

Christina Thompson

From: Joel Newman <jgnewman45@gmail.com>
Sent: Tuesday, November 14, 2023 4:06 PM
To: Kirk McPike
Cc: City Clerk Staff
Subject: [EXTERNAL]Zoning for Housing Vote

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Councilman McPike,

I am writing to urge the City Council to delay their vote on the 9 zoning initiatives and 41 amendments until they are each properly reviewed in detail with the community residents and taxpayers.

While my wife and I support the initiative to develop more affordable housing, there are far too many questions to be answered before you can push through such a broad and encompassing initiative.

Mayor Wilson has described this set of zoning changes as the "most ambitious housing reform" in city history. Notably, this proposal would replace our current zoning and land use regulations with a series of sweeping, wholesale changes, which have yet to be adequately vetted by the public, or commonly adopted for use in the Commonwealth of Virginia.

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Thank you in advance for your consideration.

Regards,

Joel Newman
519 Princess Street
Alexandria, VA 22314

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Christina Thompson

From: Joel Newman <jgnewman45@gmail.com>
Sent: Tuesday, November 14, 2023 4:04 PM
To: Alyia Gaskins
Cc: City Clerk Staff
Subject: [EXTERNAL]Zoning for Housing Vote

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Councilwoman Gaskins,

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Christina Thompson

From: Joel Newman <jgnewman45@gmail.com>
Sent: Tuesday, November 14, 2023 4:02 PM
To: John Chapman
Cc: City Clerk Staff
Subject: [EXTERNAL]Zoning for Housing Vote

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Councilman Chapman,

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Christina Thompson

From: Joel Newman <jgnewman45@gmail.com>
Sent: Tuesday, November 14, 2023 4:00 PM
To: Sarah Bagley
Cc: City Clerk Staff
Subject: [EXTERNAL]Zoning for Housing Vote

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Councilwoman Bagley,

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Christina Thompson

From: Joel Newman <jgnewman45@gmail.com>
Sent: Tuesday, November 14, 2023 3:57 PM
To: Canek Aguirre
Cc: City Clerk Staff
Subject: [EXTERNAL]Zoning for Housing Vote

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Councilman Aguirre,

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Christina Thompson

From: Joel Newman <jgnewman45@gmail.com>
Sent: Tuesday, November 14, 2023 3:54 PM
To: Amy Jackson
Cc: City Clerk Staff
Subject: [EXTERNAL]Zoning for Housing Vote

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Vice-Mayor Jackson,

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From: Joel Newman <jgnewman45@gmail.com>
Sent: Tuesday, November 14, 2023 3:51 PM
To: Amy.jackson@alexandriava.gov
Cc: City Clerk Staff
Subject: [EXTERNAL]Zoning for Housing Vote

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From: Joel Newman <jgnewman45@gmail.com>
Sent: Tuesday, November 14, 2023 3:46 PM
To: Justin Wilson
Cc: City Clerk Staff
Subject: [EXTERNAL]Zoning for Housing Vote

Mayor Wilson,

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Case: 23-00042959

Case Owner	All Members COUNCIL	Service Request Id	23-00042959
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Input on proposed zoning changes for housing:	SR Ext ID	

We are writing to express our steadfast opposition to the City's plans to eliminate single-family housing. Such a plan is fraught with negative consequences that we believe the City is ignoring, to the peril of the future livability of Alexandria. First, any discussion of the proposed elimination of single-family housing by City staff fails to recognize that Alexandria is already one of the most densely populated cities in the country. We already face infrastructure inadequacies – from streets that cannot support the existing traffic demands to overcrowded schools. We believe that the aim of attracting even more people to the city without addressing the resulting increased demands on our infrastructure is short-sighted.

Rest assured, we are fully supportive of the stated objective to create affordable housing opportunities for lower income residents and want to see efforts made now to do so. However, the claims that eliminating single-family housing will generate more affordable housing are simply not credible, as has been seen in neighboring jurisdictions; the new housing will be at least as unaffordable as many options that already exist in the city.

Finally, Alexandria continues to ignore the fact the majority of climate change-related emissions come from buildings (both residential and offices) with minimum climate change standards. Adding even more buildings, which will further contribute to climate change, flies in the face of the City's long-term goals of resiliency.

We also feel the time and effort dedicated to public engagement has been too short and inadequate for such an enormous potential change to our city. Indeed, the results of the Alexandria Times' survey published last week bears witness to this fact. We have heard from countless individuals that they are only

just beginning to be aware of these proposals and still do not fully understand the implications. We implore you to delay any decision about this proposed zoning change until all of the above considerations have been properly considered and addressed.
Susan Clark-Sestak and Joe Sestak

Service Department

Mayor & City Council

Service Request

Comments

ServedP

Selected Location

SLA Information

Expected Start Date	11/14/2023 3:10 PM	Date/Time Opened	11/14/2023 3:10 PM
Expected Date/Time	11/21/2023 3:10 PM	Updated Date/Time	11/14/2023 6:26 PM
SLA Status	Met	Date/Time Closed	11/14/2023 6:26 PM

Contact Information

Contact Name	Susan Clark-Sestak	Contact Phone	+1 (571) 234-3819
Account Name	Customer	Contact Email	sclarksestak@icloud.com

Location Information

Address	Location
Served	Selected Location
Trash Zone	Location Details
Recycle Zone	Relative Location
Spring Clean Up Zone	Reporting Area
Leaf Zone	Parking District
	Census Area
	Building Type
	Small Area Plan

Geo Layers



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Case: 23-00042959

Case Owner	All Members COUNCIL	Service Request Id	23-00042959
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Input on proposed zoning changes for housing: We are writing to express our steadfast opposition to the City's plans to eliminate single-family housing. Such a plan is fraught with negative consequences that we believe the City is ignoring, to the peril of the future livability of Alexandria. First, any discussion of the proposed elimination of single-family housing by City staff fails to recognize that Alexandria is already one of the most densely populated cities in the country. We already face infrastructure inadequacies – from streets that cannot support the existing traffic demands to overcrowded schools. We believe that the aim of attracting even more people to the city without addressing the resulting increased demands on our infrastructure is short-sighted. Rest assured, we are fully supportive of the stated objective to create affordable housing opportunities for lower income residents and want to see efforts made now to do so. However, the claims that eliminating single-family housing will generate more affordable housing are simply not credible, as has been seen in neighboring jurisdictions; the new housing will be at least as unaffordable as many options that already exist in the city. Finally, Alexandria continues to ignore the fact the majority of climate change-related emissions come from buildings (both residential and offices) with minimum climate change standards. Adding even more buildings, which will further contribute to climate change, flies in the face of the City's long-term goals of resiliency. We also feel the time and effort dedicated to public engagement has been too short and inadequate for such an enormous potential change to our city. Indeed, the results of the Alexandria Times' survey published last week bears witness to this fact. We have heard from countless individuals that they are only		

just beginning to be aware of these proposals and still do not fully understand the implications. We implore you to delay any decision about this proposed zoning change until all of the above considerations have been properly considered and addressed.
Susan Clark-Sestak and Joe Sestak

Service Department

Mayor & City Council

Service Request Comments

ServedP

Selected Location

SLA Information

Expected Start Date	11/14/2023 3:10 PM	Date/Time Opened	11/14/2023 3:10 PM
Expected Date/Time	11/21/2023 3:10 PM	Updated Date/Time	11/14/2023 6:26 PM
SLA Status	Met	Date/Time Closed	11/14/2023 6:26 PM

Contact Information

Contact Name	Susan Clark-Sestak	Contact Phone	+1 (571) 234-3819
Account Name	Customer	Contact Email	sclarksestak@icloud.com

Location Information

Address	Location
Served	Selected Location
Trash Zone	Location Details
Recycle Zone	Relative Location
Spring Clean Up Zone	Reporting Area
Leaf Zone	Parking District
	Census Area
	Building Type
	Small Area Plan

Geo Layers

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Case: 23-00042962

Case Owner	All Members COUNCIL	Service Request Id	23-00042962
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	I respectfully ask you to accept this email as official comment/input to tonight's meeting in reference to docket # 18. I am not able to attend or call in.		

SR Ext ID

I am a 25+ year resident of Del Ray. I would ask that the Mayor, City Council, and the Planning Commission take a step back, pause, and please - with an open mind - reevaluate the timeline and current approach for "zoning for housing".

1. I strongly disagree with bundling the 9 proposals into a single vote. Vote on the initiatives SEPARATELY. This seems fair and just, not only to the voter, but to the people you vote on behalf of. It's cleaner and clearer as to what is truly supported and what is not supported.

2. I lack confidence that those in power (Mayor, Council, Commission Members) are truly listening to people on all sides of this contentious issue. Is it "ambitious housing reform" or "modest small-scale refinements"? I've heard both, but fear the worst. Once again, it seems to me that the all mighty dollar drives the decisions, developers get most of the attention, and in the end - we will NOT end up serving those in need with promised affordable housing, nor will we maintain the unique character of our neighborhoods. Why are we plowing ahead without communicating authentically - simply, clearly, and timely - to renters, civic leaders, small business owners, and homeowners, while we allow builders and developers to skirt around rules and regs so the tear-downs continue, and the building of the monstrosities can proceed (right on top of the sidewalk, I might add)? This is progress? This is good? This is a benefit for future generations? "All are welcome" says the popular yard sign....most cannot afford. Let's be genuine. Please.

3. Increasing the number of dwelling units without properly addressing

infrastructure, parking, affordability, character of the neighborhood, and sustainability, is a half-baked approach, that leads to a bad result.

Thank you for your time. Thank you for considering my input. Thank you for your service to our city.

