.**

Alexandria Attachment - - Pictures of the effect of the three high rises (Alexander, Hampton, and Halstead) on Fairlington Villages (Adjacent Property)

There are 7 sets of pictures (A-G).

They were taken from 7 different locations within Fairlington Villages (adjacent property) and are within the City of Alexandria's boundaries in Fairlington Villages.

Over 100 families/individuals whose homes are in this area are affected by the view. For 5 ½ - 6 months of the year, due to the lack of leaves on the trees, this is the view we in Fairlington Villages have.

We are concerned that if building heights on King Street are not adjusted from the proposed 100 feet height as well as details and specifics are not included, given multiple factors in planning on adjacent properties and absent in the SAP for King Street in Area 2, we will continue to have more of this effect on our neighborhood and it will extend to our entire north side of Fairlington Villages from 28th Street South to 30th Street South.

Some of these multiple factors in planning may include a combination of changes in topography, position of building, no established or known set-backs, building placement in relationship to adjacent properties, size of buildings' heights and dimensions in relationship to adjacent property, building size to land ratio and setting, to name a few. As stated, we are concerned if heights are not adjusted from the proposed 100 feet height and details and specifics are not a part of this SAP, the same or similar effect will occur again.

Fairlington Villages

Fairlington Villages is a historically designated site of 2-3 story buildings. This Community was built in the 1940s to provide housing for civilian defense workers. In the 1970s, Fairlington Villages, and Fairlington, underwent renovations to become a condominium community. At that time, this was the largest condominium community in the area, and continues to be among the largest. The architect and contractor in the 1940s had a vision for providing a high-quality, livable community and as a result many generations have benefited and continue to benefit.

Set A: Pictures taken from the South 29th Road cul-de-sac, which is a well-traveled area that affects approximately 70 individuals and families who live in this area. The first picture is of the Halstead Tower, and the second picture is of the Alexander.



This second picture is of the Alexander.



Set B: The picture was taken from South Dinwiddie Street between two buildings in Fairlington Villages (2916 and 2902 S. Dinwiddie Street). It is a picture of the Halstead and the Alexander.



Set C: Three pictures taken from South Dinwiddie Street, but slightly further back. The first house is at 2918/2916 S. Dinwiddie Street, and it has a picture of the Alexander. The second house is at 2902/2900 S. Dinwiddie Street, and it has a picture of the Alexander and the North Hampton. The third house is also at 2918/2916 S. Dinwiddie Street, and it has a picture of the Halstead and the Alexander.



This is a picture of the Alexander and the North Hampton (2902/2900 S. Dinwiddie Street).



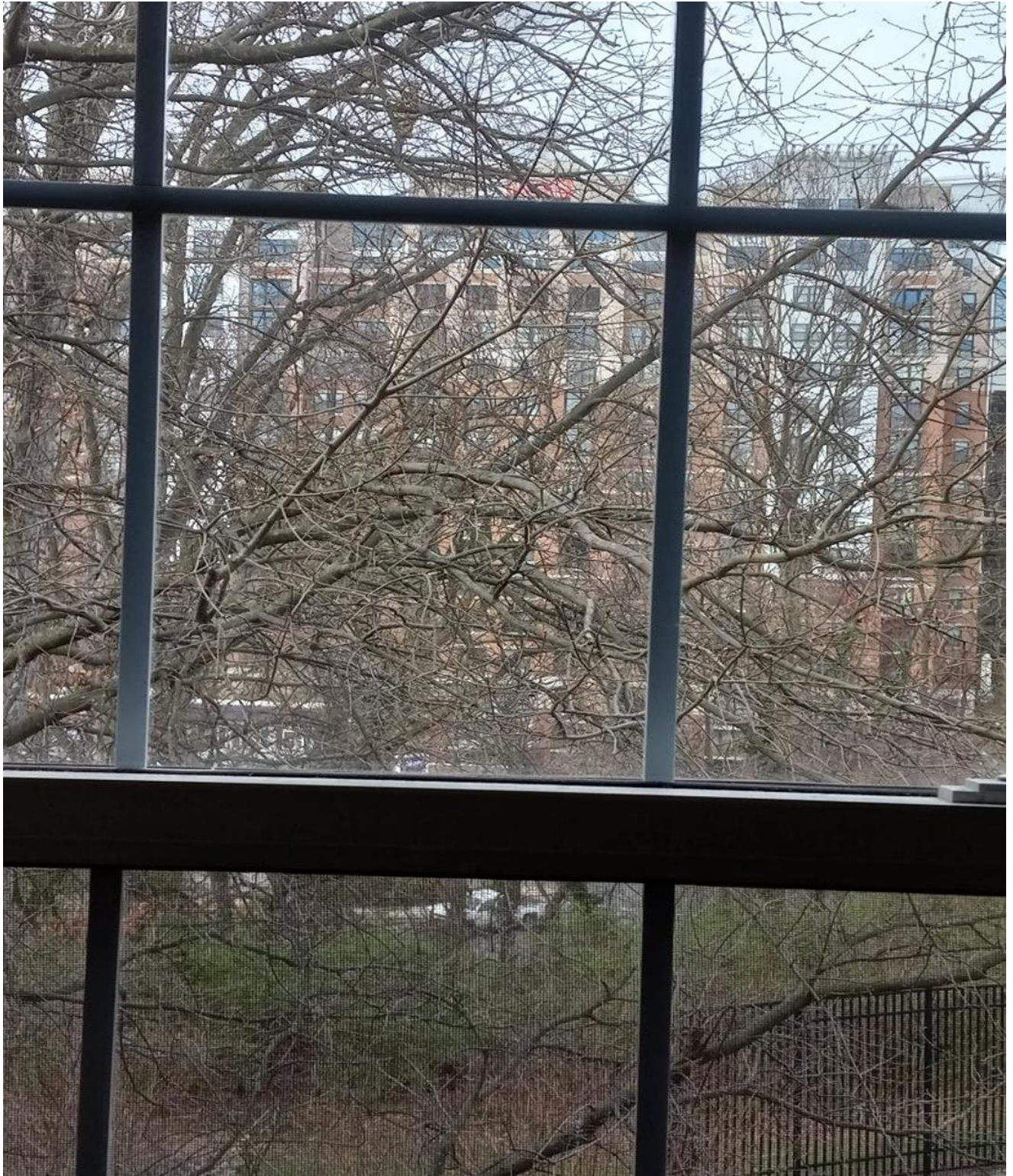
This is a picture of the Halstead and the Alexander (2918/2916 S. Dinwiddie Street).



Set D: Two pictures were taken from a resident's home (4907 S 29th Road). The first picture is of the Alexander and taken from one of the residents' windows. The second picture is of the Halstead Tower and taken from the next window in the same resident's home. Both windows are side by side in the resident's living room. There are other neighbors who have this view too, including the residents who use the pool and/or walk through this part of the neighborhood.



The second picture is of the Halstead Tower and taken from the next window in the same resident's home. Both windows are side by side in the resident's living room.



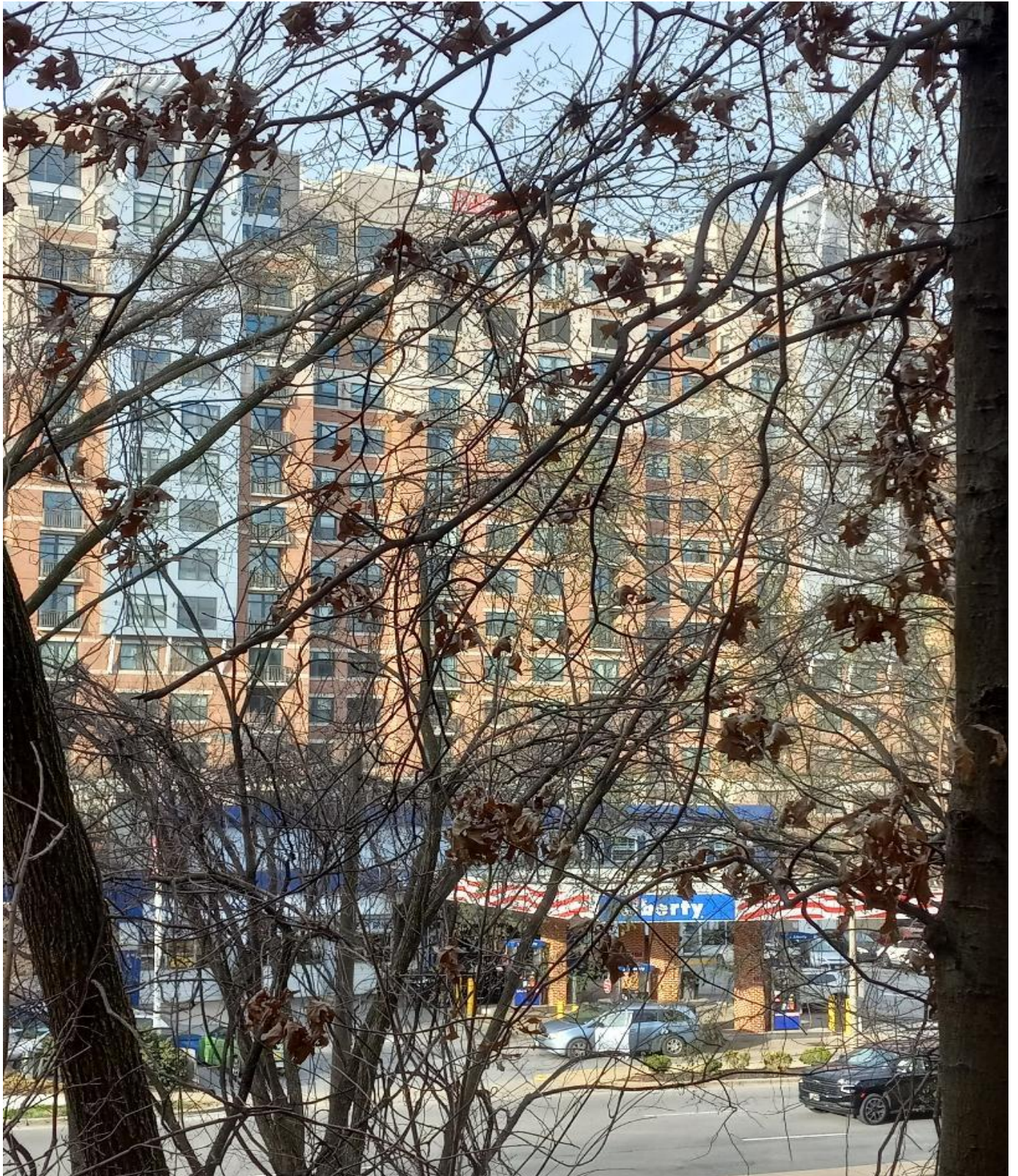
Set E: This picture is taken from a resident's backyard (2822 S. Columbus St). It is a picture of the Alexander.



