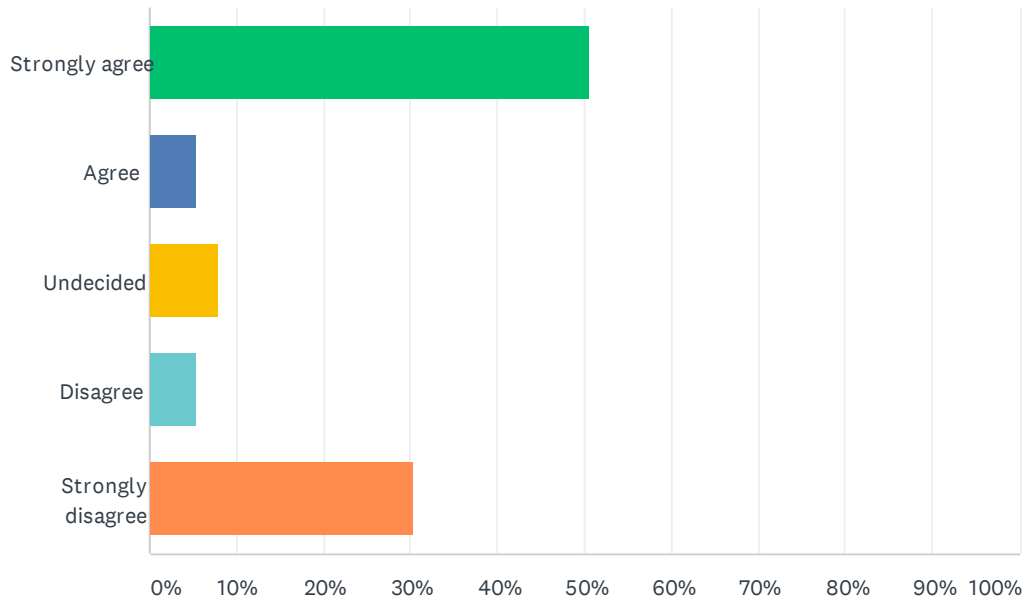


Q1 I support allowing ADUs in the City of Alexandria.

Answered: 253 Skipped: 2



ANSWER CHOICES	RESPONSES	
Strongly agree	50.59%	128
Agree	5.53%	14
Undecided	7.91%	20
Disagree	5.53%	14
Strongly disagree	30.43%	77
TOTAL		253

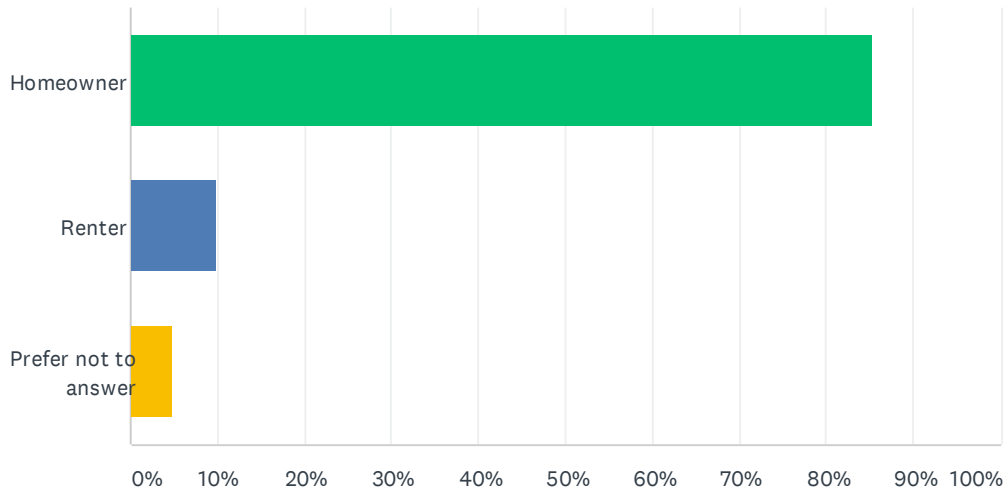
Q2 Please provide your zip code.

Answered: 251 Skipped: 4

Please see pages 26-29 for responses

Q3 The following best describes my living situation.

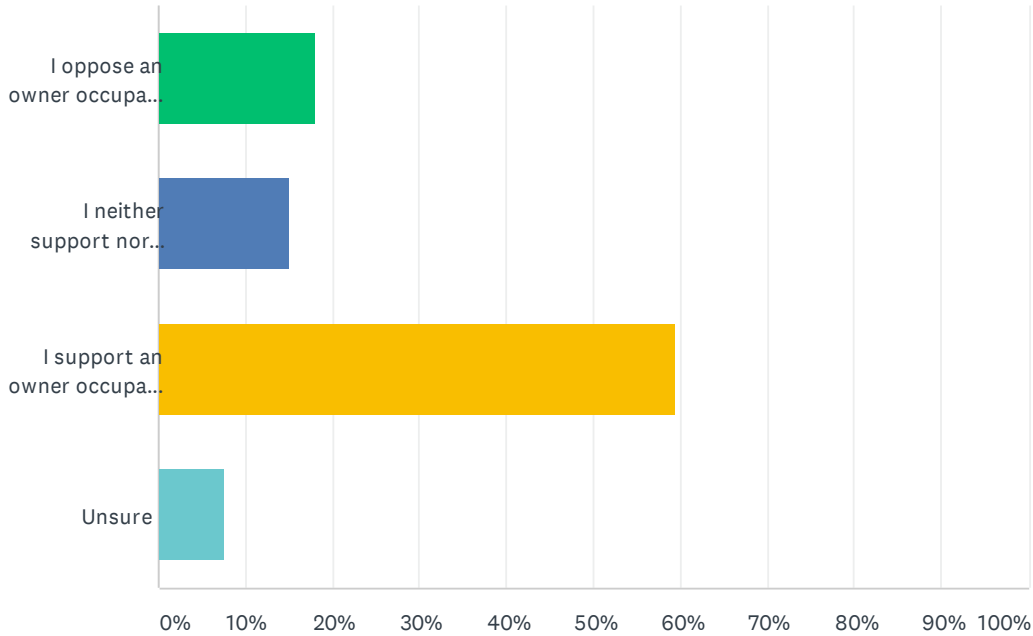
Answered: 252 Skipped: 3



ANSWER CHOICES	RESPONSES	
Homeowner	85.32%	215
Renter	9.92%	25
Prefer not to answer	4.76%	12
TOTAL		252

Q4 For properties with an ADU, staff proposes requiring the property owner to reside in either the main house or ADU. The following best describes my preferences for an owner occupancy requirement.

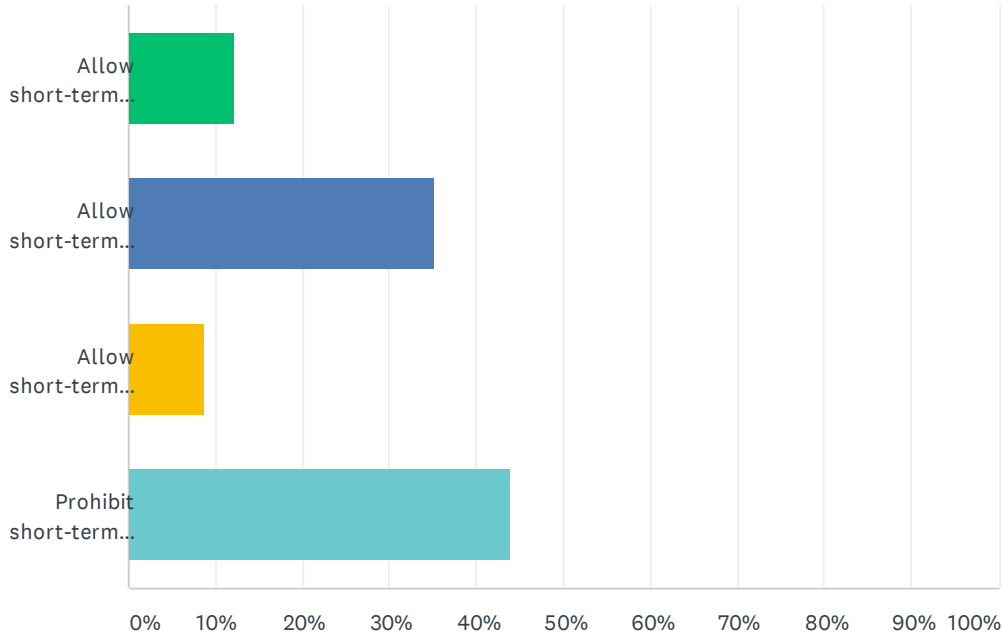
Answered: 239 Skipped: 16



ANSWER CHOICES	RESPONSES	
I oppose an owner occupancy requirement	17.99%	43
I neither support nor oppose an owner occupancy requirement	15.06%	36
I support an owner occupancy requirement	59.41%	142
Unsure	7.53%	18
TOTAL		239