Marian (Missy) McGraw
209 East Uhler Ave
Alexandria, VA 22301

703-350-1809

Service Department

Mayor & City Council

Service Request

Comments

ServedP

Selected Location

SLA Information

Expected Start Date	11/14/2023 3:13 PM	Date/Time Opened	11/14/2023 3:13 PM
Expected Date/Time	11/21/2023 3:13 PM	Updated Date/Time	11/14/2023 6:28 PM
SLA Status	Met	Date/Time Closed	11/14/2023 6:28 PM

Contact Information

Contact Name	Marian (Missy) McGraw	Contact Phone	+1 (703) 350-1809
Account Name	Customer	Contact Email	missymcgraw@verizon.net

Location Information

Address	Location
Served	Selected Location
Trash Zone	Location Details
Recycle Zone	Relative Location
Spring Clean Up Zone	Reporting Area
Leaf Zone	Parking District
	Census Area
	Building Type
	Small Area Plan

Geo Layers



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Case: 23-00043085

Case Owner	All Members COUNCIL	Service Request Id	23-00043085
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	I am writing to oppose changes to Alexandria's zoning laws and to request that you table these changes for further review and further opportunity for input from the community. These are drastic changes that will affect our beautiful city for generations. I am very concerned about overdevelopment, lack of infrastructure, lack of quality of life, and losing the legal right to challenge development projects that will come with these changes. You are stewards of our beautiful city. Please don't destroy it as you attempt to rush through this damaging legislation.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/15/2023 4:57 PM	Date/Time Opened	11/15/2023 4:57 PM
Expected Date/Time	11/22/2023 4:57 PM	Updated Date/Time	11/15/2023 5:24 PM
SLA Status	Met	Date/Time Closed	11/15/2023 5:24 PM
Contact Information			
Contact Name	Amy Fries	Contact Phone	+1 (571) 215-8105
Account Name	Customer	Contact Email	amy.fries@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	



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Case: 23-00043083

Case Owner	All Members COUNCIL	Service Request Id	23-00043083
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	I strongly support the position of the Alexandria Federation of Civic Associations (AFCA) urging the City Council to postpone the vote on Zoning For Housing until after the City Council elections in 2024. Thank you. Milton Heller Clover/College Park		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/15/2023 4:52 PM	Date/Time Opened	11/15/2023 4:52 PM
Expected Date/Time	11/22/2023 4:52 PM	Updated Date/Time	11/15/2023 6:55 PM
SLA Status	Met	Date/Time Closed	11/15/2023 6:55 PM
Contact Information			
Contact Name	Milton Heller	Contact Phone	+1 (703) 304-2086
Account Name	Customer	Contact Email	mickheller44@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers



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Case: 23-00043090

Case Owner	All Members COUNCIL	Service Request Id	23-00043090
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	I am writing to support the ZFH zoning amendments being considered by City Council. This seems like a common sense set of changes that will not have an outsized impact on the built environment. I am hopeful it will help provide additional affordable housing stock where the housing is more dispersed through the City vs concentrated in one area and help Alexandria grow in a more equitable way. It will not solve all problems, but it's a positive step.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/15/2023 5:58 PM	Date/Time Opened	11/15/2023 5:58 PM
Expected Date/Time	11/22/2023 5:58 PM	Updated Date/Time	11/15/2023 6:44 PM
SLA Status	Met	Date/Time Closed	11/15/2023 6:44 PM
Contact Information			
Contact Name	Nicholas Partee	Contact Phone	+1 (571) 969-2433
Account Name	Customer	Contact Email	nickdeuva@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	

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

November 15, 2023

Dear Mayor Wilson and Members of the City Council,

Thank you for listening to me and other Alexandria residents last evening.

I'll have to practice to read and speak at a quicker pace.

My time expired before I could note that city staff has failed to provide an adequate impact assessment of the proposal to eliminate single family zoning. This failure has denied residents a reasonable opportunity to consider and comment on the proposal as required by good governance procedures and, perhaps, Virginia law. The points I would have made follow:

- To properly consider this aspect of the zoning package, the public and the Council need more than the staff's bald assertion that the proposal will only result in the construction of 66 multi-unit structures. In support of this conclusion, they rely on an in-house study. But they have not disclosed the methodology and data underlying their assessment. I don't know the reason why, but it could be that there exists no good data to make a projection because of the experimental nature of the proposal.
- Reliance on an unexplained, in-house "analysis" to justify a regulatory change is a danger sign. In many cases, this device is used to rush a rule to conclusion in order to meet a political timetable and/or to ensure that the impact numbers comport with a desired political result. I don't know whether staff felt they had to subordinate their professional judgment to the political preferences of their hierarchical superiors, but the absence of a more fulsome discussion on this point--in contrast to how other aspects of the zoning package were explored--suggests this possibility.
- The staff report leaves the impression that the burden of mini-condos would be shared by all residential neighborhoods. But the report fails to explain that deed covenants, limiting construction of other than a single house on a lot, are common in the city.
- The presence of deed restriction will lead to a concentration of mini-condos in particular neighborhoods, not an equitable distribution throughout the city. That developers already have found it profitable to build mini-condos in Del Ray suggests that single-family homeowners in this neighborhood are at greatest risk if the Council approves the proposal.
- By reducing existing parking requirements and changing the definition of "family"--the latter portrayed as an equity change--the planners have provided a profit incentive for developers to continue to tear down and overbuild structures. Yet none of this construction will yield housing priced at less than the market rate, none for city employees, and none for the mostly young and newer residents demanding less expensive housing opportunities
- The City Council should vote against the proposed changes to single-family zoning and instead focus its efforts on providing affordable housing for current city residents struggling to pay their rents.

Respectfully,

William J. Stone



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Case: 23-00042752

Case Owner	All Members COUNCIL	Service Request Id	23-00042752
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	I am writing to urge you to hold off approving Z4H until a proper impact study of the historic buildings in Del Ray can be conducted. So much fantastic architecture and history is at stake. The city has done a commendable job at preserving colonial buildings but has neglected the much rarer gems of the 20th century. They need to be preserved by being identified and girded with enforceable protections.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/13/2023 9:27 AM	Date/Time Opened	11/13/2023 9:27 AM
Expected Date/Time	11/20/2023 9:27 AM	Updated Date/Time	11/13/2023 9:32 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Michael Fitzgerald	Contact Phone	+1 (703) 314-6969
Account Name	Customer	Contact Email	mfitz@mac.com

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Case: 23-00042752

Case Owner	All Members COUNCIL	Service Request Id	23-00042752
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	I am writing to urge you to hold off approving Z4H until a proper impact study of the historic buildings in Del Ray can be conducted. So much fantastic architecture and history is at stake. The city has done a commendable job at preserving colonial buildings but has neglected the much rarer gems of the 20th century. They need to be preserved by being identified and girded with enforceable protections.		
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/13/2023 9:27 AM	Date/Time Opened	11/13/2023 9:27 AM
Expected Date/Time	11/20/2023 9:27 AM	Updated Date/Time	11/13/2023 9:32 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Michael Fitzgerald	Contact Phone	+1 (703) 314-6969
Account Name	Customer	Contact Email	mfitz@mac.com

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Case: 23-00042712

Case Owner	All Members COUNCIL	Service Request Id	23-00042712
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	I write to respectfully express my opposition to proposed changes to regulations regarding single- versus multi-family homes in my zoning section of Alexandria, R8. As a single man, a newly married man, and the father of one child, I lived first in apartments and in then a townhouse in Arlington. With the birth of our second child, we moved to Alexandria specifically to raise our growing family in a larger house with a bigger yard, on a quieter street, with more parking, in a neighborhood in which we could better get to know our neighbors, and relatedly give our sons a bit of freedom to roam around as they mature. I think my family's story is typical of many Alexandria residents. Placing multi-family dwellings on my street, as will likely happen if zoning regulations are changed, will certainly increase traffic and decrease parking. The character of my neighborhood may also change if, as I suspect, we do not know our new townhouse neighbors as well as those we do in other single-family dwellings. This in turn will probably limit or delay the amount of freedom I can allow my sons to roam about. I recognize and sympathize that it is difficult for some to afford a single-family home in Alexandria. However, I decided six years ago to invest the most significant part of my income in the kind of home and neighborhood in which I wished to raise my family. Given the large number of multi-family units available in neighboring Arlington and Fairfax, and indeed elsewhere in Alexandria itself, I believe it would be		

unfair for the government to change the zoning regulations and deny me the benefit of my bargain, several years into my investment and after my sons have begun to establish roots in this neighborhood.

Sincerely,
Kevin

Selected Location

Sub-Status

SLA Information

Expected Start Date	11/12/2023 1:28 PM	Date/Time Opened	11/12/2023 1:28 PM
Expected Date/Time	11/17/2023 1:28 PM	Updated Date/Time	11/12/2023 1:28 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	Kevin Carroll	Contact Phone	+1 (718) 791-5761
Account Name	Customer	Contact Email	kevin.carroll@hugheshubbard.com

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Filename	Label	Description

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Location Information

Address	Location
Served	Selected Location
Trash Zone	Location Details
Recycle Zone	Relative Location
Spring Clean Up Zone	Reporting Area
Leaf Zone	Parking District
	Census Area
	Building Type



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Case: 23-00042726

Case Owner	All Members COUNCIL	Service Request Id	23-00042726
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Mobile
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Dear City Council, Please delay or vote against the proposed zoning regulations - or better yet, put the vote to the residents since we will experience the impact for years to come. Look at all the new building? Even without zoning changes, Alexandria is the sixth most densely populated mid-sized city in the United States. Your voters whom you have a responsibility to represent have been vocal on this issue. Please do not allow this complicated package of proposed zoning regulations to simply pass. Take it apart. Ask questions. Take each piece individually. For example, reducing parking requirements to as low as 0.5 space per unit for new construction seems shortsighted and ill-advised. Even low to middle income families need and have cars. We need you to be brave and stand up for your constituents! Thank you, Jenn Topping, resident for over 20 years		
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/12/2023 9:31 PM	Date/Time Opened	11/12/2023 9:31 PM
Expected Date/Time	11/17/2023 9:31 PM	Updated Date/Time	11/12/2023 9:31 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Jenn Topping	Contact Phone	+1 (703) 415-6510

Account Name Customer

Contact Email toppingjl@hotmail.com

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Filename	Label	Description	Tags	Is Private?	URL	Created Date
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Location Information

- Address

Served

Trash Zone

Recycle Zone

Spring Clean Up Zone

Leaf Zone
- Location

Selected Location

Location Details

Relative Location

Reporting Area

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers

Case: 23-00042731

Case Owner	All Members COUNCIL	Service Request Id	23-00042731
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Opposition to "Zoning for Housing/Zoning for All" from citizen of Alexandria. Objection to "Zoning for Housing/Zoning for All" from a citizen of Alexandria	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/13/2023 3:04 AM	Date/Time Opened	11/13/2023 3:04 AM
Expected Date/Time	11/20/2023 3:04 AM	Updated Date/Time	11/13/2023 3:04 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	John Merten	Contact Phone	
Account Name	Customer	Contact Email	mertu2@mac.com

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File Links

Filename	Label	Description	Tags	Is Private?	URL
Merten Remark s to the Planning Commis sion.pdf			Create		https://alex311.my.salesforce.com/sfc/dist/version/download/?oid=00D1U000000tpPp&ids=0686T00000VYK7WQAX&d=/a/6T0

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Remarks to the Planning Commission

by John Merten

November 9, 2023

Good evening, my name is John Merten and I am a homeowner and resident of Del Ray, Alexandria.