Set F: This picture is taken from another resident's backyard (2812 S. Columbus St.). It is of the Alexander and the North Hampton.



Set G: This picture is taken from the backyard of three residents' homes (4920/4918/4916 S 29th Rd). It is of the Halstead Tower.



From: [Ed Olivares](#)
To: [PlanComm](#)
Subject: [EXTERNAL]Alexandria west SAP written comment
Date: Monday, November 4, 2024 11:19:06 AM

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Hi,

I am a renter in Alexandria and a new parent. I am extremely worried that my ability to live here is on a timer, because Alexandria's land use and zoning rules have ensured a persistent housing shortage that makes living in the city unaffordable, let alone a good value proposition.

I am modestly pleased to see the improvements the staff made to the Alexandria west small area plan. Unfortunately they fall short, leaving us with a plan that anti-housing and pro-economic segregation. Under this plan market rents will continue their outsized growth, and Alexandria will continue to push out working families.

For more details on the general sentiment and potential improvements, please see below.

Thank you,

Ed Olivares

I appreciate the Draft Plan's attention to multimodal transportation networks, expanded and connected parks, and accessible neighborhood amenities, but don't believe it does enough to promote housing affordability.

To truly meet the goals of improving housing affordability and preventing displacement, the Draft Plan should be modified to allow affordable housing everywhere, and maximize allowable housing near transit and amenities.

Increase allowable heights in the 35-foot and 45-foot zones to 60 feet. Staff's changes to the draft plan include a proposed new incentive for additional height in exchange for deeply affordable housing. Unfortunately, large portions of the plan area are ineligible for new and existing incentives to build affordable housing, because their allowable height is less than 50 feet. **Affordable housing should be legal to build in all of Alexandria West, not just select parcels.**

Increase allowable heights in the 100-foot, 110-foot, and 130-foot zones to 150 feet. Increasing allowable heights in the 100+ foot zones to 150 will ensure we legalize as much housing as possible surrounding planned West End Transitway stops, and will also ensure that if an existing high-rise multifamily building is redeveloped, the building that replaces it is not mandated to be shorter.

Require staff reports to document the displacement impacts of failing to build

additional housing. Staff has proposed adding a requirement that staff reports will document the displacement impacts of redeveloping existing housing. Should you choose to implement this proposal, we ask you to add a requirement in cases where the proposed redevelopment will build more housing than what currently exists on the site, that staff reports document the displacement impacts of *not* building this additional housing. Far too many of our neighbors in Alexandria West are already facing displacement due to rent increases caused by our housing shortage.

Acknowledge impacts of city parking minimum policies and recommend changes. We need as much new housing as possible in Alexandria West, and we can't afford to take up space with government-mandated parking spaces beyond the amount needed by residents. While the Plan itself cannot change citywide policy, it should recommend that the City repeal its parking minimum policy to ensure effective implementation of the Plan.

These changes will legalize a larger supply of both market rate and dedicated affordable units to stabilize rents and prevent displacement, encourage transit-oriented and walkable development, and ensure lower income Alexandrians are welcome in all neighborhoods. Thank you.

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From: [Daniel Zander](#)
To: [PlanComm](#)
Subject: [EXTERNAL]Alexandria West Small Area Plan
Date: Monday, November 4, 2024 1:24:35 PM

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To whom it may concern,

I am an Alexandria City resident of over a year who is excited to make this city my long term home.

I appreciate the Draft Plan's attention to multimodal transportation networks, expanded and connected parks, and accessible neighborhood amenities, but don't believe it does enough to promote housing affordability.

To truly meet the goals of improving housing affordability and preventing displacement, the Draft Plan should be modified to allow affordable housing everywhere, and maximize allowable housing near transit and amenities.

Increase allowable heights in the 35-foot and 45-foot zones to 60 feet. Staff's changes to the draft plan include a proposed new incentive for additional height in exchange for deeply affordable housing. Unfortunately, large portions of the plan area are ineligible for new and existing incentives to build affordable housing, because their allowable height is less than 50 feet. Affordable housing should be legal to build in all of Alexandria West, not just select parcels.

Increase allowable heights in the 100-foot, 110-foot, and 130-foot zones to 150 feet. Increasing allowable heights in the 100+ foot zones to 150 will ensure we legalize as much housing as possible surrounding planned West End Transitway stops, and will also ensure that if an existing high-rise multifamily building is redeveloped, the building that replaces it is not mandated to be shorter.

Require staff reports to document the displacement impacts of failing to build additional housing. Staff has proposed adding a requirement that staff reports will document the displacement impacts of redeveloping existing housing. Should you choose to implement this proposal, we ask you to add a requirement in cases where the proposed redevelopment will build more housing than what currently exists on the site, that staff reports document the displacement impacts of not building this additional housing. Far too many of our neighbors in Alexandria West are already facing displacement due to rent increases caused by our housing shortage.

Acknowledge impacts of city parking minimum policies and recommend changes. We need as much new housing as possible in Alexandria West, and we can't afford to take up space with government-mandated parking spaces beyond the amount needed by residents. While the Plan itself cannot change citywide policy, it should recommend that the City repeal its parking minimum policy to ensure effective implementation of the Plan.

These changes will legalize a larger supply of both market rate and dedicated affordable units to stabilize rents and prevent displacement, encourage transit-oriented and walkable development, and ensure lower income Alexandrians are welcome in all neighborhoods.

Thank you.
Daniel Zander

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From: [Denice Hill](#)
To: [PlanComm](#); [Holly Berman](#); [Melanie Alvard](#)
Subject: Fw: AlexWest Draft Small Area Plan
Date: Monday, November 4, 2024 1:45:08 PM

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From: Denice Hill <dshill25@hotmail.com>
Sent: Saturday, October 12, 2024 5:32 PM
To: PlanComm@alexandriava.gov <PlanComm@alexandriava.gov>
Subject: AlexWest Draft Small Area Plan

Dear Planning Commissioners,

My husband and I bought our townhouse in Fairlington Villages in Alexandria City 30 years ago. We raised our son here. We were attracted to the area and neighborhood because it was a community and park-like neighborhood. We are very close to King Street and across from the 2 story office buildings on Park Center Drive and King Street. When we bought, King Street was mostly lower height buildings and wooded areas.

As I said, my husband and I have lived in Fairlington Villages for 30 years. We live on the corner of King Street and 30th Street. We were disappointed when the Halstead and Alexander were built, and we do not want any more buildings towering over us and don't want our view to be a sea of tall buildings. We like the view of the open sky and want to keep the open sky view. We used to see the sunset and we miss that. The surrounding neighborhood was open with a lot of scenic beauty. It was pleasing to see without the high-rises. The high-rises now obscure our view when we walk in the neighborhood. As I also said, my husband and I live across the street from The Pointe Condominiums and 2-Story office buildings. That neighborhood is partially adjacent to my property. With that neighborhood turning into a city setting, my concern is that it will take away from the neighborhood's essence what is generally called nature and character of a neighborhood. As long as a building can be built within the true nature of the neighborhood's heart, that is acceptable to me.

