

From: [Dave Hellman](#)
To: [PlanComm](#)
Subject: [EXTERNAL]Writing In Support of Subdivision of Lot at 405 E. Nelson Ave
Date: Thursday, November 28, 2024 10:52:46 AM

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Dear Alexandria Planning Commission,

We are writing in support of the proposed subdivision #2024-00012. We live adjacent to this property immediately to the east at 407 E. Nelson Ave and have a vested interest in its future.

We first moved to Del Ray in 1982. Since then, we have lived here off and on, with our most recent stint starting in 2011. Over the last forty-plus years, we have seen a lot of change in this neighborhood. Most would argue that these changes are for the better. Our community is as vibrant, healthy, and safe as it has ever been.

However, one exception to this trend of positive change is the loss of cultural and economic diversity. Del Ray has become too expensive and gentrified. The city recognizes this issue, which is a driving force behind the Zoning for Housing initiative.

Subdividing the lot at 405 E. Nelson Ave is a small step toward increasing the inventory of homes in our community. Based on basic economic principles, this should make home ownership more attainable for more people.

We understand that some may worry about how changes like this proposal could alter the character of the immediate neighborhood. We are empathetic to that concern but respectfully disagree. Del Ray's character has always been driven by the diversity of its residents and their homes. By their very existence, these new homes will build upon that diversity. The property in question is already adjacent to a series of multifamily row houses, so subdividing this lot does not introduce an unprecedented variable to this street.

In closing, we reiterate our support for the subdivision of this property and urge the Planning Commission to approve it.

Respectfully,

Mr. and Mrs. David Hellman
407 E. Nelson Ave.
Alexandria, VA 22301

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