Q5 Staff proposes allowing short-term rental (AirBnBs, etc.) of ADUs. Under this proposal, only one short-term rental would be permitted in either the ADU or main house. I think the City should:

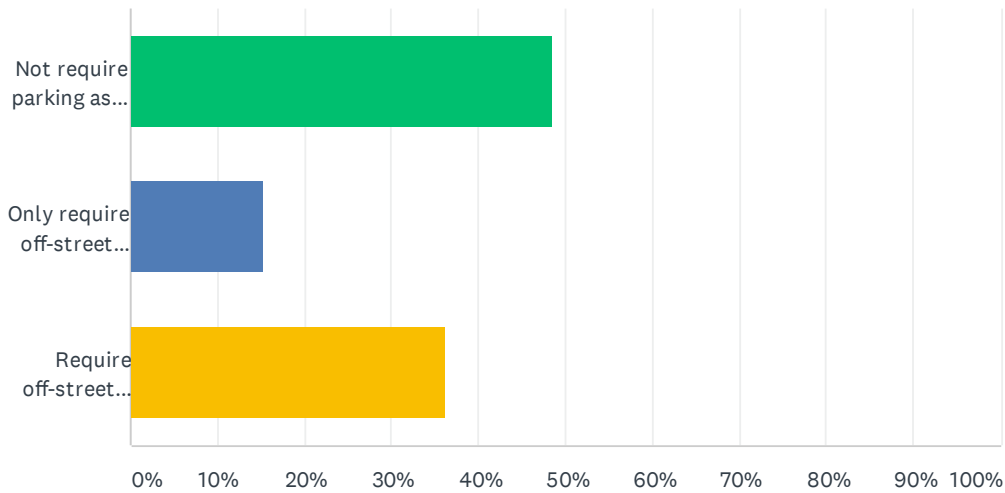
Answered: 248 Skipped: 7



ANSWER CHOICES	RESPONSES	
Allow short-term rental of ADUs with fewer restrictions than proposed	12.10%	30
Allow short-term rental of ADUs as proposed	35.08%	87
Allow short-term rental of ADUs with more restrictions than proposed	8.87%	22
Prohibit short-term rental of ADUs	43.95%	109
TOTAL		248

Q6 Staff proposes no off-street parking requirements for ADUs. I think the City should:

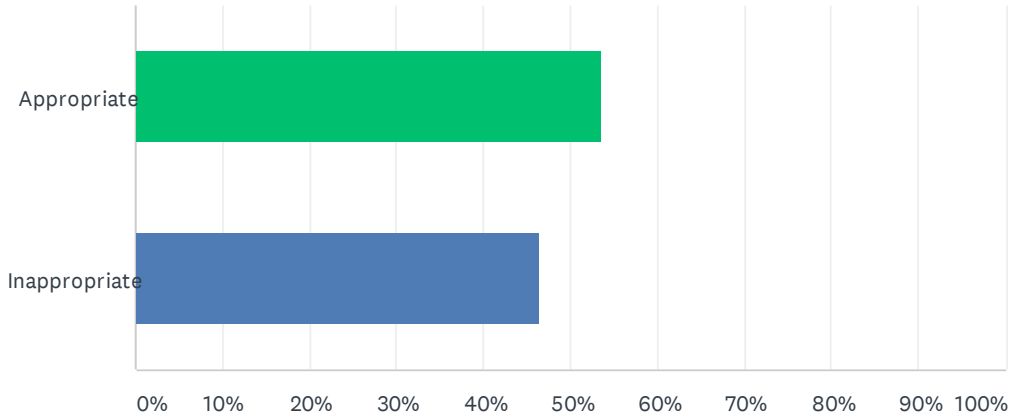
Answered: 241 Skipped: 14



ANSWER CHOICES	RESPONSES	
Not require parking as proposed	48.55%	117
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	15.35%	37
Require off-street parking spaces for ADUs in all cases	36.10%	87
TOTAL		241

Q7 Staff proposes one-foot setbacks for ADUs unless there are windows that face a neighbor’s property. In those cases, the required setback would be three feet. I think this setback is:

Answered: 241 Skipped: 14

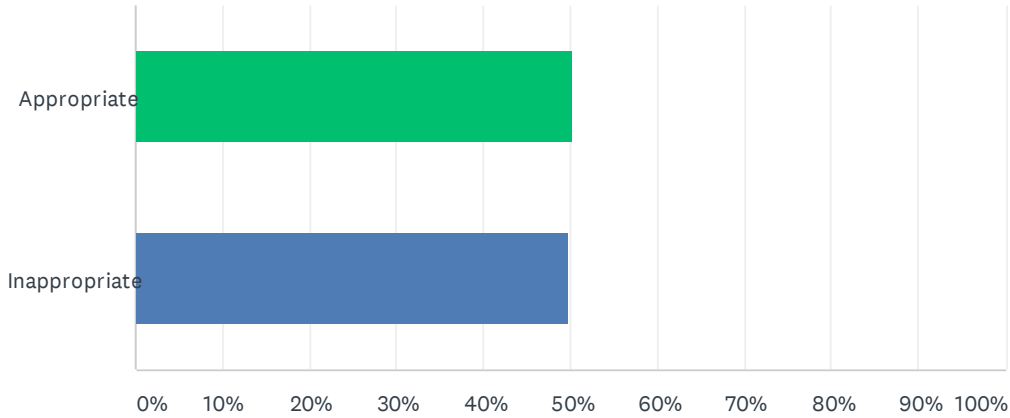


ANSWER CHOICES	RESPONSES	
Appropriate	53.53%	129
Inappropriate	46.47%	112
TOTAL		241

Questions 7 and 8 were inadvertently duplicated. Because responses differed slightly to the same question, staff has retained both sets of responses.

Q8 Staff proposes one-foot setbacks for ADUs unless there are windows that face a neighbor’s property. In those cases, the required setback would be three feet. I think this setback is:

Answered: 229 Skipped: 26

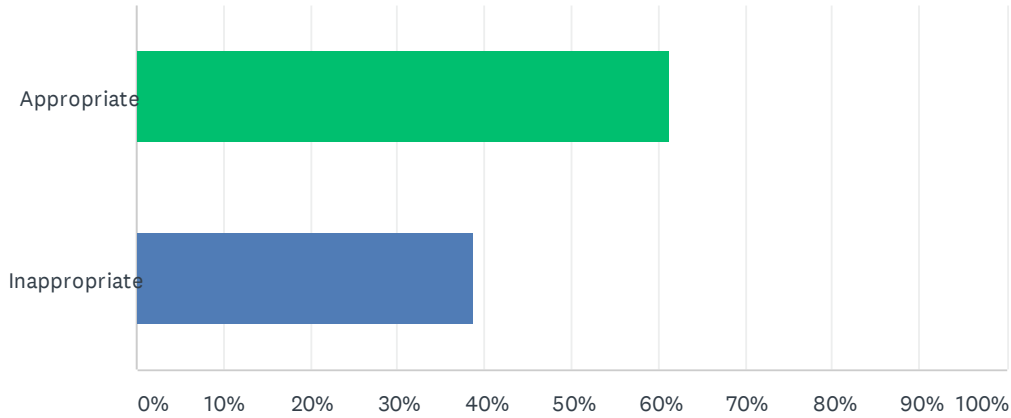


ANSWER CHOICES	RESPONSES	
Appropriate	50.22%	115
Inappropriate	49.78%	114
TOTAL		229

Questions 7 and 8 were inadvertently duplicated. Because responses differed slightly to the same question, staff has retained both sets of responses.