I do support affordable housing and support Fairlington Villages Ward VI proposal of 60 feet high buildings and with affordable housing 85 feet high buildings on King Street in Area 2. Within the Pointe and Palazzo neighborhood that has the 2 high rises, we are asking that a city setting not be built. build within nature and character of that neighborhood, and include affordable housing within the 150 feet height and nature of current neighborhood..

We are hoping that our community requests will be considered.

Sincerely,

Denice and Bruce Hill
Alexandria City Fairlington Villages

From: [Holly Berman](#)
To: [Lanning J Blaser](#)
Subject: Fw: AlexWest Draft Small Area Plan
Date: Monday, November 4, 2024 11:45:40 AM

----- Forwarded Message -----

From: Christine O <cmoc26@gmail.com>
To: PlanComm@alexandriava.gov <PlanComm@alexandriava.gov>
Sent: Wednesday, October 23, 2024 at 07:43:00 PM EDT
Subject: AlexWest Draft Small Area Plan

Dear City Council Members,

I have been a resident of the City of Alexandria for 21 years. I currently own a condominium in the Alexandria City section of Fairlington Villages where I have lived for the last seven years. It was my dream to live in Fairlington! I love the park-like setting, quiet streets and walkability. It feels like an oasis in the middle of the busy streets of Washington, DC and other busy streets, like Crystal City, the new Pentagon City and the new Roslyn.

I respectfully request that, as you consider plans for Alex West, the character of our neighborhoods, which includes King Street and very nearby neighborhoods, be maintained into remaining a "suburban place". The area across King Street (Area 2) is getting more built up and "city-like." This has an impact on our community. I look out my front door to a beautiful green courtyard. When I look out my back door, I am confronted with the Alexander and Northampton, buildings on King Street which tower overhead. I want to maintain as much of a "garden style," non-city atmosphere as possible. For many years I commuted to DC for work because I did not want to live in a city. I am concerned that the proposed plans within AlexWest will turn King Street Area 2 and very nearby neighborhoods into a "city setting".

I am absolutely in favor of affordable housing. I am asking that it be done in a way that keeps building heights on King Street to 60 feet and then with affordable housing to 85 feet with green space and a "town-like" place. I am asking that the very close neighborhood behind King Street continue as a "suburban neighborhood" with any new buildings and continuing to allow for green space.

Thank you for your time and consideration.

Sincerely,

Christine O'Connor

From: [Holly Berman](#)
To: [Lanning J Blaser](#)
Cc: [MELANIE ALVORD](#)
Subject: Fw: AlexWest Draft Small Area Plan
Date: Monday, November 4, 2024 12:28:46 PM

----- Forwarded Message -----

From: Katie Barton <bartonk27@gmail.com>
To: "PlanComm@alexandriava.gov" <PlanComm@alexandriava.gov>
Cc: Holly Berman <hberman3@verizon.net>; MELANIE ALVORD <melaniealvord@comcast.net>
Sent: Monday, October 21, 2024 at 03:52:54 PM EDT
Subject: AlexWest Draft Small Area Plan

Dear Planning Commissioners,

I own a townhouse in the Alexandria City section of Fairlington Villages and have lived here for a little over 3 years. My husband and I chose to live here because we love the beautiful natural setting of old growth trees and open green spaces that surround us. It feels very peaceful and relaxing to live here and we love the scenic views all around us.

I am concerned that the proposed 10-12 story buildings on King Street will drastically affect the look and feel of our neighborhood. I have concerns that our current views and access to the beautiful skyline will be obstructed by the construction of new high rise buildings.

I am very much in support of affordable housing but hope that this can be achieved without creating very tall high rises that tower over Fairlington Villages. It is my hope that the new construction will take into account the existing Fairlington neighborhood and its suburban look and feel and stay within 60-150 feet heights. Our neighborhood feels very park-like and it would be wonderful if new construction can mimic this same aesthetic as much as possible as it seems beneficial to the well being of all residents in this part of Alexandria City.

Best Regards,
Katie Barton

From: [Holly Berman](#)
To: [Lanning J Blaser](#)
Cc: [MELANIE ALVORD](#)
Subject: Fw: AlexWest Draft Small Area Plan
Date: Monday, November 4, 2024 12:31:04 PM

----- Forwarded Message -----

From: Christen Eliason <christenme@gmail.com>
To: melaniealvord@comcast.net <melaniealvord@comcast.net>; hberman3@verizon.net <hberman3@verizon.net>
Sent: Sunday, October 27, 2024 at 09:47:51 AM EDT
Subject: FW: AlexWest Draft Small Area Plan

From: Christen Eliason <christenme@gmail.com>
Date: Sunday, October 27, 2024 at 9:36 AM
To: PlanComm@alexandriava.gov <PlanComm@alexandriava.gov>
Subject: AlexWest Draft Small Area Plan

Dear Planning Commissioners:

I am writing to you in opposition to the proposed Small Area Plans for King Street (Area 2) and the 150 Height and 4 Story Condominium Neighborhood (Area 2) that you are to take up in early November. These proposed areas would be located across from Fairlington Villages where I live; I am the proud owner of 4900 29th Road, South, A1 in Alexandria, since November 2007. I came to Fairlington Villages to live because of the neighborhood charm, the historic setting, as well as its practical appeal, being close to bus lines for feeding to the Metro, as well as close to I-395. My years here have been all that, close enough to work, for many years Washington and now Mount Vernon. The surprise living here has been the feeling of living in an

urban park where everyone has room – people and wildlife can thrive. Fairlington provides residents with room to stretch yet interact when we want to. I appreciate that I have close-to-Fairlington neighbors – businesses, apartments and condos – sharing access to King Street, yet also conscious that for many of my Fairlington neighbors' noise and light interferences have impacted their daily lives. All of us are close to a point of saturation where too much new development will be a detriment to quality of life not just for Fairlington but for this greater King Street area.

I understand planning staff analysis of the area will state that traffic and infrastructure can support the proposed changes. However, I strongly disagree with that assessment. At different times of day coming into Fairlington from either direction on King Street can be trying – off 395 the ramp allows little time to merge into traffic before making a right turn to Fairlington Villages and coming from the west into the neighborhood is worrisome when only one or two cars can make that left turn on a short turn lane where cars swarm past on either direction. That latter turn is just plain dangerous. I still frequently drive in Washington, as well as a recent vacation driving in Chicago, for example, and I am out and about in many suburban areas, so I am aware of where there is roadway ease or lack thereof. Adding more traffic congestion and noise by more concentrated development cannot work for the good of the greater area. For example, for me to get over to the new Harris Teeter/Silver Diner

development and back takes my life in a potentially unsafe direction. I usually go farther to shop and eat. So yes, I disagree with staff traffic assessment. Does any of the staff live in Fairlington Villages, do errands here and back, or go to and from work?

However, I do support a scaled-back but more sustainable development friendly vision for AlexWest that I hope you will consider:

- maximum of 6 to 8 story buildings
- affordable housing units
- stay within 150 height limits
- new buildings keeping with the character of the existing neighborhoods; no cityscape setting
- provide space for nature in this semi-urban environment
- adequate parking for our new neighbors and access to bus lines

Thank you for your consideration of my statement and your work to make Alexandrians prosperous, safe and our city flourishing.

Sincerely,

Christen M. Eliason

christenme@gmail.com

History Interpreter, George Washington's Mount Vernon

Tour Guide, Washington, DC

Member The Guild of Professional Tour Guides of Washington, DC

& Recipient of the 2021 Blakeman Leadership Award

Devine <kristine.devine@alexandriava.gov>; Michele Griffin
<michele.griffin@alexandriava.gov>; Karl Bach
<karl.bach@alexandriava.gov>; Regina Benavides
<regina.benavides@alexandriava.gov>; Christine Macey
<christine.macey@alexandriava.gov>; Suzanne Derr
<suzanne.derr@alexandriava.gov>

Subject: [EXTERNAL]AlexWest Draft Small Area Plan

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Dear Council Members:

I own a condominium in the Alexandria City section of Fairlington Villages. I have been living here for 35 years. I bought here because of the quiet peaceful-like suburban area. Currently, I am a retired Federal Employee.

I do not support this draft because of the proposed plans on King Street (Area 2) creating high density and turning it into a city setting. This is across the street from my home. There will be an increase in the traffic noise as there had been an increase in traffic noise after the Alexander, Northampton and Halstead Tower were built. When I bought my condominium, it was next to a suburban setting. I want to continue to live next to a suburban setting and not a city setting, for this is one of the reasons I bought in Fairlington Villages. At that time, it was an open sky and I could see the sun set. City settings have a very different look and feel to it. Living next to a city is a very different living experience than living next to a suburban setting. It does affect quality of life. A group in Fairlington Villages tried to have input in lowering the height and reducing the dimension of the Alexander and Northampton. The enormous height and width of the Alexander, Northampton and Halstead compared to Fairlington Villages' height of 2-3 story buildings as well as all being built very closely together on a very small parcel of land changed the look and feel of King Street in that particular spot. It is enormously out of proportion to Fairlington Villages, which is an historic designated site, and with the topography as well as other aspects in planning, with 10-12 story proposed buildings, King Street (Area 2) will continue to be grossly out of proportion to Fairlington Villages as well as the other townhouses and 4 story condominiums in the other nearby neighborhoods. I am concerned that this will change the look and feel of this entire King Street area that is adjacent to Fairlington Villages into exactly what I have never wanted - a city setting. This also includes the partial adjacent neighborhood to us that includes the 4 story Pointe Condominiums, and the 4 story Palazzo Condominiums behind King Street (Area 2) and nearby Newport Villages neighborhood.