I am registering my opposition to;

1) The proposed re-zoning of portions of Alexandria as part of the "Zoning for Housing/Zoning for All"

2) Bundling of nine re-zoning proposals into one.

I disagree with the proposed increased height and rezoning authorization in Del Ray for the following reasons. First, the inevitable increase in construction of new high-rise townhomes. My understanding is the proposal is advertising more affordable housing; however, history has shown that not to be the case. Calling a building a multi-family one does not equate to being affordable. As a recent example shows, note the 3 plex high rise on the corner of East Duncan and Mt Vernon Ave. EACH of the three homes in the 3 plex sold for 1.5 Million dollars. Not the most affordable.

Second, with the new construction comes noise, traffic and congestion. Already there is a great amount of construction in

Del Ray, so much so that every morning for the past year and half, there has been jack hammering, heavy construction trucks clogging and closing residential roads, filling the area with an inordinate amount of noise and congestion. What the council should realize is that allowing for higher roof lines and larger housing projects would subject every resident to constant construction for the next 5-10 YEARS(!), causing residents to have to put up with all the problems associated with construction for that time, SIGNIFICANTLY decreasing our quality of life.

The reason many of us moved to this area was for the quiet and quaintness of the area, not for having turned into another giant suburb, filled with high rises.

Del Ray was recently voted to be among the top 10 Halloween parades in the COUNTRY.¹ This was due to its quiet, small-town feel, not due to the huge number of high rises and big city noise and congestion. Passing this resolution would negate any opportunity for this to ever happen again and the small town of Del Ray would go away, thanks to greed.

Third, I am very concerned this proposal will lead to “adjusting setbacks” and lot requirements. To me this means the city could argue the use of eminent domain to decrease each of our

¹ <https://www.alxnow.com/2023/10/30/photos-thousands-turned-out-for-the-del-ray-halloween-parade-on-sunday/#:~:text=This%20year%2C%20the%20parade%20was,Vernon%20Recreation%20Center%20athletic%20fields.>

property areas, taking away our property without any recourse, just to turn it into another Crystal City looking area and give profits to developers. I argue that we live here, we came here for Del Ray's unique Main Street and suburban feel, do not want another anonymous and busy suburb, and will likely leave if it becomes so.

Fourth, the proposal does not appear to have appropriately investigated the increased load to various infrastructure systems such as power, water, and sewer. Currently, our home's power comes from a fragile set of power poles and lines that are leaning and overgrown with vegetation, making them susceptible to outages during storms but that Dominion has been too overwhelmed with more acute issues to conduct preventative maintenance on.

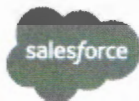
Lastly, the tactic of bundling voting the proposals into one vote, is right up there with adding political "earmarks" onto a proposed bill/law. Attempting to hide details and sub-proposals without being properly vetted and voted on is disingenuous and wrong. Please allow each proposal to be vetted individually.

Thank you for your time and consideration.

Respectfully,

John Merten

Alexandria Resident



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Case: 23-00042823

Case Owner	All Members COUNCIL	Service Request Id	23-00042823
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Hello, I wanted to write to say that I am not in favor of the Zoning For All proposal and you should not vote in favor of this proposal. Alexandria's roads are already incredibly crowded and services already stretch thin. We don't have enough teachers in our schools with the number of students already crowding the schools. How can you possibly think we can add more population to the City? Have any of you tried to get around Alexandria by car at rush hour? It's bad enough there are giant high-rise apartments going up in every available inch of space, but to remove single family home designations would fundamentally change the nature of the neighborhoods that are currently zoned for single family homes. We moved to our neighborhood for it's character and beauty. That would all be changed. You might have a "if you don't like it, then leave" attitude, but we have children in the schools here and our lives are established in Alexandria. I'm sure if this passes you will see the young families leave since they won't be so tied to schools and friends, and then retirees will go as well since they also won't have to worry about kids in school. I get that there needs to be more affordable housing in the city -- why don't you require the vast multitude of apartment buildings going up in the Rt 1 corridor and north Old Town and other parts of the city to make their rents affordable, rather than turning established neighborhood houses into multi-unit dwellings.		
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/13/2023 3:02 PM	Date/Time Opened	11/13/2023 3:02 PM

Expected Date/Time

11/20/2023 3:02 PM

Updated Date/Time

11/13/2023 3:02 PM

SLA Status

On Time

isCaseEscalated

Date/Time Closed

Contact Information

Contact Name

Gayle Hartman

Contact Phone

+1 (703) 675-9477

Account Name

Customer

Contact Email

gayle.levy@gmail.com

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File Links

Filename

Label

Description

Tags

Is Private?

URL

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Location Information

- Address

Served

Trash Zone

Recycle Zone

Spring Clean Up Zone

Leaf Zone
- Location

Selected Location

Location Details

Relative Location

Reporting Area

Parking District

Census Area

Building Type

Small Area Plan

Geo Layers



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Case: 23-00042826

Case Owner	All Members COUNCIL	Service Request Id	23-00042826
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	I am opposed to the zoning changes affecting single family homes in Alexandria. It will have a detrimental effect on stable neighborhoods leading to developer speculation, higher density requiring more city services, and parking issues. It will do nothing to solve the cost of housing problem but will instead lead to higher property prices. I bought a home in a single family zoned neighborhood to avoid high density and more transient neighborhoods so that there wouldn't suddenly be an apartment building next door which will destroy the neighborhood aesthetics and community. This policy if enacted will lead to the destruction of smaller affordable houses, the opposite of the intent of the policy change. We already pay the highest property taxes in the region and taxes will have to increase even more to pay for services needed for higher density. It is time council started listening to the citizens and this initiative is just one more example of a tone deaf mayor and Council.		
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/13/2023 3:09 PM	Date/Time Opened	11/13/2023 3:09 PM
Expected Date/Time	11/20/2023 3:09 PM	Updated Date/Time	11/13/2023 3:09 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Thomas Archer	Contact Phone	+1 (703) 549-6226
Account Name	Customer	Contact Email	parcher20@gmail.com

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Case: 23-00042880

Case Owner	All Members COUNCIL	Service Request Id	23-00042880
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Mayor Willson and Councilmembers, Please find attached the written statement of the Art Deco Society of Washington re: Zoning for Housing, Docket #18 at tomorrow night's public hearing. We appreciate your consideration of our views.	Post Tags	
Selected Location			
Sub-Status			

SLA Information

Expected Start Date	11/13/2023 9:43 PM	Date/Time Opened	11/13/2023 9:43 PM
Expected Date/Time	11/20/2023 9:43 PM	Updated Date/Time	11/13/2023 9:44 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	Deborah Chalfie	Contact Phone	
Account Name	Customer	Contact Email	dchalfie@adsw.org

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**Statement of Deborah Chalfie, Preservation Chair
Art Deco Society of Washington
to the
City Council of Alexandria
on
Zoning for Housing Initiative
for Public Hearing on November 14, 2023**

Clearly, heritage tourism is big business in Northern Virginia.... Although debates about what is to be preserved and how it is to be preserved certainly occur, heritage appears to serve the region as both an economic engine and as the foundation of a high quality of life.¹

Mayor Wilson, Vice Mayor Jackson, and Councilmembers, the Art Deco Society of Washington appreciates the opportunity to submit this written testimony for the record on the Zoning for Housing Initiative. Founded in 1982, the Art Deco Society of Washington (ADSW) is a nonprofit membership organization encompassing the entire Washington DC metro area – including Alexandria and other communities in Northern Virginia. Our mission is to foster awareness of, celebrate, and preserve the architectural, decorative, industrial, and cultural arts of the Art Deco era and adjacent modern movements of the 20th Century. Architectural preservation is an important element of our work.

We submitted written statements to the Planning Commission on June 23, 2022, when the Bonus Height Text Amendment was tabled, and on November 1, 2023, when the Commission held its hearing on the Planning staff's Zoning for Housing (Z4H) recommendations. We also attended and participated in several of the staff's community meetings on Z4H held over the past year. **Because this initiative has proceeded *without any study or consideration* of the impact it will have on Alexandria's historic buildings and districts, we oppose its adoption unless and until an adequate analysis is conducted and presented to the Council.**

Historic Preservation Is Vital to Alexandria's Appeal and Economic Well-Being

Alexandria's preservation of its historic buildings and charm has long been a significant tourist attraction and driver of Alexandria's economy. The City's own Historic Preservation website states that "Alexandria's many historic homes, churches, businesses and museums allow residents and visitors alike to experience the hand of the past that makes our city the charming and historic town it

¹ *The Economic Impact of Heritage Tourism in Virginia*, at 29 (prepared for Preservation Virginia by Center for Urban & Regional Analysis, L. Douglas Wilder School of Government and Public Affairs) (Feb. 2017), *available at* https://cura.vcu.edu/media/cura/pdfs/cura-documents/HeritageTourism_FINAL_02-16-17.pdf [hereinafter *Economic Impact*].

is today.² Heritage tourism generates hundreds of millions in visitor spending and tens of millions in revenues for Alexandria.³ Moreover, the City's Art Deco and Streamline Moderne architecture certainly plays a noteworthy role in that. How do we know that? Because the Del Ray Art Deco District is listed among Alexandria's top heritage tourism assets in a report on the economic impact of heritage tourism in Virginia.⁴ Because exploring Art Deco architecture in Del Ray is listed as one of the "best things to do" on the Visit Alexandria website.⁵ Because the City itself has researched and documented the inventory of Art Deco buildings in Alexandria.⁶ Because the Del Ray Citizens Association compiled its own Art Deco walking tour.⁷ And because the Art Deco Society has organized programs in the past to showcase Alexandria's Art Deco architecture, including the George Washington Middle School, the single story warehouses on Monroe and Leslie Aves. like the one that houses Swing's Coffee, and the many small-scale commercial buildings on Mt. Vernon Ave. ADSW works to preserve Art Deco in all localities in the DMV, but Del Ray's architecture is unique.