Q9 Staff proposes limiting the height of an ADU to 20 feet, or the height of the main house, whichever is less. In terms of neighborhood compatibility, I think this height limit would be:

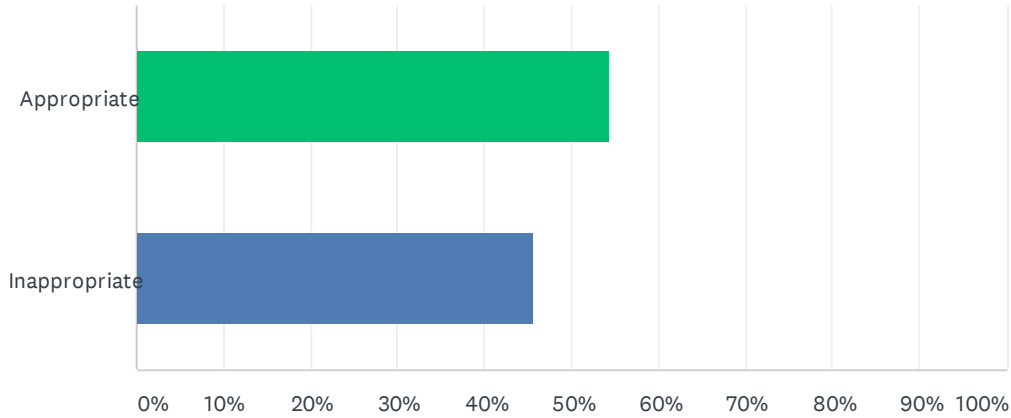
Answered: 240 Skipped: 15



ANSWER CHOICES	RESPONSES	
Appropriate	61.25%	147
Inappropriate	38.75%	93
TOTAL		240

Q10 Staff proposes a maximum size limit based on one-third of the existing house or 750 square feet, whichever is larger. I find this size limit to be:

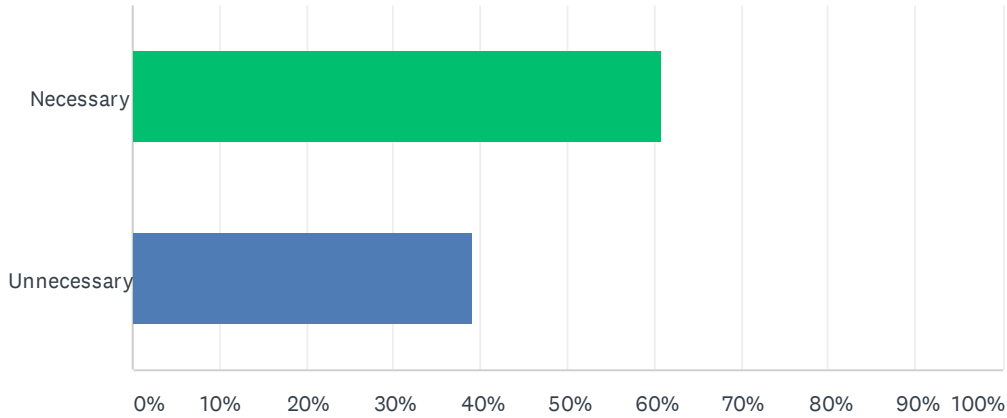
Answered: 241 Skipped: 14



ANSWER CHOICES	RESPONSES	
Appropriate	54.36%	131
Inappropriate	45.64%	110
TOTAL		241

Q11 Staff proposes excluding portions of detached ADUs similar to the way the City currently excludes detached garages and sheds. I find this proposal to be:

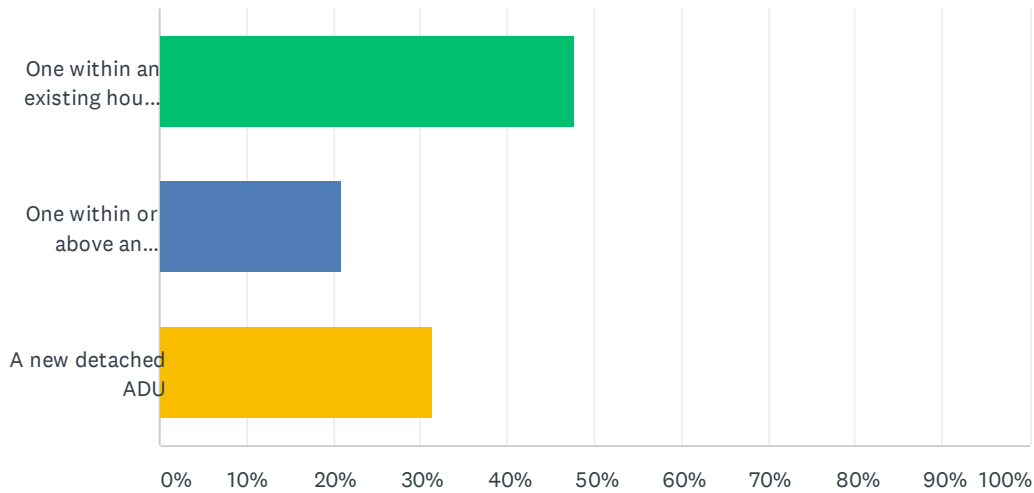
Answered: 202 Skipped: 53



ANSWER CHOICES	RESPONSES	
Necessary	60.89%	123
Unnecessary	39.11%	79
TOTAL		202

Q12 What type of ADU would you be most comfortable having in your neighborhood?

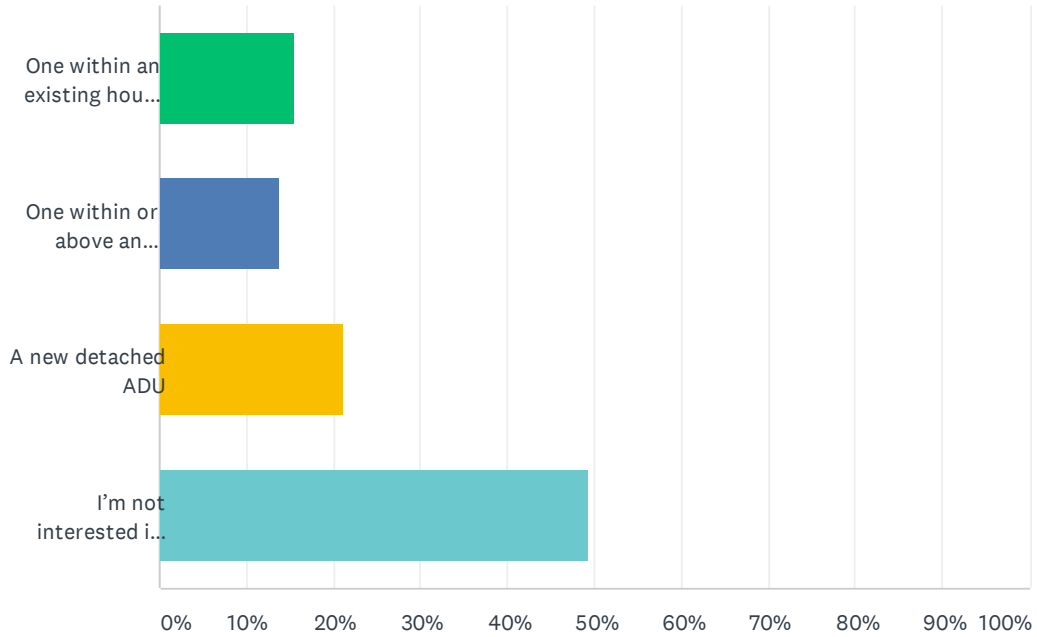
Answered: 210 Skipped: 45



ANSWER CHOICES	RESPONSES	
One within an existing house (basement apartment, etc.)	47.62%	100
One within or above an existing detached garage or other structure	20.95%	44
A new detached ADU	31.43%	66
TOTAL		210

Q13 If you were to construct an ADU, which type would you construct?