I support affordable housing. This is not an either or situation and are asking both concerns be included within this multifaceted challenge.

I support the Fairlington Villages request of 60 feet high buildings on King Street (Area 2) with an increase to 85 feet high buildings to include affordable housing. And that the partial adjacent neighborhood of the 4 story Pointe Condominiums, and the 4 story Palazzo Condominiums with the 2 high rise buildings to respect the current character and nature of that neighborhood and build within that current character and nature. My understanding is that Newport Villages' height was increased to include affordable housing, which I support.

I would like both concerns to be taken into consideration. These decisions will affect those of us who live in the Alexandria City part of Fairlington Villages.

Sincerely,
Rick Weidemann

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[Alexandria's 275 Birthday Logo](#)



The City of Alexandria's 275th Anniversary

From: Scott Anderson
To: [PlanComm](#)
Subject: [EXTERNAL]AlexWest Draft Small Area Plan
Date: Sunday, October 13, 2024 3:42:28 PM

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<<https://aka.ms/LearnAboutSenderIdentification>>

Dear Planning Commissioners,

I am writing to you in regards to the AlexWest Draft Small Area Plan. I have been the owner of a condominium in the Alexandria section of Fairlington Villages for 21 years. One of the reasons I bought in this neighborhood is that I like the big, shady trees and green space; the centralized location and easy access to Washington, D.C., Old Town, and Arlington; and the quieter, calmer nature of the community.

I am asking you to please not approve constructing 10- to 12-story buildings along King Street right next to Fairlington Villages, and in other nearby neighborhoods. One of the things I love about Alexandria is that even though it is not a small town, it definitely has the feel of one, with unique neighborhoods like Old Town, Del Ray, and Seminary Hill. I would like to see the city of Alexandria maintain that look and feel in Area 2 near Fairlington Villages. Having tall buildings around would change the character of Fairlington and neighborhoods on the other side of King Street. We would lose that unique feeling of living in a more suburban area that is so important to the residents here. Having tall buildings overlooking our neighborhood of 2- to 3-story condos would be unsettling and change the environment here. I know I am not the only resident who does not want a city-like setting across the street from us.

Thank you for your time and consideration.

Sincerely,
Scott D. Anderson

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From: Kyle Day
Cc: [Aishwarya Raghunathan](#)
Subject: [EXTERNAL]AlexWest Draft Small Area Plan
Date: Thursday, October 17, 2024 1:15:35 PM

You don't often get email from kyleday1319@gmail.com. Learn why this is important
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Council Members and Planning Commissioners,

We own a townhouse in Alexandria City of Fairlington Villages and have lived here for a few years and would like to write to you all on our thoughts w/r/t the Alexandria West plans.

I wanted to share my concerns about the proposed high-rise buildings on King Street (Area 2). Many of us in the Fairlington Villages love the peaceful, suburban vibe here, and we're really worried that introducing 10-12 story buildings will change everything for the worse. We value the open skies, greenery, and quiet that attracted us to the area, and it feels like the charm of our community is at risk of being overshadowed by concrete. I truly hope you consider keeping the height limits to much lower and focus on affordable housing that fits with the existing character of our neighborhood. We just want to protect the essence of Fairlington and maintain the quality of life we all enjoy!

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From: Wendy Watkins
To: [PlanComm](#)
Subject: [EXTERNAL]AlexWest Draft Small Area Plan
Date: Saturday, October 26, 2024 8:48:07 AM

You don't often get email from wvwatkins1@gmail.com. Learn why this is important
<<https://aka.ms/LearnAboutSenderIdentification>>

Dear Planning Commissioners,

I own, and have lived in a condominium in the Alexandria City section of Fairlington Villages for 40 years. I moved here because of the quaintness and historic feel of the Villages.

The high-rises that are currently across the street did not exist when I moved to Fairlington Villages. More high-rises or city setting will negatively impact the historic character and wild life in our community. I miss being able to see the sunset.

I understand that change is inevitable, but I ask that the concerns of long-time residents be considered when planning developments in Area 2 and the nearby neighborhoods.

Regards,
Wendy Watkins

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To: Planning Commission
 From: YIMBYs of Northern Virginia, Alexandria Chapter
 Re: Alexandria West Draft Recommendations



Chair Macek, Vice Chair McMahon, and members of the Alexandria Planning Commission,

We appreciate the hard work staff has put into engaging the community as they develop this vision for the future of Alexandria West. Through consistent community engagement, focusing on vulnerable communities and the needs of both current and future residents, staff have produced a draft plan that will deliver improvements in the Plan Area. We appreciate the attention to multimodal transportation networks, expanded and connected parks, and accessible neighborhood amenities. We also appreciate that staff has proposed moderate improvements to the original draft, increasing allowed heights in much of the Plan Area in return for deeply affordable housing.

The plan, with these improvements, is certainly a step in the right direction. We remain concerned, however, that the Plan does not take the transformative action needed to stem the tide of displacement. Many of our neighbors in Alexandria West work hard, but struggle to find a safe and healthy home they can afford. **Our neighbors deserve more than a step in the right direction.** We cannot solve our housing affordability crisis unless we legalize truly abundant housing throughout our entire city, including Alexandria West. To fulfill our values the Plan must do more than just find a middle ground between community members' opinions; it must take the action needed to let our city thrive and enable Alexandrians to find and remain in safe, dignified homes they can afford.

To improve the Plan and avert a displacement crisis in the next two decades, we ask you to make the following changes and then pass the plan at this hearing:

- **Increase allowable heights in the 35-foot and 45-foot zones to 60 feet.** Staff's changes to the draft plan include a proposed new mechanism, Tier B, for additional height in exchange for deeply affordable housing. Unfortunately, large portions of the plan area are ineligible for Tier B as well as the existing Section 7-700, or Tier C, because their allowable height is less than 50 feet. **Affordable housing should be legal and feasible to build in all of Alexandria West, not just select parcels.** We can't afford to take any options off the table to build the committed affordable and market-rate homes we need to address our housing crisis. Increasing allowable heights will make desperately needed housing, like the small townhouse development we hope you'll approve on Thursday, legal in all of Alexandria West.
- **Increase allowable heights in the 100-foot, 110-foot, and 130-foot zones to 150 feet, with increased FAR as needed to accommodate taller buildings.** Staff has stated throughout the planning process that the multifamily buildings most likely to be built in Alexandria West are wood construction buildings maxing out at 85 feet, which is likely true under current economic conditions and with current technology. But this Plan will be

in place for over a decade. If there are instances where market conditions allow for the construction of a taller building, we should legalize as much housing as possible rather than arbitrarily limiting heights. Increasing allowable heights in the 100+ foot zones to 150 will ensure we legalize as much housing as possible surrounding planned West End Transitway stops, and that all existing high-rise multifamily buildings can be redeveloped at their current height. Given the Plan's affordable housing mandates, maximizing the total number of homes built also means maximizing the total number of affordable homes, a critical need in the community.

- **Require staff reports to document the displacement impacts of failing to build additional housing.** In item 10 of the memorandum, staff has proposed adding a requirement that staff reports will document the displacement impacts of redeveloping existing housing. Should you choose to implement this proposal, we ask you to add a requirement in cases where the proposed redevelopment will build more housing than what currently exists on the site, that staff reports document the displacement impacts of *not* building this additional housing. Far too many of our neighbors in Alexandria West are already facing displacement due to rent increases caused by our housing shortage. We cannot continue to only consider potential consequences of taking action, while ignoring the serious consequences of inaction that we are already facing.
- **Acknowledge impacts of parking mandates and recommend changes as needed.** This plan makes an admirable effort to prevent displacement by encouraging development on surface parking lots in the plan area. We worry that this may not be feasible in reality, given the city's extensive parking mandates which would require expensive new parking structures to be built to not only replace the spaces lost due to development but also accommodate what the city imagines the new structure will also require. Mandating more parking than a builder determines is needed will drive up costs for the Alexandrians who live in these buildings, cost money that could otherwise be directed to subsidizing additional affordable units, or make the project entirely infeasible. The report makes no comment on the feasibility of its strategy given current mandates, but notes that the plan area will be subject to whatever city parking policy is in place at the time a project is approved. The plan should be more clear about whether its strategy is feasible under current mandates and, if not, make a recommendation for their reform or removal.

The residents of Alexandria West are already facing displacement, and this will only get worse without a large influx of housing supply. All property owners in all neighborhoods of Alexandria West should have the opportunity to make a dent in our housing shortage, not just a select few. If the city wants to avert a displacement crisis tomorrow, we need bold action today.