The Zoning for Housing Initiative Has Inexplicably Ignored Historic Preservation

In light of the fact that historic preservation and historic districts are such a central feature of Alexandria, and heritage tourism is such a major part of Alexandria's economy, it is nothing short of bizarre that the staff recommendations on Z4H never mention preservation of historic buildings or compatibility of development within historic districts as an important community value to be protected and incorporated. No analysis was conducted on the impact that various proposals could have on historic buildings or preserving historic areas. Nor has there been any public discussion by Commissioners or Councilmembers about the impact of Z4H on historic preservation.

This past Spring, Preservation Virginia – a 100+-year old, statewide, nonprofit, historic preservation organization – placed the Town of Potomac Historic District, which encompasses portions of Del Ray, on its List of Most Endangered Historic Places.⁸ This was primarily due to the fact that so many of the district's small historic homes have been demolished in order to build McMansions. However, it is also the case that many of the proposed changes in Z4H could put historic commercial buildings, including Art Deco and Streamline Moderne buildings, at risk as well. Yet, there was no mention, let alone alarm, by city officials about one of Alexandria's historic districts being put on an Endangered List. Unless the Planning staff, the Planning Commission, and the City Council begin to take notice of and address the importance of historic preservation in its overall development plans, there could be irreparable harm to Alexandria's sense of place and to one of its most important economic engines.

² City of Alexandria, VA, *Historic Alexandria*, at <https://www.alexandriava.gov/Historic>.

³ See generally, *Economic Impact*, *supra* n. 1 ("Alexandria is acknowledged to be a national model of heritage tourism promotion." *Id.* at 18);

⁴ *Economic Impact*, *supra* n. 1, at 19.

⁵ Visit Alexandria, *Explore Art Deco Architecture in Del Ray* (May 17, 2023) (Best Of series), at <https://visitalexandria.com/the-best-of/art-deco-architecture-del-ray/>.

⁶ City of Alexandria, *Historic Preservation: Art Deco & Streamline Moderne Buildings in Del Ray* (Feb. 2, 2023), at <https://www.alexandriava.gov/historic-preservation/historic-preservation-art-deco-streamline-moderne-buildings-in-del-ray>.

⁷ Del Ray Citizens Ass'n, *Del Ray's Art Deco Architecture: A Self-Guided Walking Tour* (Mar. 2021), at <https://delraycitizens.org/wp-content/uploads/2021/04/210319-Art-Deco-Del-Ray-Walking-Tour.pdf>.

⁸ Preservation Virginia, *Virginia's Most Endangered Historic Places List* (May 9, 2023), at <https://preservationvirginia.org/our-work/most-endangered-historic-places/>.

Not an Either-Or Proposition

Although ADSW doesn't typically weigh in on housing density debates per se, we (like everyone else) do support preserving and meaningfully increasing (deeply) affordable housing. Fortunately, historic preservation and development to increase affordable housing need not be an either-or proposition. These goals are often aligned, as when an entire historic building or complex of naturally occurring affordable housing is preserved and/or restored rather than being demolished in exchange for a tiny number of "affordable" units in a new, market-rate building.

These goals can also be aligned when historic buildings are adapted and reused for a new purpose. If Alexandria can find ways to convert vacant office buildings into multifamily residences, it can also find ways to adaptively reuse and convert attractive, historic buildings, perhaps such as the Department of Community and Human Services Building at 2525 Mt. Vernon Ave., into multifamily residences. Historic buildings are sought-after, and have a "cool" factor that new buildings simply don't.

ADSW urges the City of Alexandria to treat historic preservation as a cultural asset, and to consider it in the mix when evaluating the likely consequences – intended or unintended – of the Z4H proposals. Once historic buildings and the historic districts that recognize them as significant are gone, they're gone forever. Instead, the City should seek manage change in a way that genuinely achieves more affordable housing while at the same time preserves its historic fabric.

The Bonus Height Amendment Should *Stay Off* the Table, Now and in Phase II

ADSW was deeply troubled by last year's consideration of the Bonus Height Text Amendment (BHTA), a proposal to broaden the applicability of the city's bonus height provision. Its impact on small-scale historic buildings would have been predictable: once policies and zoning are changed to allow more units, in this case via additional floors, a certain profitability tipping point is reached, making it economically attractive to demolish and redevelop. When this happens, developers can dangle above-market offers to current owners to sell, then demolish the small-scale historic building and build to the maximum height and density allowable by the zoning ordinance and land use policies. This type of change would incentivize demolition of the very types of low-scale Art Deco commercial buildings that Alexandrians value and want to preserve.

We were thus relieved that the staff rejected the proposed BHTA in its recommendations. Staff's own analysis demonstrated that the proposal would have produced a negligible amount of affordable housing.⁹ To the contrary, the proposal created economic incentives for current owners to demolish preexisting affordable housing, causing a *net loss* in affordable housing. The case study of the garden apartments in the 200-300 blocks of E. Glendale Ave. is instructive:

...[I]f redevelopment were to occur the City would lose 124 naturally occurring affordable housing units. Under the *highest* density scenario, these units would be replaced by 56

⁹ See Alexandria, VA Dept. of Planning & Zoning, *Zoning for Housing: Net New Units and How They Are Supported by Infrastructure* at p. 1 (Sept. 25, 2023), available at <https://www.alexandriava.gov/sites/default/files/2023-09/Zoning-for-Housing-Units-Infrastructure-20230925.pdf>; Alexandria, VA Dept. of Planning & Zoning, 2023 Zoning for Housing/Housing for All, *Fact Sheet: Proposed Bonus Height Zoning Text Amendment*, at p. 1 (Sept. 5, 2023), available at <https://www.alexandriava.gov/sites/default/files/2023-09/Z4H-Fact-Sheets-20230905.pdf> ("...a revised bonus height tool is not likely to be used, and would therefore not generate additional housing units").

affordable housing units and 282 market-rate units. With redevelopment the City would gain units overall but *lose affordable housing units*.¹⁰

Similar findings would likely apply in the case of the Art Deco Glendale Garden Apartments in the 400 block of E. Glendale Ave. But in this case, the loss from demolition would not only be in affordable housing, it would also be in the loss of handsome, Art Deco architecture. The Staff Report mentions the availability of other tools “to ensure that existing market affordable housing would not be vulnerable to redevelopment pressure.”¹¹ The City should deploy those to preserve its preexisting affordable housing while protecting them from redevelopment pressures that would be inconsistent with preservation.

Unfortunately, the staff’s analysis seemed to leave the door open to reconsidering the BHTA if and when other regulatory restrictions were eliminated or significantly weakened. Thus, ADSW remains concerned that some may press to reintroduce the BHTA, either now in Phase I, or possibly later in Phase II. **The BHTA should be decisively scrapped, as it is likely to place historic buildings and districts in jeopardy without yielding meaningful benefits to the community.**

Other Density-Related Proposals Should Be Carefully Evaluated

In deciding against recommending the BHTA, the staff pointed out that, while additional height alone would not make demolition and redevelopment economically feasible in most cases, it could *become* so if other restrictions on density such as the FAR, dwelling unit ratios, and setback requirements were also eliminated or significantly weakened. In other words, increased height is not the only way that higher density can be achieved to incentivize development; other mechanisms such as eliminating maximum dwelling units per acre, and eliminating the need for setbacks can also materially increase allowable density. Thus, if these types of zoning and land use regulations are changed, they too could create incentives to demolish historic buildings and eat away at the sense of place in historic districts (especially in areas that are currently low-density).

ADSW urges the Planning Commission and the City Council to table density-related proposals such as those in the Historic Development Patterns component of the proposals, and instead to move with more deliberation and information. **In particular, we urge city officials to require staff to conduct a historic-preservation-impact study of zoning and land use policies under consideration *before* making decisions whose impact cannot be reversed.** Decisionmakers and the community should be informed about the probable (and even possible) impact of Z4H on the City’s historic buildings and districts – if not in Phase I, then most certainly in Phase II, before Phase I changes can be implemented.

Basic Historic Preservation Protections with *Teeth* Are Sorely Needed

A fundamental, underlying shortcoming in the City’s legal infrastructure, planning process, and reform approach is its lack of adequate, enforceable protections for the City’s historic assets, particularly its Art Deco and Streamline Moderne architecture. When residents raised questions during the community meetings about how they could be assured that historic buildings and areas

¹⁰ W-ZHA LLC, *Feasibility Analysis: Bonus Height Initiative*, at p. 24 (prepared for City of Alexandria, Sept. 6, 2023), available at <https://www.alexandriava.gov/sites/default/files/2023-09/Z4H-Bonus-Height-Feasibility-Analysis-20230906.pdf> (emphasis added).

¹¹ Alexandria, VA Dept. of Planning & Zoning, Staff Report on Zoning for Housing/Housing for All Initiative, at p. 7 (undated), available at <https://alexandria.legistar.com/gateway.aspx?M=F&ID=cb8bef32-0512-46f0-b55d-75a49fd298c6.pdf>.

would be preserved, the staff pointed to aspects of the development process such as design guidelines, opportunities for community input, and the special use permit negotiation process between developers and the city. However, zoning changes trump guidelines, community input is nonbinding and easily disregarded, and the special use permit negotiation process is difficult to track and participate in. None of these mechanisms constitute meaningful, legally enforceable, protection for historic buildings and districts.

Currently, only the two *local* historic districts in Alexandria have any real protection: the Old & Historic Alexandria District and the Parker-Gray District (plus 100-year-old buildings). They have historic overlays that require a Board of Architectural Review to approve visible alterations to the exterior of buildings within the districts. The Town of Potomac Historic District, which includes some of Del Ray and its Art Deco architecture, is nationally recognized but not locally protected. This lapse has persisted for too long and should be corrected. **The City needs to institute a local historic overlay for the Town of Potomac Historic District. It also needs to either extend the boundaries of that local historic district to encompass the rest of Del Ray, or it needs to create a new, local Del Ray Historic District, if the City's Art Deco architecture is to be preserved.**

Affordable housing is a great need in the Washington area, including in Alexandria. However, it is not at all clear that Z4H will be effective in achieving this result. The Art Deco Society of Washington urges the City Council to slow down and move more deliberately, and to examine the impact that this proposal would have on the City's historic buildings and districts before approving them. Thank you for the opportunity to share our views.