Answered: 245 Skipped: 10



ANSWER CHOICES	RESPONSES	
One within an existing house (basement apartment, etc.)	15.51%	38
One within or above an existing detached garage or other structure	13.88%	34
A new detached ADU	21.22%	52
I'm not interested in constructing an ADU	49.39%	121
TOTAL		245

Q14 Please provide any other comments or questions here.

Answered: 146 Skipped: 109

I support allowing ADUs in the City of Alexandria.	Please provide a brief explanation for your response.
Strongly disagree	
Strongly disagree	Encroachment, water run off issues, crowding, just to name a few!
Disagree	If you going to do that you should grandfather everything built in the latest 15 years. Including where you made owners join property lines to allow them to build across them. 20 ft is absurd it going to tower over everyone's yards and change the seclusion that made this neighbourhood so great atleast make it 5-10 ft from property lines and drop the height to one story. Everyone else that renovated was forced to create off street parking for their homes why should this be any different, another house, they need to add another off street spot.
Disagree	
Strongly disagree	The city already lacks the stormwater management, adequate school space, additional street parking, and social services infrastructure to add ADUs to the problem.
Strongly agree	
Strongly agree	
Strongly disagree	City is already getting very congested. Infusion of additional residents would further complicate traffic and parking and pose additional burdens on resources and infrastructure.
Disagree	
Strongly agree	
Undecided	
Strongly disagree	The city government had proven itself incompetent at managing a city of our size. You cannot increase density your way out of incompetence.
Strongly agree	Alexandria has capacity for more smaller, affordable housing units, particularly in basements and additions. Many houses in Old Town Alexandria were originally built to house families with enslaved people as well as multiple generations. These can be converted to give access to Old Town to a greater number of smaller, and less affluent people.
Strongly agree	
Undecided	I don't think ADUs will provide low income housing.
Strongly agree	I strongly agree with allowing ADU's for two reasons. First, allowing ADUs contributes to the public good of providing an additional stock of affordable housing in the City - something which we desperately need. Second, prohibiting ADU's is an unnecessary infringement of property owners' right to do what they will with their property (so long as they do not burden their neighbors/the public). Affording owners more rights while also contributing to the broader public interest is a win-win!
Disagree	Lots are small. Also, worried they will just be used for short term rentals, not as a way to help an aging homeowner stay put.
Strongly agree	I think it's a good solution for pandemic isolation and elder care.
Strongly agree	There are so many underused/need repair garages in Alexandria + the opportunity for additional quality living accommodations, this makes perfect sense. The extra income to offset continuing increased taxes would also be helpful.
Strongly disagree	Undermine the uniqueness of the city, encourages further density while school capacity, traffic flow and other challenges lag or do not get resolved. Don't chase regional trends, stand apart with homes, trees, parks and support for well managed and limited density.
Strongly disagree	1. We do not need more density in this city. 2. Property values will go down. 3. City will be a less desirable place to live.
Undecided	I believe in property rights; but more development is going to do nothing for the overcrowded schools (so overcrowded that ACPS is closed!) and for the water run off problems.
Agree	I agree with the idea within an existing house, such as a basement, attic or rear El apartment. I am not in favor of separate structures, where the owner of the house may be less impacted by an ADU than the neighboring properties. My home is adjacent to 2 detached garages with living spaces above...they are much closer to me that the houses that own them. I would be much more impacted by a loud tenant (or owner if main house was rented) than the owner in the main house.
Strongly disagree	We do not need additional population density.

Strongly disagree	Resources are currently strained, and adding additional population without offsets or increasing resources is not feasible. Schools are overcrowded, and parking is constantly an issue without adding more people within the same footprint. We are dealing with significant parking issues due to overflow from an apartment complex a few blocks away. Our street is packed every evening and weekend by apartment residents' cars, and parking enforcement is often ticketing and towing parked/abandoned cars. Without viable, permanent public transit available, we are forced to rely on cars in this part of the city. I am also concerned about ineffective regulations to prevent ADUs from becoming short-term rentals (AirB&B, etc.). The majority of available housing options in this part of the city consists of rental apartments (and privately rented condos), and it negatively affects our sense of community. ADUs will promote further transience and continue to erode the meager ties that exist within the community now. The size regulations do not go far enough to ensure that water runoff will be addressed. We live on a hill, and our backyard turns into a waterfall during every severe storm. We are running out of space to absorb the water, and losing additional ground on small plots is going to make this problem worse. If the city decides to move forward with this plan, it needs to add more regulations to require ADUs to be built within the footprint of existing structures (e.g., above a garage, in a basement, etc.).
Strongly agree	I support interesting alternatives to the Alexandria housing capacity issue.
Strongly disagree	If the city wants to develop undeveloped land that fine but adding to our density to existing neighborhoods is not acceptable. Our roads and infrastructure will not support this.
Strongly disagree	It would rezone what has been up to now, an excellent residential neighborhood. It would introduce crowding, extra traffic, drainage, and parking problems. It would reduce green areas around our public schools, making them urban instead of suburban. It would effectively destroy the reasons I chose to live here.
Strongly disagree	ADU policies will severely modify current neighborhoods, upending good neighbor relations; complicating parking; increasing populations in single-family neighborhoods; and, ultimately, decreasing the value of homes and neighborhoods.
Strongly disagree	Would destroy MOST of our assumptions (ambience, traffic, investment) when we chose to live (1) in Alexandria and (2) in our neighborhood. There are other density & affordability options in which the City can invest.
Strongly disagree	Most families work to be able to buy homes in areas conducive to their needs and raising families. To allow ADUs in developments such as Seminary Ridge is not acceptable. Lots are small, much enhancements would be required, both inside and outside the properties, i.e., plumbing, electrical, heating, AC, sewerage, etc., unless a family makes enhancements to their house for family members within the existing house and the lot provides for additional additions to the outside perimeter of the house. Onsite and street parking would be a hindrance. How would fire codes be met and enforced if additional self-standing buildings are built on properties? Would homeowners face additional tax hikes?
Strongly disagree	I disagree with ADUs and refuse to give anything but inappropriate as I do not want an answer misconstrued as supportive of ADUs. The soundness of this survey is faulty, if you strongly disagree with PDUs, that is the data point you need and all other questions are moot after that.
Strongly disagree	The city is too dense as it is. I doubt seriously that this initiative would have any significant impact on the availability of affordable housing.
Strongly agree	I am 65 and would love to stay in the city. The ability to have an ADU on my property will allow me to do this.
Strongly agree	We need more housing types in the city to meet the needs of different types of households. Also, ADUs can help new homeowners afford to buy because they can use the rental income to offset a large mortgage.
Strongly disagree	This is another disastrous idea the City is proposing. Most people spend their savings to move to developments with single family homes, and at a large expense only to have city
Strongly disagree	The area is already too densely populated. There are other issues that should be addressed first such as the antiquated sewer system. More people added to the system is only ensuring that there will be future discharge violations and unable to meet any of the MS4 requirements.
Strongly agree	I believe we need more affordable housing options in the city and ADU's would provide income opportunities and housing opportunities.
Strongly disagree	We have need of more open space; not less!!!
Undecided	There should be a clear purpose before taking action. The current staff recommendations will have serious unforeseen consequences. Allowing this Citywide is unacceptable. Different areas of the city are different and should be treated as such. A family is defined in city code as 4 people. Putting 4 people in an accessory unit could lead to massive overcrowding. Alexandria is already densely populated and the purpose of ADUs should be to care for expanded family members (granny flats) and providing affordable housing. Even allowing ADUs will raise the value of properties and could render them less affordable than they are now.
Strongly disagree	
Strongly disagree	Does not account for pandemic/CDC safety measures by injecting additional residents into existing neighborhoods with only one and three feet setback restrictions. This concept unduly risks the health, safety and lives of its residents. Shameful.
Strongly disagree	Stop density. These are not legal requirements.
Strongly agree	