About Organization: *YIMBYs (yes in my backyard) of Northern Virginia is a grassroots, all-volunteer organization working to make housing affordable to all by enabling the construction of more homes for more people. Attainable homes close to the amenities of daily life hold the promise of communities that are more affordable, socially connected, economically productive,*

and sustainable.

www.yimbysofnova.org

November, 5 2024

Dear Planning Commission,

We are writing on behalf of the Grassroots Alexandria Transportation Equity project team to ask that you make more of an effort to center people walking as you evaluate the West End Plan [1]. We begin with our two requests and follow with discussion.

Our first request is that we strengthen the commitment to bicycle and pedestrian transportation by opening the transportation portion of this plan with an analysis of the existing pedestrian network, including deficiencies that can be identified by a) locating and documenting pedestrian “demand paths” at the boundary of and within the project area and b) reaching out to groups that advocate for safer and more effective bicycling and walking in Alexandria.

Our second request is that we delete the phrase “When possible,” from the note in Figure 4.6: Pedestrian + Bike Network. This note would then read as follows, “The City will work with property owners to add bicycle/pedestrian connections not shown on this map to other parks and routes.” The qualifier “When possible,” suggests that connections are an afterthought, rather than an integral part of the plan.

Despite the fact that the transportation section of the plan begins with images of people instead of images of cars, the concrete plan begins with the road network (figure 4.1 "existing road network"), not with an analysis of the existing pedestrian network. We realize that beginning with cars is considered utterly normal. It is also a mistake. In the US, we generally plan roads to move car traffic and typically place sidewalks next to those roads, as if people were lesser forms of automobiles that naturally want to follow the same routes as automobiles.

As you are each almost certainly aware, people often carve out walking paths where none are provided. These are often called "demand paths." They occur where we collectively fail to connect obvious sources (housing, existing walking paths) and destinations (shops, schools) in ways that make sense to people on foot. These paths often cross boundaries between properties or even cut across private property. While these legal facts create headaches for lawyers, the comfort of lawyers should not take precedence over the health and safety of people the community who choose to contribute to the health of their community by walking.

An example of a demand path is shown in these three images. The path connects N Chambliss St to Sibley Rd and Sibley St Service Rd. The importance of including needed walking paths in our planning from the beginning is evident. This path, now partially paved, began as a dirt path carved by people walking. Despite the fact that it was later paved, it is clearly substandard. In the first photo, looking eastward from the parking lot next to the tennis court, there is no curb cut to help people access the path. The paved path, more clearly seen in the second photo, has a substandard width. In the third photo, the demand path continues as a dirt path to the right of the fence. The paved path veers to the left, where it connects to an Elementary School parking lot. The choice of route indicated by the pavement has everything to do with the comfort of lawyers (it avoids private property) but is far from ideal, except for children accessing the school.



The paving work on this route was clearly an afterthought. Unfortunately, while we have a complete streets policy, we do not have a complete afterthoughts policy. If community groups, such as the Alexandria Bicycle and Pedestrian Advisory Committee, are consulted as these fixes are designed, we are not aware of it.

The current plan (Figure 4.6: Pedestrian + Bike Network) includes the following note: "When possible, the City will work with property owners to add bicycle/pedestrian connections not shown on this map to other parks and routes." This clearly is a plan to do afterthoughts. As numerous examples around our city demonstrate, afterthoughts are not good enough. An example of a simple change to the plan that would center people walking, please consider deleting the phrase "When possible," from the note with Figure 4.6: Pedestrian + Bike Network. We are sure you can think of others.

Other examples of demand paths (in various states of afterthought) can be found in Alexandria. Three of these are 1) between Four Mile Run Park Trail and Commonwealth Ave via a Four Mile Run Park parking lot, 2) between Main Line Blvd and the GW Middle school parking lot, and 3) between Grist Mill Rd and Grist Mill Pl under the elevated metro tracks.

Thank you for your time and attention.

Sincerely,

Jonathan Krall and Jim Durham
Grassroots Alexandria

[1] <https://media.alexandriava.gov/content/planning/AlexWestSmallAreaPlan20240823.pdf>



Kenneth W. Wire
Letter 27
kwire@wiregill.com
703-677-3129

Megan C. Rappolt
mrappolt@wiregill.com
703-362-5232

November 7, 2024

VIA EMAIL TO PlanComm@alexandriava.gov
Chairperson Macek and Members of the Planning Commission
301 King Street, Suite 2100
Alexandria, VA 22314

RE: Docket Item 5, Alex West Small Area Plan, Upland Park, Phase 2

Dear Chairman Macek and Members of the Planning Commission:

On behalf of my client, Hekemian Inc., we acknowledge Staff’s willingness to work with us regarding Hekemian’s concerns with the Alex West SAP (“AWSAP”) guidance. We acknowledge the revision to the Upland Park density on Table 8.4 to allow for existing CDD density to remain. Staff increased the allowable density to 3.2 FAR and added notes to reiterate the intent of the Alex West SAP (“AWSAP”).


Staff also confirmed that the 37,000 SF required public open space on Table 8.4 includes a parcel currently owned by the City (totals approximately 17,544 SF). It is Hekemian’s understanding that they would be contributing approximately 20,353 SF of private property for a total future public open space of approximately 37,000 SF. Staff confirmed this approach.


Hekemian has a new concern regarding open space shown in the AWSAP: Hekemian requests Staff remove the “alternative option” for an expanded Phase 2 Upland Park open space shown on Page 100. This alternative option shows public open space on private property where the CDD plans for a hotel/commercial development. Hekemian has not discussed the alternative option with Staff, does not support it and requests it be deleted from the AWSAP.

Lastly, Hekemian has concerns that the massing of the future development will be constrained due to AWSAP changes. The CDD approval provides a building footprint fronting on the Ellipse. With the AWSAP, the Ellipse is removed, and an intermittent stream buffer will remain, encroaching into the planned building footprint. The September 5, 2024 AWSAP Staff Report acknowledges this issue and notes that a future process is needed to approve the stream encroachment (see page 18). We request that the Alex West Plan itself acknowledge the need to preserve the building footprint in the original CDD approval and work with the City on appropriate mitigation measures for the stream buffer.

I look forward to discussing this application and the above requested changes with you at the Planning Commission hearing.

Sincerely,


Kenneth W. Wire


Megan C. Rappolt



Kenneth W. Wire ^{Letter 28}
kwire@wiregill.com
703-677-3129

Megan C. Rappolt
mrappolt@wiregill.com
703-362-5232

~~September 4, 2024~~ **November 7, 2024**

VIA EMAIL TO PlanComm@alexandriava.gov

Chairman Macek and Members of the Planning Commission
301 King Street, Suite 2100
Alexandria, VA 22314

RE: Docket Item 5, Alex West Small Area Plan
Adams Neighborhood and 1900 N. Beauregard Street

Dear Chairman Macek and Members of the Planning Commission:

On behalf of my client, Monday Properties (“Monday”), I request the Planning Commission recommend approval of the Alex West Small Area Plan (“AWSAP”). Monday has been actively engaged in this AWSAP process for over a year as Monday owns the majority of the land within the Adams neighborhood. Monday and City staff have worked diligently to reach an agreed upon concept plan for the Adams neighborhood as shown in the AWSAP. Monday intends to submit a CDD concept plan and DSUP to the City in the next few days.

Monday, however, does not agree with staff’s position that there is no base residential density within the Adams neighborhood as shown in Table 8.8. While it is accurate that the existing Beauregard Small Area Plan recommended only commercial development in the Adams neighborhood, Zoning Ordinance Section 5-602 states in CDD #21 without a special use permit “The OC zone regulations shall apply to the Adams Neighborhood.” The OC zone permits residential uses by-right up to a 1.25 FAR. *See* Zoning Ordinance Section 4-806(b)(1). Finally, Zoning Ordinance Section 5-608 states:

“Notwithstanding the provisions of sections [5-602](#) and [5-603](#), the land in a CDD district may be used and developed pursuant to the density, height, use and other applicable zone regulations provided for use and development within each district, without CDD special use permit approval, as shown in Table 1.”

The AWSAP does not and cannot override the terms and provisions of the City Zoning Ordinance. Therefore, given the provisions of the above referenced sections of the zoning ordinance, we respectfully request that Table 8.8 be revised to reference the 1.25 FAR base residential zoning.

As you know, the AWSAP is a planning document making recommendations to guide future rezoning and development applications. It is through these future rezoning and development

applications that the recommendations in the AWSAP will be implemented. Monday is confident that they will work with City during the rezoning process to provide an updated CDD plan meeting the goals and objectives of the AWSAP. In order to do so, the AWSAP needs to accurately reflect the provisions of existing zoning.

I look forward to discussing this application and the above requested changes with you at the Planning Commission hearing.