For any questions, please contact Deborah Chalfie, Preservation Chair (dchalfie@adsw.org) or Steve Knight, President (sknight@adsw.org), Art Deco Society of Washington.



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Case: 23-00042877

Case Owner	All Members COUNCIL	Service Request Id	23-00042877
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Dear Mr. Mayor and City Council Members, We are writing to state our opposition to the Zoning for Housing (ZFH) and Housing for All proposal set for a council vote later this month. The consequences of this proposal coupled with the Council's objective of increasing the population of an already dense city by 50% over the coming years will affect the safety and well being of all residents. We are not opposed to development in general provided it is done in a thoughtful, rational manner that does not have a negative effect on the city in general, but also does not change the character of our individual neighborhoods, and meets the stated objectives of the legislation itself. We feel that ZFH, if approved, will not meet your stated goals of equity, diversity, lower housing costs and reduced property taxes. In fact, in our view, it will place new demands on our infrastructure, police and fire departments, traffic, school system and safety in general that the city has yet to address. We also believe that, if passed, this legislation will lower home values and consequently reduce the income that the city derives from homeowners and businesses. We would rather see you focus your efforts on improving the current issues of increased crime, traffic, inadequate school systems, understaffed police and fire departments and our already ageing infrastructure. Hopefully your stated objectives of equity and diversity will follow naturally as in our view, it cannot be legislated. AGAIN, WE URGE YOU TO VOTE AGAINST ZFH! Doug and Elizabeth Redman 407 N. Saint Asaph St.		
		Post Tags	

Selected Location

Sub-Status

SLA Information

Expected Start Date	11/13/2023 8:24 PM	Date/Time Opened	11/13/2023 8:24 PM
Expected Date/Time	11/20/2023 8:24 PM	Updated Date/Time	11/13/2023 8:24 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	Doug Redman	Contact Phone	+1 (703) 549-1905
Account Name	Customer	Contact Email	dprsox@aol.com

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Filename	Label	Description	Tags	Is Private?	URL	Created Date
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Location Information

Address	Location
Served	Selected Location
Trash Zone	Location Details
Recycle Zone	Relative Location
Spring Clean Up Zone	Reporting Area
Leaf Zone	Parking District
	Census Area
	Building Type
	Small Area Plan

Geo Layers



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Case: 23-00042877

Case Owner	All Members COUNCIL	Service Request Id	23-00042877
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Dear Mr. Mayor and City Council Members, We are writing to state our opposition to the Zoning for Housing (ZFH) and Housing for All proposal set for a council vote later this month. The consequences of this proposal coupled with the Council's objective of increasing the population of an already dense city by 50% over the coming years will affect the safety and well being of all residents. We are not opposed to development in general provided it is done in a thoughtful, rational manner that does not have a negative effect on the city in general, but also does not change the character of our individual neighborhoods, and meets the stated objectives of the legislation itself. We feel that ZFH, if approved, will not meet your stated goals of equity, diversity, lower housing costs and reduced property taxes. In fact, in our view, it will place new demands on our infrastructure, police and fire departments, traffic, school system and safety in general that the city has yet to address. We also believe that, if passed, this legislation will lower home values and consequently reduce the income that the city derives from homeowners and businesses. We would rather see you focus your efforts on improving the current issues of increased crime, traffic, inadequate school systems, understaffed police and fire departments and our already ageing infrastructure. Hopefully your stated objectives of equity and diversity will follow naturally as in our view, it cannot be legislated. AGAIN, WE URGE YOU TO VOTE AGAINST ZFH! Doug and Elizabeth Redman 407 N. Saint Asaph St.		
		Post Tags	

Selected Location

Sub-Status

SLA Information

Expected Start Date	11/13/2023 8:24 PM	Date/Time Opened	11/13/2023 8:24 PM
Expected Date/Time	11/20/2023 8:24 PM	Updated Date/Time	11/13/2023 8:24 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	Doug Redman	Contact Phone	+1 (703) 549-1905
Account Name	Customer	Contact Email	dprsox@aol.com

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Location Information

Address	Location
Served	Selected Location
Trash Zone	Location Details
Recycle Zone	Relative Location
Spring Clean Up Zone	Reporting Area
Leaf Zone	Parking District
	Census Area
	Building Type
	Small Area Plan

Geo Layers

Case: 23-00042810

Case Owner	All Members COUNCIL	Service Request Id	23-00042810
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Just so you know there are many Alexandrians that fully support the City's housing proposals. I am one of them. There are alot of us out here, but the opponents and so harsh and emotional, they are sucking the air of the room for the rest of us.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/13/2023 1:55 PM	Date/Time Opened	11/13/2023 1:55 PM
Expected Date/Time	11/20/2023 1:55 PM	Updated Date/Time	11/13/2023 1:55 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	C Rice	Contact Phone	
Account Name	Customer	Contact Email	catharine.rice@email.com

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Case: 23-00042810

Case Owner	All Members COUNCIL	Service Request Id	23-00042810
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Just so you know there are many Alexandrians that fully support the City's housing proposals. I am one of them. There are alot of us out here, but the opponents and so harsh and emotional, they are sucking the air of the room for the rest of us.	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/13/2023 1:55 PM	Date/Time Opened	11/13/2023 1:55 PM
Expected Date/Time	11/20/2023 1:55 PM	Updated Date/Time	11/13/2023 1:55 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	C Rice	Contact Phone	
Account Name	Customer	Contact Email	catharine.rice@email.com

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Case: 23-00042876

Case Owner	All Members COUNCIL	Service Request Id	23-00042876
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	My name is Gail Noren and i live with my family at 823 Marshall Lane. I've lived in Alexandria for 23 years. I am writing to state my opposition to the Zoning For Housing zoning proposals and Code changes for several reasons. We have put up with a lot of increased development in this city over the last few years, yet our city has just barely begun to deals with some things that go along with increased population — like schools, traffic, and crime. And, while the city is finally dealing with some of the drainage issues, increased density will only lead to more flooding as permeable land is built upon. Please vote against these changes. Thank you. Gail Noren		
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/13/2023 8:14 PM	Date/Time Opened	11/13/2023 8:14 PM
Expected Date/Time	11/20/2023 8:14 PM	Updated Date/Time	11/13/2023 8:14 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Gail Noren	Contact Phone	+1 (202) 297-8644
Account Name	Customer	Contact Email	gailnoren@me.com

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Case: 23-00042876

Case Owner	All Members COUNCIL	Service Request Id	23-00042876
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	My name is Gail Noren and i live with my family at 823 Marshall Lane. I've lived in Alexandria for 23 years. I am writing to state my opposition to the Zoning For Housing zoning proposals and Code changes for several reasons. We have put up with a lot of increased development in this city over the last few years, yet our city has just barely begun to deals with some things that go along with increased population — like schools, traffic, and crime. And, while the city is finally dealing with some of the drainage issues, increased density will only lead to more flooding as permeable land is built upon. Please vote against these changes. Thank you. Gail Noren		
Selected Location		Post Tags	
Sub-Status			
SLA Information			
Expected Start Date	11/13/2023 8:14 PM	Date/Time Opened	11/13/2023 8:14 PM
Expected Date/Time	11/20/2023 8:14 PM	Updated Date/Time	11/13/2023 8:14 PM
SLA Status	On Time	IsCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Gail Noren	Contact Phone	+1 (202) 297-8644
Account Name	Customer	Contact Email	gailnoren@me.com

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Case: 23-00042904

Case Owner	All Members COUNCIL	Service Request Id	23-00042904
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Mobile
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Alexandria is having a big debate about the vision and values that govern development in the city, particularly in predominantly single family areas. The debate boils down to this, should our zoning code stay as it is and encourage large, very expensive homes only accessible to the well off or should our zoning also allow for some duplexes and four-plexes that are more affordable for people entering the housing market for the first time or perhaps downsizing after a life in a larger home. Ultimately, this is a values question. Opponents of any change believe single family only neighborhoods should generally be exclusive to the well off. Proponents of the change have a vision of Alexandria as a city where young people have a chance to afford their first home and where retirees have the option to downsize while staying in the same neighborhood. Some opponents of change have said this proposal would destroy their quality of life, implying their happiness is somehow dependent on them living next door to expensive homes and the people that can afford them. Proponents, many who live in apartments, say this plan gives them a little more hope that they may be able to buy a home in Alexandria, a goal that has become harder and harder, especially for people under the age of 40. Exclusivity vs hope and opportunity. That is the question the City Council is now considering. I live in a single family home. I've also lived in apartments, townhomes and row houses in Alexandria. Having housing choices at different price points allowed me to continue living in this City. This proposal is about ensuring people like me, that want to make Alexandria their home for the long-term, have a chance to do it. Exclusivity vrs hope. I have always believed Alexandria is a caring community where we look out for each other and avoid selfish or entitled ways		
		Post Tags	

of thinking. Exclusivity vrs Hope. That is your choice today. I like to think about Alexandria as a hopeful City. Please choose hope.

Selected Location
Sub-Status

SLA Information

Expected Start Date	11/14/2023 9:18 AM	Date/Time Opened	11/14/2023 9:18 AM
Expected Date/Time	11/21/2023 9:18 AM	Updated Date/Time	11/14/2023 9:19 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	Rob Krupicka	Contact Phone	+1 (703) 585-9428
Account Name	Customer	Contact Email	krobkrupicka@gmail.com

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Location Information

Address	Location
Served	Selected Location
Trash Zone	Location Details
Recycle Zone	Relative Location
Spring Clean Up Zone	Reporting Area
Leaf Zone	Parking District
	Census Area
	Building Type
	Small Area Plan

Geo Layers



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Case: 23-00042904

Case Owner	All Members COUNCIL	Service Request Id	23-00042904
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Mobile
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Alexandria is having a big debate about the vision and values that govern development in the city, particularly in predominantly single family areas. The debate boils down to this, should our zoning code stay as it is and encourage large, very expensive homes only accessible to the well off or should our zoning also allow for some duplexes and four-plexes that are more affordable for people entering the housing market for the first time or perhaps downsizing after a life in a larger home. Ultimately, this is a values question. Opponents of any change believe single family only neighborhoods should generally be exclusive to the well off. Proponents of the change have a vision of Alexandria as a city where young people have a chance to afford their first home and where retirees have the option to downsize while staying in the same neighborhood. Some opponents of change have said this proposal would destroy their quality of life, implying their happiness is somehow dependent on them living next door to expensive homes and the people that can afford them. Proponents, many who live in apartments, say this plan gives them a little more hope that they may be able to buy a home in Alexandria, a goal that has become harder and harder, especially for people under the age of 40. Exclusivity vs hope and opportunity. That is the question the City Council is now considering. I live in a single family home. I've also lived in apartments, townhomes and row houses in Alexandria. Having housing choices at different price points allowed me to continue living in this City. This proposal is about ensuring people like me, that want to make Alexandria their home for the long-term, have a chance to do it. Exclusivity vrs hope. I have always believed Alexandria is a caring community where we look out for each other and avoid selfish or entitled ways		
		Post Tags	

of thinking. Exclusivity vrs Hope. That is your choice today. I like to think about Alexandria as a hopeful City. Please choose hope.