Disagree	The recommendations do not take into account the extra load ADUs bring to the city's infrastructure. Alexandria already has problems with sewage treatment, so I suggest that ADUs be limited to locations that have adequate sewer, water, and electrical service for the increased population.
Strongly disagree	I am concerned about water run off that dwellings would pose to surrounding properties (see Houston - the more covered soil, less to absorb rain). What about neighbors whose property values would likely be diminished by having a property next door with a new unit on it? This has a huge potential to change property values which are many people's main investment - and my guess is for the negative. Much of the discussion of this significant proposal took place during a global pandemic when people were preoccupied with other matters - home schooling children, remote work, health, etc. There should be additional public awareness before such a major proposal is considered by the City Council.
Strongly disagree	We have enough density and overwhelming traffic problems.
Agree	
Strongly agree	This is a very expensive area in which to live and as more older people look for ways to age in place rather than in facilities, it would be great to be able to offer ADUs where they can be with family and still independent! I want my mother to be able to live near me (not with me!) without draining her savings account.
Strongly agree	
Strongly disagree	Not everywhere to be cramped within one foot by a new 20 foot tall structure from property line is not appropriate change.
Strongly disagree	There may be some limited areas where this may be feasible, but should not be carte blanche for the entire city
Strongly disagree	The city is already choked with density. This will make it worse.
Strongly agree	This is one of the easiest ways to provide affordable care and housing for older adults in need of assistance or to prevent isolation. Assisted or Independent living is prohibitively expensive in this area.
Agree	Agree but with caveats that specifically relate to Del Ray.
Undecided	It depends on the area. Very concerned about change to the character of some neighborhoods. Think it may be OK when planning new areas, such as Potomac Yards
Strongly disagree	We are already too densely populated!
Strongly agree	I hope this will help alleviate the shortage of affordable housing, and also offer a good solution for care-givers to live close to those who need assistance.
Strongly disagree	I don't think the policy is well thought out. ADUs will have people living in them; therefore it is living space and should be counted as total sq footage of living space (for tax purposes and assessment value). ADUs are not garages or sheds. People will be living potentially one foot from your property line, which is ridiculous since lot sizes are already small in Alexandria. The ADU could be 3 ft from the property line if there is a window. Potentially you could have 2 adjacent ADUs with windows only 6 feet apart (3 ft from each property line). This seems awfully close! I can see lots of Davy developers/homeowners using this as a loophole to get out of paying taxes on the entire footage by building an ADU. The city would lose income from taxes. Plus, ADUs could be used as a business for short-term rentals; thereby hurting the hotels in the area. Are ADUs going to be taxed as businesses? ADUs are too big as stated in proposal. This is the size of another story on a house in the neighborhood I live in.
Strongly disagree	Will increase density excessively and put a strain on an already strained City's infrastructure.
Strongly agree	I support increased density by allowing ADUs so long as it is done in a responsible way
Strongly agree	It will give me the option to provide a separate, but proximate home for my aging mom so that she can maintain her independence safely (and more cheaply).
Undecided	After having experienced our 4 neighbors putting up stockade fences (where before there were no visually intrusive fences), we are reluctant to envision the possibility of 4 ADUs being built and very nearly abutting our property lines. We think there may need to be a recommended limit to the number of detached ADUs within a block.
Strongly agree	
Agree	
Strongly agree	
Strongly agree	

Strongly disagree	The city website notes that the ADU occupancy will be limited to one family but note that the definition of a “family” includes 4 unrelated persons living together, i.e. four roommates, and any number of related persons up to the building code occupancy limits. At this point, there is no clarity on how large an ADU must be to house 4 unrelated individuals in any one unit, much less any clarity on enforcement. We already too often hear the City tell us they don’t adequate inspection staff to enforce the conditions and regulations already in place, before this new allowance for ADUs. Another disconcerting provision, there will be no public hearings or approvals, under the current proposal, must be obtained from the Planning Commission or City Council before these units are permitted for construction/installation. In other words, the permit can be approved by staff, to be followed with the standing building permit requirements that might be applicable. The first time you might know that your neighbor is building an ADU is when it starts to go up, one foot from your property line, or when you see new neighbors arriving to enter basement doors. It is not even clear whether or not BAR approval must be received concerning height, mass, scale, and architectural appropriateness of such ADU structure in the Old & Historic District.
Strongly agree	Will enable affordable housing options.
Disagree	
Strongly disagree	City is too congested already.
Undecided	Alexandria is already densely populated so if ADU's are permitted they should be limited to being occupied by RELATED family members and/or their caretakers. They should not be permitted to be used as rental units to persons previously unknown to property owners simply for additional income at the expense of the neighbors.
Undecided	As an idea, ADUs have some merit. But the proposed guidelines seem too permissive and vague, especially for ADUs in the Old Town area.
Disagree	Density! Continued overbuilding!
Strongly disagree	Proposed process, lack of public review for the construction/implementation of these dwellings is a terrible idea and denies notification and Due Process for neighbors.
Strongly agree	
Strongly disagree	Already not enough permeable land to absorb rainwater runoff. Parking issues in adding extra units. Against short- term rentals.
Strongly agree	
Disagree	Will increase building density.
Strongly disagree	We live in a crowded suburb surrounded by other crowded suburbs. Adding more housing in areas with a bit of space - Along with traffic congestion - is not desirable.
Strongly disagree	You're removing more permeable land in an already densely built area with little remaining permeable land. We have a flooding problem; reduction of permeable land will make the flooding worse. Don't do this. We have a deadly virus killing us; distance is prevention. Don't bring more people closer together. I can barely find parking in front of my house now. Adding ADUs will make it even more difficult to park.
Strongly agree	ADUs would allow more people to live here. Limiting the number of people in a place like Alexandria, via cost or regulation, means that more people will have to live further away from jobs in DC.
Strongly agree	we have to do whatever possible to expand affordable housing.
Strongly agree	ADUs are a great way to infill existing land and create smaller, more affordable housing units.
Agree	
Strongly agree	The cost of housing in Alexandria continues to rise, making it difficult for people to live here and provide for their basic needs. ADUs is just one tool to increase housing availability.
Strongly agree	We need to diversify housing and prevent sprawl which is bad for the environment
Strongly disagree	One of the last things we need is to increase density!
Strongly disagree	Alexandria is already overbuilt. Time and resources would be better directed to solving the problems already existing rather than creating new problems.
Strongly agree	It's a sensible way to increase housing supply, pure and simple.
Strongly disagree	Do not allow ADUs.
Strongly agree	We need more housing everywhere
Strongly disagree	Deterioration of property and aesthetics and contributes to tax and spend policy of democratic greed pocketing
Strongly agree	The city needs more flexible housing alternatives. ADUs could help alleviate housing demand pressure. ADUs also allow for multi-generational housing and aging in place.
Strongly agree	Life is difficult and people affordable housing during these difficult times.
Strongly agree	this keeps families together and is good use of the land. We are in a terrible recession and anything that can help you stay in your home is a helping hand.
Agree	It's a convenient and neighborhood friendly way to provide housing for those who might otherwise be priced out of a very expensive housing market