Sincerely,



Kenneth W. Wire



Megan C. Rappolt



Kenneth W. Wire
Letter 29
kwire@wiregill.com
703-677-3129

Megan C. Rappolt
mrappolt@wiregill.com
703-362-5232

November 7, 2024

VIA EMAIL TO PlanComm@alexandriava.gov

Chairman Macek and Members of the Planning Commission
301 King Street, Suite 2100
Alexandria, VA 22314

RE: Docket Item 5, Alex West Small Area Plan, Southern Towers

Dear Chairman Macek and Members of the Planning Commission:

My client, CIM, is the owner of Southern Towers (the “Property”). As you know, CIM submitted a letter to the Planning Commission on September 4, 2024 (“September Letter”) requesting certain changes to the staff draft of the Alex West Plan Small Area Plan (“AWSAP”). As we discussed at the September Planning Commission hearing, the Property is developed with five existing towers which are approximately 150 feet in height. The AWSAP recommends and CIM supports locating a Bus Rapid Transit Station on the Property to serve existing and future residents. I also reiterate that all of the existing buildings on the site will remain and future redevelopment will be located within existing parking lots.

I am submitting this letter in response to the staff memorandum of changes to the AWSAP dated October 25, 2024 (“Staff Memo”). The following headers are contained in the Staff Memo.

1. Increase Building Heights Adjacent to Transit

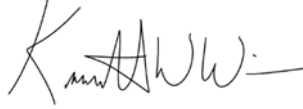
In my September letter, CIM requested that the AWSAP recommend building height of 150 feet for the future redevelopment parcels fronting on Seminary Road. This height is consistent with the existing buildings on the Property. Rather than addressing this issue directly, the Staff memo creates new tiered approach for additional density in the AWSAP of tiers A, B, and C. This framework exists nowhere else in the City and is not remotely financially viable. **Therefore, I reiterate our request for 150 feet in recommended height for the portion of the Property as shown on the attached exhibit.** The first 150 feet in height and FAR will provide 10% affordable units. This approach is consistent with other master plans in the City and other affordable housing recommendations in the region.

3. Provide Floor Area Ratio (FAR) Credit for Replacement Parking

CIM appreciates and supports staff recommendation of providing up to a 1.0 FAR for replacement parking.

I look forward to discussing this application and the above requested change with you at the Planning Commission hearing.

Sincerely,









A handwritten signature in black ink, appearing to read "Kenneth W. Wire". The signature is stylized with a large initial "K" and a long horizontal stroke at the end.

Kenneth W. Wire

A handwritten signature in blue ink, appearing to read "Megan C. Rappolt". The signature is fluid and cursive.

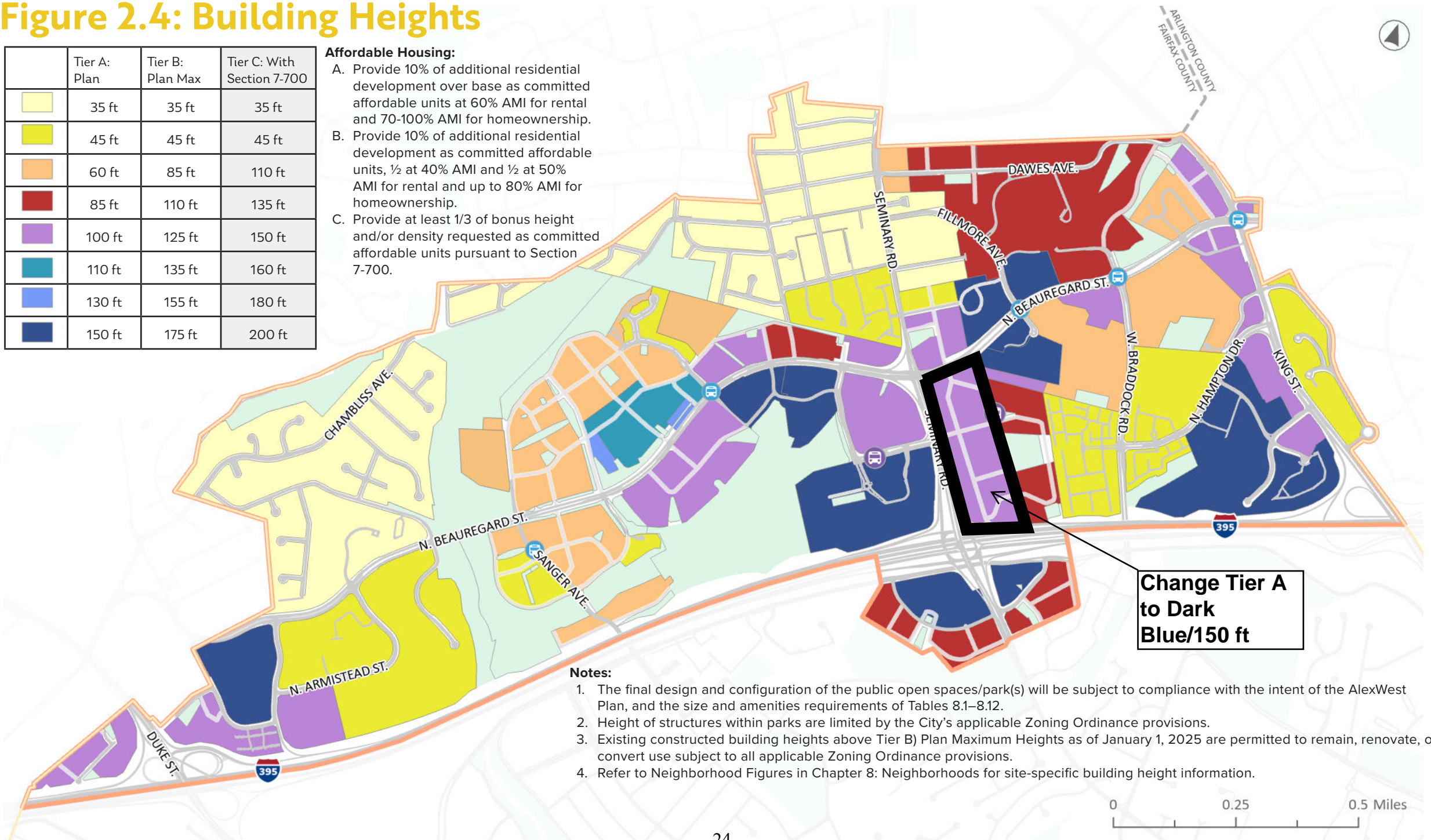
Megan C. Rappolt

Figure 2.4: Building Heights

	Tier A: Plan	Tier B: Plan Max	Tier C: With Section 7-700
	35 ft	35 ft	35 ft
	45 ft	45 ft	45 ft
	60 ft	85 ft	110 ft
	85 ft	110 ft	135 ft
	100 ft	125 ft	150 ft
	110 ft	135 ft	160 ft
	130 ft	155 ft	180 ft
	150 ft	175 ft	200 ft

Affordable Housing:

- A. Provide 10% of additional residential development over base as committed affordable units at 60% AMI for rental and 70-100% AMI for homeownership.
- B. Provide 10% of additional residential development as committed affordable units, ½ at 40% AMI and ½ at 50% AMI for rental and up to 80% AMI for homeownership.
- C. Provide at least 1/3 of bonus height and/or density requested as committed affordable units pursuant to Section 7-700.



Notes:

1. The final design and configuration of the public open spaces/park(s) will be subject to compliance with the intent of the AlexWest Plan, and the size and amenities requirements of Tables 8.1–8.12.
2. Height of structures within parks are limited by the City’s applicable Zoning Ordinance provisions.
3. Existing constructed building heights above Tier B) Plan Maximum Heights as of January 1, 2025 are permitted to remain, renovate, or convert use subject to all applicable Zoning Ordinance provisions.
4. Refer to Neighborhood Figures in Chapter 8: Neighborhoods for site-specific building height information.



Kenneth W. Wire
Letter 30
kwire@wiregill.com
703-677-3129

Megan C. Rappolt
mrappolt@wiregill.com
703-362-5232

November 7, 2024

VIA EMAIL TO PlanComm@alexandriava.gov

Chairman Macek and Members of the Planning Commission
301 King Street, Suite 2100
Alexandria, VA 22314

RE: Docket Item 5, Alex West Small Area Plan
Newport Village

Dear Chairman Macek and Members of the Planning Commission:


On behalf of my client, UDR, Inc., we request your support for a change to the Alex West Small Area Plan (“AWSAP”) height designation from 60’ to 85’ for approximately 500’ along N. Beauregard St. at the Newport Village property (the “Property”) to allow future development adjacent to the West End Transitway.

Increasing the base height to 85’ will allow for a smaller building footprint of a future residential development. While UDR has no immediate plans for redevelopment, a smaller building footprint will allow for the preservation of more existing units than would a shorter, 60’ building, with a larger footprint. Please see attached exhibit showing existing units. UDR supports the preservation of market rate units and is part of their long-term plans. Under the AWSAP, an 85’ building is required to provide a significant amount of affordable housing: 10% of the delta between a base 0.45 FAR up to approximately 2.0 FAR (“base affordable contribution”). This could result in approximately 25-30 affordable housing units and allows for the preservation of market rate units.