Selected Location
Sub-Status

SLA Information

Expected Start Date	11/14/2023 9:18 AM	Date/Time Opened	11/14/2023 9:18 AM
Expected Date/Time	11/21/2023 9:18 AM	Updated Date/Time	11/14/2023 9:19 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	Rob Krupicka	Contact Phone	+1 (703) 585-9428
Account Name	Customer	Contact Email	krobkrupicka@gmail.com

311 Files

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File Links

Filename	Label	Description	Tags	Is Private?	URL	Created Date
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Location Information

Address	Location
Served	Selected Location
Trash Zone	Location Details
Recycle Zone	Relative Location
Spring Clean Up Zone	Reporting Area
Leaf Zone	Parking District
	Census Area
	Building Type
	Small Area Plan

Geo Layers



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Case: 23-00042889

Case Owner	All Members COUNCIL	Service Request Id	23-00042889
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Mobile
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Hello. I am one of the many residents of Alexandria concerned about the extent of the zoning changes being proposed by the City. I have attended listening sessions in person and by zoom and I have contributed questions and comments via the city's on-line comment form. I think that some of the proposed changes make sense, such as deleting the bonus height provision, simplifying the town house codes, adding affordable housing to coordinated development projects such as the Landmark redevelopment, and simplifying office-to-housing conversions. However, I am very concerned about the proposed changes that will incentivize demolitions, such as the proposed changes to single-family zoning. Alexandria is supposed to be an "Eco-City" yet the proposals will encourage wasteful demolition of existing buildings. Alexandria's neighborhoods are not just real estate or numbers on a chart - they are people's homes. The proposed increase in "by right" development will increase the rights of developers and reduce the rights of residents. I am also very concerned with the proposed increase in population density since Alexandria - with the sixth highest population density of any mid-sized city in the country - is at the limit of reasonable density. I agree with the Coalition for a Livable Alexandria's request to slow down the timeline, address each proposed zoning change separately, listen to residents and act in their best interest. Thank you. Martha Raymond Alexandria, VA, resident		
		Post Tags	

Selected Location
Sub-Status

SLA Information

Expected Start Date	11/14/2023 7:33 AM	Date/Time Opened	11/14/2023 7:33 AM
Expected Date/Time	11/21/2023 7:33 AM	Updated Date/Time	11/14/2023 7:33 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	Martha Raymond	Contact Phone	+1 (914) 393-1387
Account Name	Customer	Contact Email	m.raymond2006@yahoo.com

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File Links

Filename	Label	Description	Tags	Is Private?	URL	Created Date
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Upload File

Location Information

Address	Location
Served	Selected Location
Trash Zone	Location Details
Recycle Zone	Relative Location
Spring Clean Up Zone	Reporting Area
Leaf Zone	Parking District
	Census Area
	Building Type
	Small Area Plan

Geo Layers



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Case: 23-00042921

Case Owner	All Members COUNCIL	Service Request Id	23-00042921
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Request to table proposal to eliminate single-family zoning	Post Tags	
Selected Location			
Sub-Status			

SLA Information

Expected Start Date	11/14/2023 11:02 AM	Date/Time Opened	11/14/2023 11:02 AM
Expected Date/Time	11/21/2023 11:02 AM	Updated Date/Time	11/14/2023 11:02 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	william stone	Contact Phone	
Account Name	Customer	Contact Email	stonewj@verizon.net

311 Files

Upload File

File Links

Filename	Label	Description	Tags	Is Private?	URL
Table zoning changes for single-family neighbor hoods.docx			Create		https://alex311.my.salesforce.com/sfc/dist/version/download/?oid=00D1U000000tpPp&ids=0686T00000VYXOdQAP&d=/a/6T0

Location Information

November 14, 2023

Dear Council Members,

I disagree with the proposed changes to eliminate single-family zoning.

The city planners have failed to properly consider the impact on neighborhoods now zoned for family homes. For this reason, I believe the Council should table this aspect of the plan to allow for further study and consideration by the public and the Council. Further study may not change the Council's views but tabling the proposal will be well received by residents and temper what I believe is overwhelming opposition by residents of the affected neighborhoods who believe, correctly or not, that their views have not been heard and/or given the consideration they deserve.

The planners' report leaves unanswered several questions:

1. what methodology and data were used to arrive at its estimate for the total number of multi-unit structures and units to be constructed by eliminating single-family zoning (a stated reliance on the competence of city staff and/or consultants by itself is not sufficient for this purpose),
2. why the city believes the impact of the multi-unit structures will only be "minor,"
3. how many multi-unit structures are anticipated to be built in a particular neighborhood,
4. why the city is implementing its plan without discussing how development in particular neighborhoods will be affected by deed covenants prohibiting construction of other than a single family house,
5. how these new structures will affect the overall valuation of single-family homes in the neighborhood,
6. how will the construction of a multi-unit structure affect the valuation of an adjacent single-family homeowner's property after the former's construction,
7. why the city plans to proceed with its proposal without awaiting the results of litigation challenging a similar zoning change in nearby Arlington, and
8. whether the city should compensate the adjacent homeowner for any loss in value to its property.

With answers to these questions and the time for the residents of affected neighborhoods to consider and respond to a more complete report, the residents will know that their voices have been heard, even if they may disagree with the Council's ultimate decision.

Respectfully,

Bill Stone



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Case: 23-00042919

Case Owner	All Members COUNCIL	Service Request Id	23-00042919
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Zoning For Housing - Please count me in the opposed column. The detailed changes were not made public until September. People have not had the time to understand the massive changes proposed and the ramifications of those changes. We need to delay consideration so there can be a full discussion of the pros and cons. In my opinion, ZFH will not produce much affordable housing, a very desirable goal. Instead it will be a boon to developers to over-build the same expensive housing that they build now.		
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/14/2023 10:54 AM	Date/Time Opened	11/14/2023 10:54 AM
Expected Date/Time	11/21/2023 10:54 AM	Updated Date/Time	11/14/2023 10:54 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	David Olinger	Contact Phone	+1 (703) 535-3150
Account Name	Customer	Contact Email	dsolinger100@gmail.com

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Case: 23-00042922

Case Owner	All Members COUNCIL	Service Request Id	23-00042922
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	Dear Mayor and City Council Members: Thank you for letting me provide my perspective on the "Zoning for Housing/Zoning for All" proposal. As a resident of Alexandria since 2002 and a proud member of the Del Ray community, I have been a steadfast supporter of the city, volunteering my time in various aspects of our vibrant and diverse neighborhood and city. With all four of my children attending ACPS and my commitment to the local community, I feel compelled to express my strong disagreement with the City Council's proposed "Zoning for Housing/Zoning for All." While I share the city's commitment to providing affordable housing, the 41 proposed text amendments seem to primarily benefit the affluent and the poor. I am concerned that the proposal does not adequately address the needs of Alexandria's Working Class or consider the potential impacts on infrastructure, schools, climate, community, and overall livability in our beautiful city. Despite claims that increasing density will lead to more affordable housing, I have seen no evidence to support this in neighborhoods like Del Ray. New housing stock added to Del Ray in 2023 shows that adding density did not provide more affordable housing. Quite the opposite, four townhouses built on a lot less than a block from Mt. Vernon Avenue 201-207 Duncan Avenue, sold for more than \$1.4M in 2023. These very large townhomes were built on a lot where a small house formerly resided. While providing housing for new families, these houses are not the least bit affordable for citizens that are looking to move into the neighborhood.		
		Post Tags	

Contrary to statements that there is no housing available, in fact, Del Ray is home to the Oakville Triangle project, located four blocks east of Mt. Vernon Ave., which is building out hundreds of new apartments and townhomes. In addition, Housing Alexandria's 500-unit affordable housing complex is underway across the street from the Birchmere Music Hall.

I fear that the drastic changes proposed by the city will lead to a segregation of the community on socioeconomic lines. Citizen input and participation will be discarded. Developers will reign supreme; Housing stock will become more expensive and unsuitable for the needs of the community; ACPS will be unable to keep up with the demands of a school population double the size of the current enrollment; The march for density will lead to overall decline of our quality of life and the fabric of our Del Ray community will disappear. I urge you to pause the passing of this initiative and allow more time to develop comprehensive, long-term plans that provides affordable housing for our Working Class, provides high quality schools for our youth, prepares for the impact of climate change, solves the many infrastructure issues to support an expanding city.
Sincerely

Patrick McNabb

Selected Location

Sub-Status

SLA Information

Expected Start Date	11/14/2023 11:13 AM	Date/Time Opened	11/14/2023 11:13 AM
Expected Date/Time	11/21/2023 11:13 AM	Updated Date/Time	11/14/2023 11:13 AM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	

Contact Information

Contact Name	Patrick McNabb	Contact Phone	+1 (703) 629-3330
Account Name	Customer	Contact Email	patrick.mcnabb@gmail.com

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Case: 23-00042926

Case Owner	All Members COUNCIL	Service Request Id	23-00042926
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	Web
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	The City of Alexandria's proposal to eliminate single family zoning and eliminate parking requirements in certain areas will not expand housing production and improve affordability. It will only happen if we encourage market behaviors that lessen the value of single-family homes, reducing diverse housing options, making Alexandria a less desirable place to live for everyone. I suggest the proposal is too open-ended and could potentially have unintended consequences on the development of 34% of the city zoned Single Family Residential. The changes should be more specifically targeted to certain areas near metro stations or transit hubs. Adopting the proposed changes would create uncertainty, disrupt the residential market, not make housing more affordable and add to increased government expenditures. City planners need to assess impacts of the proposed changes independently and objectively and not be caught up in a fad without any economic merit. In some respects, the proposal does not eliminate the exclusive single family zoning regulations. Instead, it provides a mechanism for redeveloping single family zoned properties that are vacant, in disrepair or neighborhoods in transition. • I disagree with the premise that this proposal will enhance the production of housing in the City of Alexandria. Land and construction costs are high. Increasing density in a community currently zoned single family will increase the cost, reduce the desirability of living units (smaller size), and reduce the value of adjacent single-family homes. City planners should avoid blatantly taking away a safeguard for residential living for the benefit of those who feel left out. • It is unclear how the proposed changes would ensure neighborhood		
		Post Tags	

compatibility. The proposal would allow the conversion of a single-family home into duplex or triplex as long as the exterior appearance of the home is maintained, and the additional units are located with the existing building. Adding a dwelling unit on a lot and staying within existing requirements for lot size, setbacks, open space, floor area ratio and tree canopy is impractical in most subdivisions. Taking an existing home zoned single family and converting it to a duplex or triplex and staying within the existing floor area ratio would encourage developers to tear down the existing dwelling.