Strongly agree	Provides more opportunities for lower rents, mixed income neighborhoods and supplemental income from people experiencing high housing prices in Alexandria but who want to remain in the community.
Strongly agree	This is one of the best ways to increase density, provide affordable housing, and to maintain the character of a place. There are many ways to do this successfully. The scale and character of the new additions is super important to be sure it blends in with existing building scale and character. Many people who would rent these don't have cars, so it won't add traffic or extra cars all over the place... which is some of the criticism of this concept.
Strongly agree	It would offer a solution for elderly mother.
Strongly agree	Rent and mortgages are too expensive for many Alexandria residents.
Disagree	The City is attempting to increase its population while simultaneously decreasing critical infrastructure capacity (e.g., reduced Seminary Rd. to 2 lanes). That's unacceptable ... need a congruent plan. Until you develop that plan, these remaining ADU questions are irrelevant.
Strongly agree	Providing different types of housing options, especially affordable housing will help our city diversify. Especially like that this could encourage families to have space for other family members
Strongly agree	There are so many people who work / or serve Alexandrians that can't afford to live here. ADUs can provide a modest and affordable dwelling. ADUs can also help with lodging extended family and friends
Strongly disagree	
Strongly agree	
Strongly agree	
Strongly agree	We need more housing in Alexandria to meet demand and provide low-cost options. And at the regional level, we need more housing in close-in regional locations like Alexandria that have good transit and walkable neighborhoods and are close to job centers.
Strongly disagree	
Strongly agree	
Strongly disagree	I am opposed to ADUs because it gives preference to neighbors who want one on their property without enough consideration to surrounding neighbors. ADUs increase density, noise and traffic and bring additional problems including overcrowding schools, more traffic, less permeable ground space resulting in additional flooding, etc. I am also extremely opposed to allowing ADUs to be used for short-term rentals including AirB&Bs. I am also opposed to the city using the ADU approval process to justify the elimination of single-family housing zones in the future. I also believe that ADUs will not solve housing affordability issues, but likely exacerbate them in the long run.
Strongly disagree	I believe there are alternative ways to solve housing crisis.
Strongly agree	
Strongly agree	
Strongly agree	We are facing an affordable housing crisis in the city and region. I support policies that will help our community remain affordable and inclusive. Along similar lines, this seems helpful for the ability of our older residents to age in place.
Strongly agree	
Strongly agree	I think they're a great way of expanding more affordable housing choices.
Strongly agree	
Strongly agree	
Strongly disagree	An unnecessary strain on already overburdened infrastructure, services, and schools (overcrowding). Parking issues always follow such ideas. Reduction of green spaces even when on private property are not only an eyesore but also bad for the environment. Finally, the essential end to single family neighborhoods which residents came here for is a violation of trust between the city and the residents. Turning neighborhoods into congested urban sprawl is not what most desire.
Strongly disagree	Once you've laved over every inch of green space, the tax base will move away in search of green space
Strongly disagree	
Strongly disagree	Higher density is screwing up our city, taxing infrastructure not built to handle it.
Disagree	The City school system is already over crowded, that is with having just built a new High School. The cities other utilities have not been upgraded or kept up with to accommodate those already living here.
Strongly disagree	A solution in search of a problem. Additional density will further overtax our already failing infrastructure. No plans or investments have been made to address the impacts on schools, traffic, parking, runoff, or dozens of other critical infrastructure and capacity issues. Fix the infrastructure, build the schools, etc and maybe in 20 or 30 years once we actually have our act together we can consider ADU's.

Strongly disagree	Enough of the building on every available space! Please!!! Schools are overcrowded, there is no where to park and we cannot continue adding living spaces in our already small/overcrowded city.
Strongly agree	I am originally from the San Francisco Bay Area, an area with high housing demand and low supply, resulting in expensive purchase and rental costs. I support any reasonable policy increasing housing supply in the City of Alexandria.
Strongly disagree	This will destroy neighborhoods that contain some of the last green space in this city. This is a horrible idea that will further empower developers to slam more housing into green spaces, thereby adding more stress and strain on educational, transportation and wastewater infrastructures already under tremendous strain. It will also create big problems between neighbors. A horrible, horrible idea.
Strongly disagree	
Strongly disagree	the city is too crowded as it is
Strongly disagree	We don't need more people crowding tht city.
Strongly disagree	We don't need the density!! We are too crowded as it is with too much traffic and not enough support for more people in the city!
Strongly agree	I am basically in support of any measure that expands access to affordable housing, and one day hope to own my own home and have an ADU for my mom, who is currently homeless and jobless due to the pandemic and other economic hardships.
Strongly disagree	Absolutely opposed. We have school crowding. Heavily trafficked streets. Overtaxed infrastructure. Adus are horrible ideas
Strongly agree	People should be able to do to their land what they desire to do to it, without unnecessary regulation preventing ADUs. Particularly in Alexandria, where space is already limited and it doesn't make sense to spend the money for a formal addition where an ADU would be much cheaper and even more desirable (for privacy).
Strongly agree	This city needs more housing choices. So much of the current city's acres is dedicated to single family housing. Allowing ADUs in SFH zones opens up tons of housing opportunities. ADUs help residents invest in their prouand enhances the economic well-being of the owners and renters
Strongly agree	Housing is absurdly expensive and neighborhood property dictate the socioeconomic profile of residents. ADUs will allow for greater socioeconomic diversity and make homeownership more accessible to a broader population. They will also enable more residents to age in place.
Agree	I believe this proposal would help with our affordable housing problems in the city
Strongly agree	It should help with affordable housing and also help people who need a little extra income.
Undecided	I recognize the possibilities to help families help each other but fear the ramifications and unintended consequences and the lack of enforcement when people either blatantly "cheat" or work the loopholes. I may have missed where dwelling permits can be revoked
Strongly disagree	City already has a mix of densely populated areas and low density areas. Not sure what purpose is served by filling in low-density areas that were not designed for the additional traffic and transit impact.
Strongly disagree	Homes and living areas are so close together in Alexandria that I don't think it will work. People move here, because it is not as urban as DC. This would move the needle to a more urban environment. The traffic calming measures that the City government has implemented move the city away from the urban aspect. Contemplating this new additional housing measure seems to move the city in the opposite direction. This shows that the city government is scatterbrained in their choice of policies and has no clear vision for Alexandria.
Strongly agree	Urban infill is a critical tool for taming the out of control price of housing in Alexandria. ADUs can provide one avenue for a landowner to provide such urban infill in existing neighborhoods. However, the city must encourage ADU construction with smart, non-burdensome regulation.
Strongly agree	We need more affordable housing, and we ADUs would help add diversity to SFH neighborhoods.
Strongly agree	ADUs are an important tool for providing additional housing options, particularly more affordable options, in the City.
Strongly agree	Need for more affordable housing options and this is a progressive policy direction
Undecided	the city has failed to provide adequate and detailed information as to what the rules and regulations of the ADU's will be
Strongly agree	We are working on aging in place strategies for our home and an ADU would be a perfect caregiver cottage since our bungalow would not easily accommodate a separate suite and the privacy we and a caregiver would prefer. And we want to be able to build it before we need it!
Disagree	
Strongly agree	As a current renter in Alexandria this would potentially provide more housing options in desirable neighborhoods.
Strongly agree	We have a major affordability problem that directly contributes to segregation. We need to provide more housing and in different areas of the City.
Strongly agree	
Strongly agree	ADU's can help create more affordable housing in our community as well as help with senior living. However, I do not understand why mobile tiny homes are not even being considered.
Strongly agree	ADUs provide needed flexibility for age-in-place and eldercare arrangements. They also allow for additional work from home space.