In contrast, if the 60’ height limit remains, the same 85’ tall building will require the use of Staff’s proposal of a second and third tier of bonus height and density. This will prevent housing redevelopment plans at Newport Village. This framework exists nowhere else in the City and is not remotely financially viable. In combination, the AWSAP 10% base affordable contribution, plus the additional 50% and 40% AMI affordable housing requirements, plus the removal of existing market rate units create an insurmountable barrier to development at Newport Village. To allow for additional housing developed on the Property, we request a **change to ‘Figure 2.4: Building Heights’ to allow for 85’ height designation** for a distance of approx. 500’ along N. Beauregard St. UDR also supports new Note #5 for the Newport Village property that states **“For Newport Village, future rezonings shall consider the displacement of existing market rate affordable housing.”** Please see attached height map exhibit with changes noted.

I look forward to discussing this application and the above requested changes with you at the Planning Commission hearing.

Sincerely,


A handwritten signature in black ink, appearing to read "K. W. Wire". The signature is stylized with a large initial "K" and a horizontal line extending to the right.

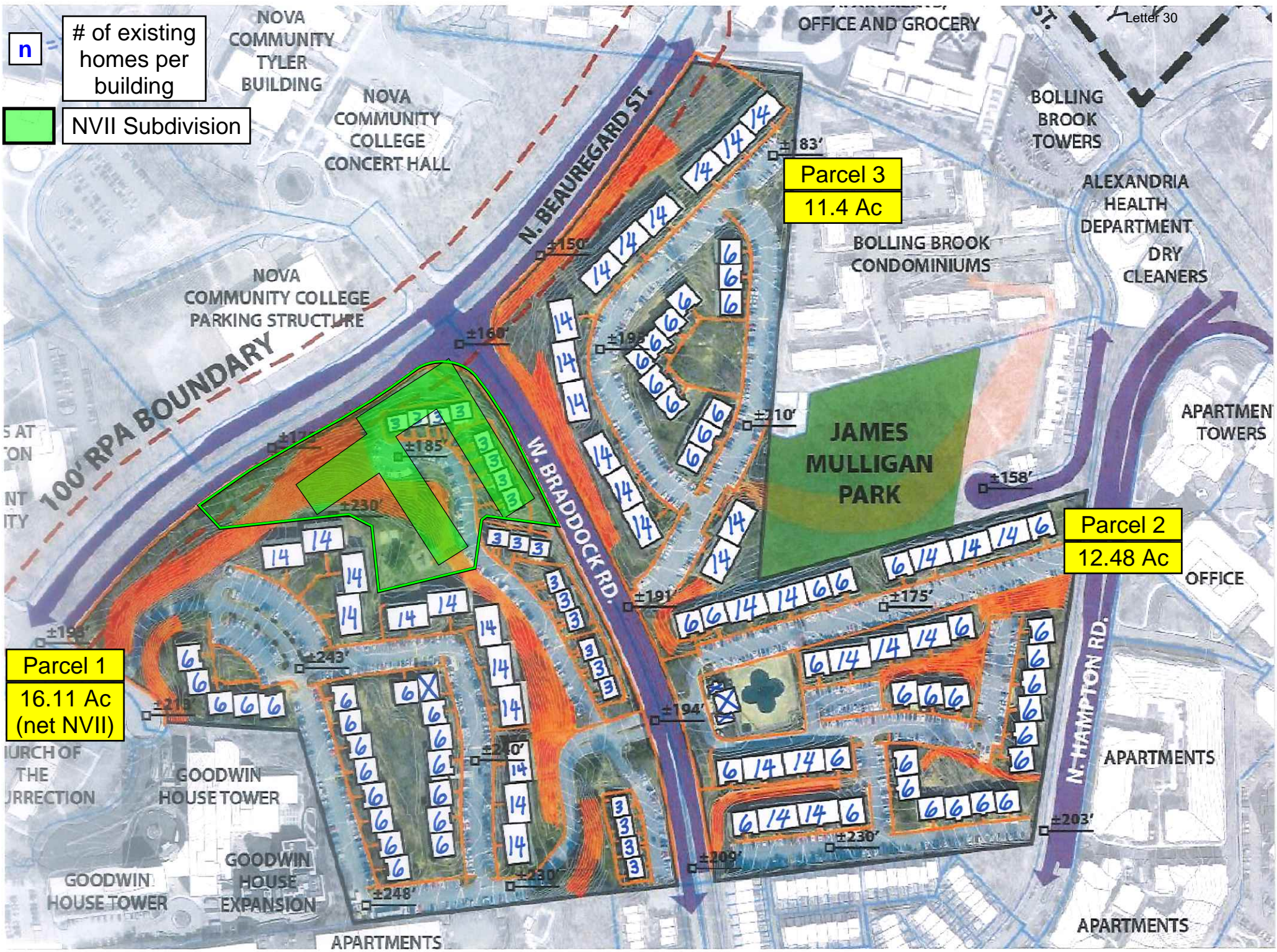
Kenneth W. Wire

A handwritten signature in blue ink, appearing to read "Megan C. Rappolt". The signature is cursive and somewhat stylized.

Megan C. Rappolt

n = # of existing homes per building

 NVII Subdivision



Parcel 1
16.11 Ac
(net NVII)

Parcel 3
11.4 Ac

Parcel 2
12.48 Ac

MURCH OF THE CORRECTION
GOODWIN HOUSE TOWER
GOODWIN HOUSE TOWER
GOODWIN HOUSE EXPANSION

NOVA COMMUNITY COLLEGE PARKING STRUCTURE

NOVA COMMUNITY TYLER BUILDING

NOVA COMMUNITY COLLEGE CONCERT HALL

OFFICE AND GROCERY

BOLLING BROOK TOWERS

BOLLING BROOK CONDOMINIUMS

ALEXANDRIA HEALTH DEPARTMENT DRY CLEANERS

APARTMENT TOWERS

OFFICE

APARTMENTS

APARTMENTS

100' RPA BOUNDARY

N. BEAUREGARD ST.

W. BRADDOCK RD.









N. HAMPTON RD.

JAMES MULLIGAN PARK

Letter 30

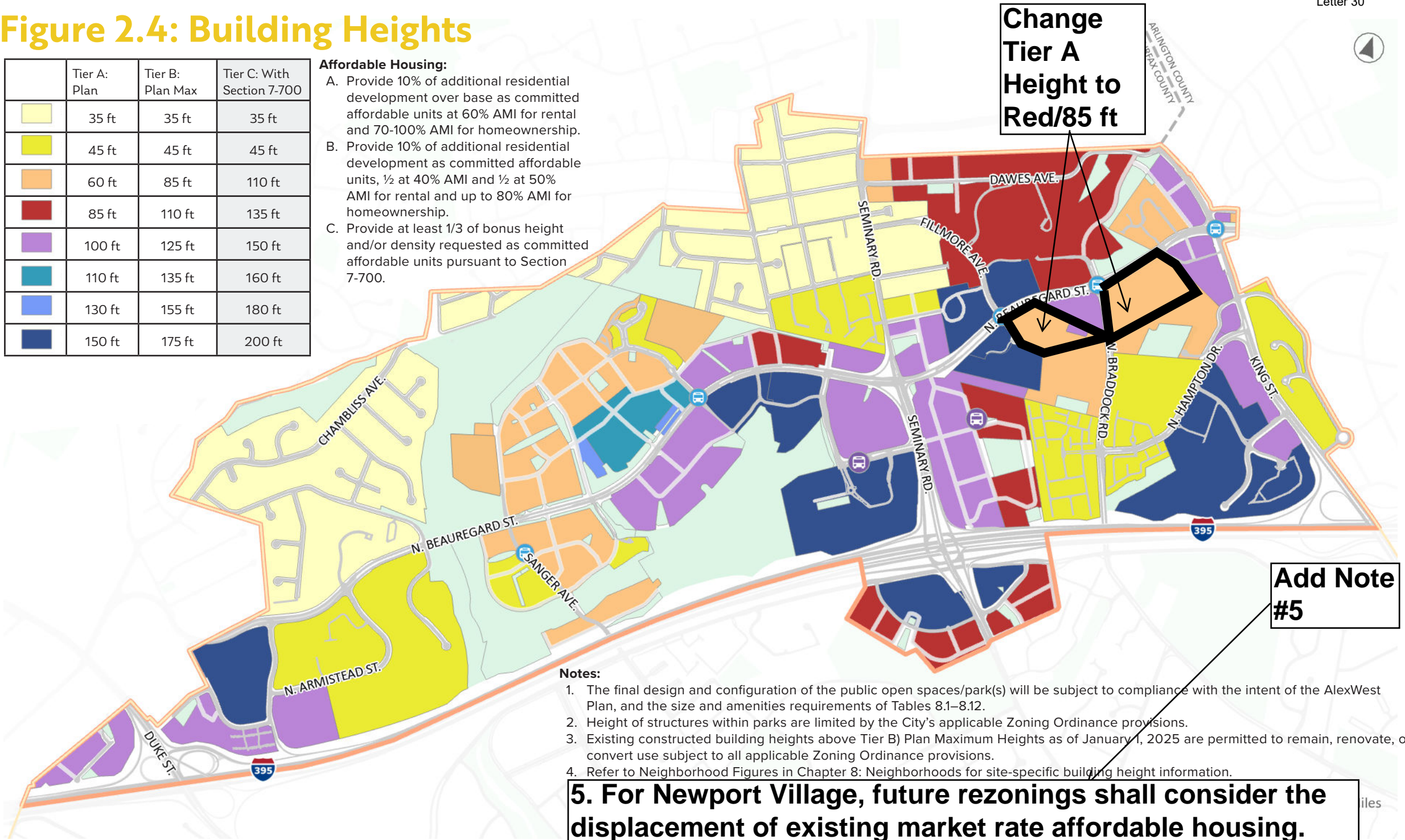
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Figure 2.4: Building Heights