- The proposal would allow the construction of new duplexes or triplexes on vacant lots or lots with existing single-family homes, as long as the new buildings comply with height, setback, and lot coverage requirements of the R-12 Zone. R-12 zoning allows a maximum height of 35 feet, a minimum front setback of 25 feet, a minimum rear yard setback of 20 feet, a minimum side setback of 8 feet, and maximum lot coverage of 25%. Duplexes or triplexes may not be compatible with the homes in the subdivision. Parking would be a separate issue.

- Increasing density in areas designed for single family homes will strain existing infrastructure (transit, environment, recreation, parks, school operation, public safety, human services social costs, e.g., transportation, education, parks and recreation and social and welfare costs. Cost increases will not be minimal. The proposed changes over time will disrupt and threaten established communities as developers scour neighborhoods looking to combine or assemble tracts for potential development.

- The analysis and conclusions reported in the "Physical and Economic Feasibility Analysis Single-Family Zoning Initiative", September 11, 2023 is a "best guess". It is a feasibility analysis and has not been tested in a real-world scenario comparable to Alexandria.

- Single-family zones R20, R12, R8, R5, and R2-5 encompass 34% of the total land area or 5.17 square miles in the city. This is not unreasonable. Arlington has gone through a similar change in their zoning. Forty-nine percent of Arlington's entire land area zoned for residential or the 39% in Arlington devoted strictly to single family only development.

- Single family homes account for 42.72% of the total city tax base. Residential condominiums account for 17.52 percent. The average single family

home value is \$940,375 and a residential condominium is \$407,616. The increased value of single-family homes generate a significant amount of increased taxes.

- There are 71,289 households in the City of Alexandria. Renters occupy 53% of the housing units, 41% are occupied by owners. Thirty-three percent of renters pay 35% or more of their income for rent (Alexandria Demographics and Statistics Dashboard). Increasing the inventory of residential apartments or condominiums or making apartment living less desirable does not make renting more affordable.
- The City of Alexandria is an historic, older city. It has a variety of legacy issues related to public sewage, flooding, narrow streets, older housing, poorly designed intersections, and traffic congestion. Increased costs and population growth and a list of unresolved public safety issues will overtime reduce the desirability and vibrancy of living in Alexandria.
- The City of Alexandria has a economically diverse population. City planners should avoid undermining single family zoning changing the character of neighborhoods and communities.

The City of Alexandria's proposal to eliminate single family zoning and eliminate parking requirements in certain areas will not expand housing production and improve affordability. It will only happen if we encourage market behaviors that lessen the value of single-family homes, reducing diverse housing options, making Alexandria a less desirable place to live for everyone.

I suggest the proposal is too open-ended and could potentially have unintended consequences on the development of 34% of the city zoned Single Family Residential. The changes should be more specifically targeted to certain areas near metro stations or transit hubs. Adopting the proposed changes would create uncertainty, disrupt the residential market, not make housing more affordable and add to increased government expenditures. City planners need to assess impacts of the proposed changes independently and objectively and not be caught up in a fad without any economic merit.

In some respects, the proposal does not eliminate the exclusive single family zoning regulations. Instead, it provides a mechanism for redeveloping single family zoned properties that are vacant, in disrepair or neighborhoods in transition.

- I disagree with the premise that this proposal will enhance the production of housing in the City of Alexandria. Land and construction costs are high. Increasing density in a community currently zoned single family will increase the cost, reduce the desirability of living units (smaller size), and reduce the value of adjacent single-family homes. City planners should avoid blatantly taking away a safeguard for residential living for the benefit of those who feel left out.

- It is unclear how the proposed changes would ensure neighborhood compatibility. The proposal would allow the conversion of a single-family home into duplex or triplex as long as the exterior appearance of the home is maintained, and the additional units are located with the existing building. Adding a dwelling unit on a lot and staying within existing requirements for lot size, setbacks, open space, floor area ratio and tree canopy is impractical in most subdivisions. Taking an existing home zoned single family and converting it to a duplex or triplex and staying within the existing floor area ratio would encourage developers to tear down the existing dwelling.

- The proposal would allow the construction of new duplexes or triplexes on vacant lots or lots with existing single-family homes, as long as the new buildings comply with height, setback, and lot coverage requirements of the R-12 Zone. R-12 zoning allows a maximum height of 35 feet, a minimum front setback of 25 feet, a minimum rear yard setback of 20 feet, a minimum side setback of 8 feet, and maximum lot coverage of 25%. Duplexes or triplexes may not be compatible with the homes in the subdivision. Parking would be a separate issue.

- Increasing density in areas designed for single family homes will strain existing infrastructure (transit, environment, recreation, parks, school operation, public safety, human services social costs, e.g., transportation, education, parks and recreation and social and welfare costs. Cost increases will not be minimal. The proposed changes over time will disrupt and threaten established communities as developers scour neighborhoods looking to combine or assemble tracts for potential development.

- The analysis and conclusions reported in the "Physical and Economic Feasibility Analysis Single-Family Zoning Initiative", September 11, 2023 is a "best guess". It is a feasibility analysis and has not been tested in a real-world scenario

comparable to Alexandria.

- Single-family zones R20, R12, R8, R5, and R2-5 encompass 34% of the total land area or 5.17 square miles in the city. This is not unreasonable. Arlington has gone through a similar change in their zoning. Forty-nine percent of Arlington's entire land area zoned for residential or the 39% in Arlington devoted strictly to single family only development.

- Single family homes account for 42.72% of the total city tax base. Residential condominiums account for 17.52 percent. The average single family home value is \$940,375 and a residential condominium is \$407,616. The increased value of single-family homes generate a significant amount of increased taxes.

- There are 71,289 households in the City of Alexandria. Renters occupy 53% of the housing units, 41% are occupied by owners. Thirty-three percent of renters pay 35% or more of their income for rent (Alexandria Demographics and Statistics Dashboard). Increasing the inventory of residential apartments or condominiums or making apartment living less desirable does not make renting more affordable.

- The City of Alexandria is an historic, older city. It has a variety of legacy issues related to public sewage, flooding, narrow streets, older housing, poorly designed intersections, and traffic congestion. Increased costs and population growth and a list of unresolved public safety issues will overtime reduce the desirability and vibrancy of living in Alexandria.

- The City of Alexandria has a economically diverse population. City planners should avoid undermining single family zoning changing the character of neighborhoods and communities.

Selected Location

Sub-Status

SLA Information

Expected Start Date 11/14/2023 11:26 AM

Expected Date/Time 11/21/2023 11:26 AM

SLA Status On Time

Date/Time Opened 11/14/2023 11:26 AM

Updated Date/Time 11/14/2023 11:26 AM

isCaseEscalated

Date/Time Closed

Contact Information

Contact Name Dave Cavanaugh

Contact Phone +1 (703) 869-8362

Case: 23-00042945

Case Owner	All Members COUNCIL	Service Request Id	23-00042945
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Open
Priority	Standard	Service Request Source	iOS
Case Origin	API	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
Description	I am writing to request that you delay a vote on the zoning for housing initiative until after the City Council election. The citizenry of Alexandria need more time to independently evaluate the proposal and determine the consequences (intended and unintended) of such a radical move. What would be the harm in a delay?	Post Tags	
Selected Location			
Sub-Status			
SLA Information			
Expected Start Date	11/14/2023 1:15 PM	Date/Time Opened	11/14/2023 1:15 PM
Expected Date/Time	11/21/2023 1:15 PM	Updated Date/Time	11/14/2023 1:15 PM
SLA Status	On Time	isCaseEscalated	
		Date/Time Closed	
Contact Information			
Contact Name	Lisa Montague	Contact Phone	+1 (703) 409-9894
Account Name	Customer	Contact Email	
311 Files			



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Case: 23-00042944

Case Owner	All Members COUNCIL	Service Request Id	23-00042944
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	Phone	Service Request Source	Mobile
Description	I strongly oppose rezoning of single family residences under the guise of "affordable housing." If the city was truly interested in providing affordable housing, it would not have allowed multiple developments of high priced housing with a few affordable units. I urge the council to delay this unwise effort until after the next election, and let the voters decide if this is what they want for our already traffic clogged streets. City assessments of impacts in other areas (e.g. road dieting) have been way off the mark.	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/14/2023 1:37 PM	Date/Time Opened	11/14/2023 1:14 PM
Expected Date/Time	11/21/2023 1:37 PM	Updated Date/Time	11/14/2023 1:37 PM
SLA Status	Met	Date/Time Closed	11/14/2023 1:37 PM
Contact Information			
Contact Name	Reported Anonymously	Contact Phone	+1 (703) 555-5555
Account Name	Customer	Contact Email	anonymouslyreported@alexandriava.gov
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	



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Case: 23-00042966

Case Owner	All Members COUNCIL	Service Request Id	23-00042966
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	I strongly support the position of the Alexandria Federation of Civic Associations (AFCA) urging the City Council to postpone the vote on Zoning For Housing until after the City Council elections in 2024. Thank you, Patricia Fitzgibbons Clover/College Park	SR Ext ID	
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/14/2023 3:36 PM	Date/Time Opened	11/14/2023 3:36 PM
Expected Date/Time	11/21/2023 3:36 PM	Updated Date/Time	11/14/2023 6:23 PM
SLA Status	Met	Date/Time Closed	11/14/2023 6:23 PM
Contact Information			
Contact Name	Patricia Fitzgibbons	Contact Phone	+1 (703) 405-7927
Account Name	Customer	Contact Email	pjfitzgib@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	