Strongly agree	I believe ADUs can help alleviate some cost of home ownership, provide more housing options for extended, multi-generational families, and even provide a work from home option as we are entering a more flexible work space environment.
Strongly agree	They make a lot of sense on many levels. They allow families more options for caring for relatives. They can provide income that homeowners need to stay in their homes. And, they provide lower-cost housing that this area needs.
Strongly agree	We need to provide property owners additional options to house close family members in their home, as well as ways to generate additional income. We also need more affordable housing in the city. ADU's support all of these goals.
Strongly disagree	I am against more density in the midst of this pandemic!
Strongly agree	
Strongly disagree	I live on XXX Pl. The street has no parking as it is in the evenings and on weekends, yet the ADU draft recommendations do not require more, nay adequate, parking. I am primarily against ADUs due to the fantastical assumption that people living in ADUs will only use public transportation. Multiple families are living in many houses on my street right now, yet most adult members drive vehicles, so if people are currently shacking up for affordable housing own vehicles, why is it being assumed that people living in "affordable" ADUs will not own vehicles (why is it also being assumed that ADUs will create affordable housing too?)? Moreover, code enforcement violations take too long to resolve via the administrative process and court system as it is (and that's when the City actually enforces the code!). I doubt ADU violations will be resolved any faster and in the meantime neighbors need to suffer with the violations until they are resolved. The City needs to stop passing laws that are realistically not enforceable just so that politicians can tell their constituents that they accomplished something.
Undecided	I oppose ADUs for any short term rentals. If the objective is to increase the housing supply, this is not achieved by then turning these ADUs into hotels.
Strongly agree	I am a native Alexandrian. I currently have my mother 94 living in my home. This has triggered my own long term health care plans. I have owned a property in Del Ray for 40 years and want to add an ADU.
Strongly disagree	This is a complete assault on detached Single Family Residences and their associated zoning. This plan allows for the significant increase of density, especially for lower income workers, and is tantamount to creating servant quarters in residential neighborhoods.
Agree	They can provide additional and affordable housing in our community, helping to solve our need for housing at a price point that is more affordable.
Strongly agree	We are currently homeowners in the process of building an ADU for our aging parents.
Undecided	While I like the idea of being able to construct an ADU on my property, we are experiencing what that means for the neighbors. We have one nearby - apartment above detached garage close to property line that is rented out - and the noise, light and reduced privacy are all negatives for us as neighbors. Especially in warmer weather when the ADU's shades and windows are open. The structure is so close with windows opening up essentially to the neighbor's property, when they are on the phone, we hear the whole conversation inside our house, and definitely in our yard. This isn't a matter of exceeding city noise requirements, it is a matter of structures being too close together. Haven't seen a positive yet for neighbors of an ADU.
Strongly agree	
Strongly agree	I think ADUs will provide valuable housing options for teachers, the elderly, caregivers, and other people who can't afford the high cost of living in the area. Also, it can benefit families who want to care for their elderly parents. Finally, many houses have unutilized space. It would be great for people to be able to rent ADUs and receive some rental income.
Agree	It's a great way for individuals to build additional income and to support students transitioning to the community.
Strongly disagree	Throughout this process, staff has yet to answer why we need this policy. How many requests for ADUs occur per year? The process has been bias. In the last survey, you put neutral responses with positive responses to try to stack the results. Maybe just accept that residents don't want this policy. I am sorry you feel that your time was wasted, but it is not going to add additiinal affordable units to the city.
Strongly agree	It is my belief that ADU's can contribute to lessening the affordable housing crunch in Alexandria while providing legitimate earnings for persons on fixed incomes. ADU's can also enhance an older person's life by providing less expensive housing for a care giver or university student who serves as a companion to the senior home owner.
Strongly agree	
Strongly agree	It's important to have opportunities for seniors to live independently, but near family members for support, in order to keep families together. It's also important for adults working in the 'helping' sectors (nonprofits, teachers, fire fighters, etc.) to have the opportunity to live where they work. It leads to more committed and sustained workers in these jobs, and that will strengthen our City.
Strongly agree	Low to moderate income housing is a consistent problem in Alexandria. ADUs could help alleviate it.
Strongly agree	Housing affordability is an issue in our community and ADUs help provide alternate housing options
Strongly agree	I believe ADUs will allow more multi-generational living and more affordable housing for singles and small families.

Strongly agree	I think ADUs are fine. I disagree with recommendation #8. I do not think set back requirements should follow the same as detached garages. Gargaes do not have residents. There need to be greater setbacks from the property to allow for walkways, and some privacy between properties, and help with noise from neighbors. I personally, would like appreciate an ADU only 1 ft back from my property line.
Strongly agree	Housing costs and property taxes are very high in Alexandria. In order to maintain a diverse community (both economically, racially, and in age) we need to provide multiple housing options.
Strongly agree	I believe this is a sensible way to provide alternatives to having seniors move into assisted living housing and enable them to be close to family while still giving both generations some privacy.
Disagree	I think the parking situation needs to be better addressed. It will create more cars on roads where it is already difficult to navigate through. Sometimes creating dangerous scenarios for pedestrians and bikers. If the additional ADU is supposed to be for affordable housing then rent control needs to be put in place. Acceptance of housing vouchers should be mandatory for these ADUs.
Strongly agree	For affordable housing and aging parents, I think ADUs are a great solution.
Strongly agree	subject to reasonable regulations/requirements, increased density of an accessory dwelling should add character to a neighborhood
Strongly agree	For those of us that still have a yard because we didn't blow up/out our house like so many others in Del Ray, we still have a modest home, restored to the original 1923 craftsman style and would appreciate being able to add a guest space above our garage since our house does not have enough bedrooms for a guest space. I also appreciate being able to keep the garage close to our property line as it lines up with our driveway as it did in 1923. If you make us set the garage/ADU space 7 ft off the property as it states in the current rules, the garage/Adu would not line up with our original driveway and take up a good portion of our yard...a yard we still have since we haven't done a ridiculous addition to the back of the house like city of Alexandria is allowing so many others to do. I'm happy to see that you are potentially changing the rules to 1 ft off the property line. If that is allowed, we will have a period appropriate garage/adu above it that looks like it was always apart of the property.
Strongly agree	ADU's seem to be a viable income-generating opportunity for residents in the city of Alexandria. I have lived here for 20 years and this could be the kind of program that would keep me in the city rather than selling and moving in my retirement years.
Strongly agree	hopefully it is one more tool to increase the amount of housing Alex needs
Strongly agree	We have aging parents who will soon need substantial care. Having them on our own property is the best way to ensure they get that care and our home does not currently accomodate them.
Strongly agree	
Strongly disagree	Extra stress on neighborhor parking, storm water runoff- sewer systems, emergency response confusion
Strongly agree	I live on 2.5 lots and have plenty of room for one and an elderly father in law who can use it when he stays.
Strongly agree	Allows for multigenerational living in an expensive city.
Strongly agree	I encourage accessory dwelling units ILO of special exceptions that exceed FAR for the primary home.
Strongly disagree	It would destroy the character of Old Town, has been proven not to work in the few other areas where it has been.
Strongly agree	I believe ADUs would allow homeowners more flexibility with their current housing structure. This in turn, would allow them to grow into their home i.e. creating an ADU specifically for an office which would allow them to use the bedrooms inside their home for children or parents. ADUs are more important now more than ever, as more of the workforce now works remotely. The ability to create an office space outside of the home on your own lot would support the seperation of work and home life.
Strongly agree	
Strongly disagree	I live on a substandard lot with a house that is currently at its FAR max. I can't imagine another 350 sq ft of a building on my property let alone 1 ft from the property line. My poor neighbors would get absolutely no sun in their yard. I don't think ADU's should be counted within the current FAR regulations. Also parking on our street is at a premium. This would only add to the current congestion.
Strongly disagree	Why you done listen
Strongly agree	I believe it will help alleviate housing issues for multi-generational families without adding density.
Strongly agree	
Strongly agree	People need places to live!
Undecided	No provisions stipulated regarding acceptable terrain on which to construct the ADU. Would be quite upset if the construction of an ADU resulted in damage to my property under certain weather conditions.
Strongly agree	