	Tier A: Plan	Tier B: Plan Max	Tier C: With Section 7-700
	35 ft	35 ft	35 ft
	45 ft	45 ft	45 ft
	60 ft	85 ft	110 ft
	85 ft	110 ft	135 ft
	100 ft	125 ft	150 ft
	110 ft	135 ft	160 ft
	130 ft	155 ft	180 ft
	150 ft	175 ft	200 ft

Affordable Housing:

- A. Provide 10% of additional residential development over base as committed affordable units at 60% AMI for rental and 70-100% AMI for homeownership.
- B. Provide 10% of additional residential development as committed affordable units, 1/2 at 40% AMI and 1/2 at 50% AMI for rental and up to 80% AMI for homeownership.
- C. Provide at least 1/3 of bonus height and/or density requested as committed affordable units pursuant to Section 7-700.



Notes:

1. The final design and configuration of the public open spaces/park(s) will be subject to compliance with the intent of the AlexWest Plan, and the size and amenities requirements of Tables 8.1–8.12.
2. Height of structures within parks are limited by the City’s applicable Zoning Ordinance provisions.
3. Existing constructed building heights above Tier B) Plan Maximum Heights as of January 1, 2025 are permitted to remain, renovate, or convert use subject to all applicable Zoning Ordinance provisions.
4. Refer to Neighborhood Figures in Chapter 8: Neighborhoods for site-specific building height information.

5. For Newport Village, future rezonings shall consider the displacement of existing market rate affordable housing.

Change Tier A Height to Red/85 ft

Add Note #5

From: [Luca Gattoni-Celli](#)
To: [PlanComm](#)
Subject: [EXTERNAL]YIMBYs of NoVA Founder and Alexandria West resident comment on plan area
Date: Thursday, November 7, 2024 1:17:47 PM

Dear Planning Commission,

Thank you for pushing to improve the Alexandria West small area plan. Unfortunately, the plan as written still envisions far less housing than my immediate neighbors will need in the coming years and decades to avoid displacement, which risks scattering their local communities and social networks (the real-world kind) to the wind.

Here are a few recommendations, based on tireless work my fellow YIMBYs have done to analyze the SAP:

- Increase allowable heights in the 35 and 45-foot zones to 60 feet. And increase allowable heights in 100, 110, and 130-foot zones to 150 feet. There is no health or safety reason to impose such limits. The false precision of the current plan is a vestige of an approach to housing policy and land use planning that was devised as a form of social control, at a time when Jim Crow, dressed up in high modernism, ruled over our city. Housing for All laid that history out in plain terms. It is time to move forward.
- Require staff reports to document the displacement impacts of failing to build additional housing. Inaction is a choice. City government continues to use housing restrictions as leverage to extract concessions from developers and placate single-family homeowners who believe they are entitled to control where other people live and exclude certain kinds of people from living near them. Everyone involved in this policy process understands that the status quo is unsustainable and will lead a growing crisis of homelessness, overcrowding, and displacement. For decades Alexandria's black community has been scattered to the wind by a land use regime we are expected to accept or even celebrate as normal, a reasonable compromise between differing points of view. Yet this system was not created as a compromise. True compromise would be a system that made room for new residents and enabled sustainable population and economic growth. Instead I fear stagnation and decline.
- Acknowledge the impacts of city parking minimum policies and recommend a process for eliminating them. Please do not overcomplicate this. Minimum parking requirements are an unnecessary policy, as unnecessary as telling a restaurant how many chairs to have. If you worry about public parking being overrun, create a system to price this private use of public space. Alexandria can become the 90th U.S. city to discard this destructive policy, which would never be proposed today. Doing so would have an outsized positive effect on housing production in our fair city while encouraging people to drive less, especially for short journeys.

Thank you for your consideration of my perspective. I can only claim to speak for myself, even in this effort to say what many others are thinking. I am as ever grateful for your public service.

Be bold. My neighbors are relying on you.

Sincerely,

Luca Gattoni-Celli

Founder Emeritus, YIMBYs of Northern Virginia

YIMBYsOfNoVA.org | [Media](#) | [Facebook Group](#)

[Cornerstone](#)—blog about urbanism & building YIMBYs of NoVA

843-793-7106 (Mobile/[Signal](#)) [LinkedIn](#) | [Twitter](#) | [Medium](#)

Emergent Ventures Grantee ([21st Cohort](#))

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DO NOT CLICK any links or download attachments unless the contents are from a trusted
source.**

From: fran.vogel@verizon.net
To: [PlanComm](#)
Subject: [EXTERNAL]Docket 11/07/24 Meeting, Item 5: Master Plan Amendment #2024-00003, AlexWest Small Area Plan - Comment
Date: Thursday, November 7, 2024 3:46:35 PM

Chairman and Members of the Planning Commission:

As a concerned citizen who is aware of the various plans for Transitways and revisions of Small Area Plans, I am writing to support those in Alexandria West are concerned that the West End Transitway is NOT part of the planning effort.

That makes little sense when developing high quality transit. The outdated West End Transitway concept built around serving the mass of office development in the former Winkler tract, of which essentially nothing is left, requires a fresh look that HAS TO be developed in sync with the rest of the Small Area Plan.

I agree with those residents who want to see this plan tabled and sent back to staff to work with the community, and develop appropriate transit services and facilities that makes sense today and over the next twenty years.

Please reconsider moving forward with the current plan and take the time to incorporate the West End Transitway to make the Alexandria West Small Area Plan inclusive and more cohesive.

Thank-you,

Fran Vogel
41 N. Earley Street
Alexandria, VA 22304

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From: [Stephanie Elms](#)
To: [PlanComm](#)
Subject: [EXTERNAL]Comment on Planning Commission Docket Item: 5
Date: Thursday, November 7, 2024 4:39:19 PM

You don't often get email from stephanie.elms@gmail.com. [Learn why this is important](#)

My name is Stephanie Elms and I live in Del Ray. I want to thank City Staff for the hard work that they have put into the AlexWest Small Area Plan. The plan, as written, is a good step and I was happy to see proposals for increasing our transportation networks and making neighborhood amenities more accessible.

My worry however is that it does not go far enough in improving housing affordability and preventing displacement. I ask that the Draft Plan should be modified to allow affordable housing everywhere, and to maximize allowable housing near transit and amenities. Specifically:

- **Increase allowable heights in the 35-foot and 45-foot zones to 60 feet.** Large portions of the plan area are ineligible for new and existing incentives to build affordable housing, because their allowable height is less than 50 feet. Affordable housing should be legal to build in all of Alexandria West, not just select parcels.
- **Increase allowable heights in the 100-foot, 110-foot, and 130-foot zones to 150 feet.** Increasing allowable heights in the 100+ foot zones to 150 will ensure we legalize as much housing as possible surrounding planned West End Transitway stops, and will also ensure that if an existing high-rise multifamily building is redeveloped, the building that replaces it is not mandated to be shorter.
- **Require staff reports to document the displacement impacts of failing to build additional housing.** Staff has proposed adding a requirement that staff reports will document the displacement impacts of redeveloping existing housing. Should you choose to implement this proposal, we ask you to add a requirement in cases where the proposed redevelopment will build more housing than what currently exists on the site, that staff reports document the displacement impacts of *not* building this additional housing. Far too many of our neighbors in Alexandria West are already facing displacement due to rent increases caused by our housing shortage.
- **Acknowledge impacts of city parking minimum policies and recommend changes.** We need as much new housing as possible in Alexandria West, and we can't afford to take up space with government-mandated parking spaces beyond the amount needed by residents. While the Plan itself cannot change citywide policy, it should recommend that the City repeal its parking minimum policy to ensure effective implementation of the Plan.

We need these changes to legalize a larger supply of both market rate and dedicated affordable units to stabilize rents and prevent displacement, encourage transit-oriented and walkable development, and ensure lower income Alexandrians are welcome in all neighborhoods.

Thank you.

Stephanie Elms

3 W. Mount Ida Ave

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