Geo Layers



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Case: 23-00042962

Case Owner	All Members COUNCIL	Service Request Id	23-00042962
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	I respectfully ask you to accept this email as official comment/input to tonight's meeting in reference to docket # 18. I am not able to attend or call in. I am a 25+ year resident of Del Ray. I would ask that the Mayor, City Council , and the Planning Commission take a step back, pause, and please - with an open mind - reevaluate the timeline and current approach for "zoning for housing". 1. I strongly disagree with bundling the 9 proposals into a single vote. Vote on the initiatives SEPARATELY. This seems fair and just, not only to the voter, but to the people you vote on behalf of. It's cleaner and clearer as to what is truly supported and what is not supported. 2. I lack confidence that those in power (Mayor, Council, Commission Members) are truly listening to people on all sides of this contentious issue. Is it "ambitious housing reform" or "modest small-scale refinements"? I've heard both, but fear the worst. Once again, it seems to me that the all mighty dollar drives the decisions, developers get most of the attention, and in the end - we will NOT end up serving those in need with promised affordable housing, nor will we maintain the unique character of our neighborhoods. Why are we plowing ahead without communicating authentically - simply, clearly, and timely - to renters, civic leaders, small business owners, and homeowners, while we allow builders and developers to skirt around rules and regs so the tear-downs continue, and the building of the monstrosities can proceed (right on top of the sidewalk, I might add)? This is progress? This is good? This is a benefit for future generations? "All are welcome" says the popular yard sign....most cannot afford. Let's be genuine. Please. 3. Increasing the number of dwelling units without properly addressing		
		SR Ext ID	

infrastructure, parking, affordability, character of the neighborhood, and sustainability, is a half-baked approach, that leads to a bad result.

Thank you for your time. Thank you for considering my input. Thank you for your service to our city.

Marian (Missy) McGraw
209 East Uhler Ave
Alexandria, VA 22301

703-350-1809

Service Department	Mayor & City Council	Service Request	Comments
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/14/2023 3:13 PM	Date/Time Opened	11/14/2023 3:13 PM
Expected Date/Time	11/21/2023 3:13 PM	Updated Date/Time	11/14/2023 6:28 PM
SLA Status	Met	Date/Time Closed	11/14/2023 6:28 PM
Contact Information			
Contact Name	Marian (Missy) McGraw	Contact Phone	+1 (703) 350-1809
Account Name	Customer	Contact Email	missymcgraw@verizon.net
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	
Spring Clean Up Zone		Reporting Area	
Leaf Zone		Parking District	
		Census Area	
		Building Type	
		Small Area Plan	
Geo Layers			



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Case: 23-00042978

Case Owner	All Members COUNCIL	Service Request Id	23-00042978
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	We are writing to urge the City Council to delay approval of the zoning proposal. Such an important change to our city requires significant time for all citizens to read and understand the proposed changes. Alexandria is already one of the densest locations in the Washington area. We do not yet have the infrastructure to handle a larger population. Any zoning changes should be done in conjunction with infrastructure planning. The Council should address each proposed zoning change separately, providing time for full discussion. The Council should take the time to hear the concerns of the citizens. John and Virginia Harrington 406 Woodland Terrace Alexandria, VA 22302		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/14/2023 5:12 PM	Date/Time Opened	11/14/2023 5:12 PM
Expected Date/Time	11/21/2023 5:12 PM	Updated Date/Time	11/14/2023 6:20 PM
SLA Status	Met	Date/Time Closed	11/14/2023 6:20 PM
Contact Information			
Contact Name	John and Virginia Harrington	Contact Phone	+1 (703) 548-8652
Account Name	Customer	Contact Email	ginger.harrington@gmail.com
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	



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Case: 23-00042954

Case Owner	All Members COUNCIL	Service Request Id	23-00042954
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	I write to oppose the Zoning for Housing Proposal soon to be considered by Council. We are already losing too many trees due to construction of huge new houses (currently single family) that are replacing older, smaller homes throughout the neighborhood. These new houses are typically built to the very edges of what used to be yards with trees. The oft cited claim that new construction under this rezoning proposal will not be permitted to extend the existing footprints does not make sense to me. Under CURRENT rules, we routinely see the footprints extended to the maximum. We are losing the character, we are losing the tree canopy and adding multifamily (multiunit?) dwellings will only make this situation worse. Please vote no.		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/14/2023 2:30 PM	Date/Time Opened	11/14/2023 2:30 PM
Expected Date/Time	11/21/2023 2:30 PM	Updated Date/Time	11/14/2023 6:25 PM
SLA Status	Met	Date/Time Closed	11/14/2023 6:25 PM
Contact Information			
Contact Name	Laura Plaze	Contact Phone	+1 (703) 244-5395
Account Name	Customer	Contact Email	plaze@comcast.net
Location Information			
Address		Location	
Served		Selected Location	
Trash Zone		Location Details	
Recycle Zone		Relative Location	



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Case: 23-00042968

Case Owner	All Members COUNCIL	Service Request Id	23-00042968
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Mobile
Description	I would like to voice my opposition to the proposal to eliminate single family zoning. I am very concerned with the impact increased density would have on our schools and infrastructure. The City has not explained how it will result in more affordable housing. I live on a cul de sac in the West End. Even though all the houses have a garage, there are still many cars parked on my street. If my neighbor decides to replace her house with a four unit building, where are all those cars going to park? What if several of my neighbors do that? And how do we know these units would be affordable? Couldn't they end up being expensive condos? It seems this proposal is more of a boon to developers than an actual attempt to increase affordable housing. I have two teenagers that have gone through Alexandria public schools. I have observed that the schools are already struggling to accommodate our City's rapid growth. How much worse will it be if we increase density even more? I would rather see taxpayer money put into housing subsidies.		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/14/2023 3:41 PM	Date/Time Opened	11/14/2023 3:41 PM
Expected Date/Time	11/21/2023 3:41 PM	Updated Date/Time	11/14/2023 6:24 PM
SLA Status	Met	Date/Time Closed	11/14/2023 6:24 PM
Contact Information			
Contact Name	Amy Hadley	Contact Phone	+1 (202) 487-8705
Account Name	Customer	Contact Email	amyhadley@comcast.net

Location Information



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Case: 23-00042886

Case Owner	All Members COUNCIL	Service Request Id	23-00042886
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	I am a homeowner and live in Alexandria, VA. I am writing to express my strong opposition to the Zoning For Housing zoning proposals and Code changes for several reasons. These zoning changes amount to a complex set of legislation and are being rushed to passage without thorough input from residents or careful consideration of the impact and risk to the livability and quality of life for current and future (tax paying) residents. Some outcomes are obvious, but dismissed out of hand by the council - massive overdevelopment, higher housing costs, loss of legal rights to challenge development projects, increasing the population by 50% without addressing public safety, schools or infrastructure. Instead, a large majority of the community is asking the council to slow down the timeline, address each proposed zoning change separately; listen to residents and act in their best interest. These enormous and mostly unvetted zoning changes are moving at a fast pace. If zoning needs to be updated then there should be some slow and careful approach that examines the issues involved. There is no evidence that the proposed changes will increase affordability in Alexandria - but rather much concern that these changes will bring a host of unwanted problems.		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			
SLA Information			
Expected Start Date	11/14/2023 7:01 AM	Date/Time Opened	11/14/2023 7:01 AM
Expected Date/Time	11/21/2023 7:01 AM	Updated Date/Time	11/14/2023 1:01 PM
SLA Status	Met	Date/Time Closed	11/14/2023 1:01 PM

Contact Information

Contact Name

JoAnn Lucanik

Contact Phone

+1 (703) 201-0747

Account Name

Customer

Contact Email

jlucanik@gmail.com

Location Information

Address	Location
Served	Selected Location
Trash Zone	Location Details
Recycle Zone	Relative Location
Spring Clean Up Zone	Reporting Area
Leaf Zone	Parking District
	Census Area
	Building Type
	Small Area Plan

Geo Layers

No layers information available	
Name	Value

311 Files



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Case: 23-00042996

Case Owner	All Members COUNCIL	Service Request Id	23-00042996
Subject	COU-Contact Mayor, Vice Mayor and/or City Council	Status	Closed
Priority	Standard	Sub-Status	
Case Origin	API	Service Request Source	Web
Description	Hello, I am writing to request that the decision on Zoning for Housing (ZFH) / Housing for All be postponed for one year so that citizens evaluate its impact and express their views through the ballot process. I have resided in Parkfairfax since 1978. As a 132 acres condominium, Parkfairfax would not be directly affected by the propose upzoning. As such Parkfairfax will not be taking an official position and I am expressing my own views here. I have long recognized the lack of affordable housing, not only in Alexandria, but throughout the region. Unfortunately, ZFH will increase congestion and decrease citizen services without any assurance that additional affordable housing will result. The major beneficiaries will be real estate developers who will clamor to replace single family homes with multi-unit market-priced dwellings. There may admittedly be some positive aspects to ZFH. However, since the 41 text amendments detailing the proposed changes were just released last month, I reiterate my request that the vote on ZFH be postponed one year to give all residents an adequate opportunity to review the irreversible impact on our great city. It is not even clear that all who attend public hearings are actual Alexandria residents! Making the proposal an election year issue will ensure that only Alexandria taxpayers' voices are heard. Thank you.		
Service Department	Mayor & City Council	Service Request Comments	
ServedP			
Selected Location			

SLA Information

Expected Start Date	11/14/2023 9:58 PM	Date/Time Opened	11/14/2023 9:58 PM
Expected Date/Time	11/21/2023 9:58 PM	Updated Date/Time	11/15/2023 7:23 AM
SLA Status	Met	Date/Time Closed	11/15/2023 7:22 AM

Contact Information

Contact Name	Bob Gronenberg	Contact Phone	+1 (202) 247-0017
Account Name	Customer	Contact Email	bob2@comcast.net

Location Information

Address	Location
Served	Selected Location
Trash Zone	Location Details
Recycle Zone	Relative Location
Spring Clean Up Zone	Reporting Area
Leaf Zone	Parking District
	Census Area
	Building Type
	Small Area Plan

Geo Layers

No layers information available

Name	Value
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