Strongly agree	My home is located on 24k sqft lot. I have 8k sqft adjacent to my property that is "unusable" due to a R20 zoning restriction. An ADU would enable me to utilize the space better
Strongly disagree	The City is unable to enforce current code. Adding ADU's as legal dwellings will create an environment to be abused by unethical landlords. Until the City regains control of current code enforcement, there should be no new recommendations that increase density within the City limits.
Strongly disagree	1) the ADU offers opportunities to increase density of population, increase traffic and parking and expand home footprint to one foot from edge of fenceline 2) ADU does not address offering homes or apartments at reduced cost 3) homeowners adding ADUs might create neighborhoods that deteriorate because renters may fill both the original home and ADU. City officials cannot enforce. 4) we do not know if water, wastewater, utilities (including Wifi) can handle ADUs with a second family
Strongly disagree	Parking, lack of restrictions on the number of occupants, lack of input from immediate neighbors.
Strongly agree	It only makes sense ... for young people starting out and trying to own (additional income to qualify), for older folks, for those just out of college like teachers. If we want a diverse and vibrant community these need to be located EVERYWHERE in this city!
Strongly agree	I own a condo townhouse with a tiny yard so it doesn't directly apply to me but we need more housing in the regions and during my renting days I would have loved to live in a quiet ADU.
Strongly agree	Helps provide affordable units and increase the economic usage of space
Strongly agree	Housing should be more affordable in every part of the city. This is one important tool that will brand with any neighborhood.
Strongly agree	there are significant community benefits (as noted in the project website)
Strongly agree	ADUs will allow families to care for elder parents or disabled relatives at home. They will also allow property owners who face increasing property values to supplement their income by renting to those in need of simple housing, increasing the available rental housing stock and contributing needed affordable housing.
Undecided	typically i would be for something like this but the City will find some way to screw it up and make it unpalatable and controversial, just like everything else they do.
Strongly agree	We need more housing options at different price levels!
Strongly agree	
Strongly disagree	Alexandria City is reconstructing our streets for less people, approving more people in the same amount of space will produce additional congestion, decrease the green space and make Alexandria City feel more like downtown DC and less like a livable space.
Strongly agree	This will allow more affordable housing as well as income potential for homeowners to offset the burden of high property taxes.
Strongly agree	
Undecided	I might build one, to house my mother, 20 year olds, or as long term guest housing, but I'm not sure I want to increase density across the city.
Agree	
Strongly disagree	Inconsistent with the character of the city. Inability of infrastructure to handle current population. Overcrowded schools.
Strongly agree	ADUs are an important housing tool that would, over the long term, add more affordable and flexible housing options.
Strongly agree	They provide a more affordable and flexible housing option that can add to our housing stock across the City.
Strongly agree	They are necessary for the expansion of the city, especially with so little land for new home construction. It will allow the city to continue growing.
Undecided	Only if any regulations are clear and transparent and there are no arbitrary requirements that discriminate against certain populations/owners. As an example, any owner occupancy requirement would directly discriminate against investors and indirectly discriminate against communities of color.
Undecided	I understand the need and desire to make additional income. A key concern is crime and disturbance to the neighborhood. If the homeowner must be on the premises with the rental of the ADU (as in the draft), that mitigates some of my concern, but the ADU permission should be revoked if there are multiple complaints even if the criteria in the draft are met.
Strongly agree	We are a family with a child with special needs. ADU's will allow us to provide a safe, long-term home for our child as she ages in her own home with assistance as needed. An ADU would also be an option for a caregiver to live close as needed. At this time caregivers live far away due to the cost of apartments in Alexandria.
Agree	I'm in favor of expanding affordable housing options for residents
Strongly agree	Critical component of affordable housing strategy. Don't see how we can say we believe in affordable housing, and then oppose this. And this doesn't just increase affordability for renters, also resident landlords who derive supplemental income
Strongly agree	I recently moved to Alexandria and I'm overjoyed to live here as a renter. I love Old Town! We need a mechanism for working people, middle class people, to be able to contribute and belong to the city they love even if they do not make a ton of money. There's a way to regulate this responsibly and safely, it can be done.

	I oppose adding more structures in my neighborhood. Internal ADUs or conversions of existing structures, e.g. garages, would be OK.
Strongly agree	Affordable housing is critically needed and this is a great way to help address the shortfall.
Strongly agree	ADUs can help increase housing options for many different types of city residents.
Undecided	I think it's a good idea in general, but I'm concerned about some of the details. It appears that a homeowner could build an ADU without giving neighbors any opportunity to be heard about design, placement, etc., which I believe could lead to problems. It isn't clear from what I've read whether an ADU could be built on a lot smaller than 2,500 sq feet; I am opposed to permitting them on such small lots. I am also opposed to permitting very short term rentals, as in my experience they are disruptive. I would prefer a required minimum of at least two weeks, even better would be one month.
Agree	
Strongly agree	We have been wanting to add a detached garage/in law suite for years and cannot make it work due to the strict floor/area ratio requirement. We back up to an alley, and these revised ADU guidelines will allow us to create an enclosed garage AND ADU/home workplace that is ideal for our family.
Strongly agree	
Strongly agree	
Strongly disagree	Alexandria is the most dense jurisdiction in Virginia and the most dense in our region. Our infrastructure is struggling to keep up with the population we already have. The city should focus on fixing our infrastructure for those who already live here, rather than increasing density in the midst of a pandemic.
Strongly disagree	1. They are unneeded. Families wanting "granny flats" can presently build on under present zoning allowances. 2. They add to density, which by its definition reduces green space and tree canopy, adds to traffic and street depletion, and add to the City's already horrendous groundwater runoff problem.
Strongly disagree	Parts of Alexandria (ex. Delray) are already getting high-density and on-street parking is at a premium. We are neighborhoods -- Short-term rentals encourage transient populations which may not share the values of the neighborhood and compromise the community spirit we have worked so hard to achieve. The construction of one of these 1 foot or 2 feet from my property line would intrude on my privacy, looming over my personal space. The adjacent or proximate homeowners would not have any say on this as they might in normal permitting. A building of that sort would diminish the intrinsic and resale value of the adjacent property (Something not likely to be reflected in a lower assessment by the city). Nothing her about enforcement -- we already have two of these in neighborhood, neither permitted and the city believes they cannot enforce the code except where the property is re-rented
Agree	I very much like the idea of ADUs but also would like to e sure that parking, neighborhood character, and building density do not significantly change.
Strongly agree	My mother takes care of my children while I work. It is easiest on everyone, and cuts down on commuting and provides her more sleep, the closer she lives to me. She needs her own kitchen, not just her own bedroom.
Strongly disagree	Forcing density on residents who made the decision to live in a neighborhood of single-family homes shows a singular lack of concern for Alexandrians who wish to continue to enjoy their homes in the manner in which they were built, zoned and purchased. A home is the single biggest investment and source of equity most Alexandrians have. To allow owners of adjacent property to determine how far their quest for financial benefit can affect their neighbors and the City's character is inappropriate and unfair to those who purchased single-family homes in good faith, in many cases decades ago. If this proposal goes forward, it must be modified to provide protections for ALL homeowners, especially those living near proposed ADUs.
Undecided	I support some types, but not all proposed. I am very opposed to new building to create short term AirBnB types of rentals. I am opposed to increasing density in car-dependent neighborhoods above what can be handled by existing parking. I support the ADU concept, but don't trust the details. If it can be crafted to promote "invisible density" and meet, primarily, housing needs for residents (I.e., income-generation as a secondary to the goal of housing), then I could support it. As proposed, it seems too directed to secondary and tertiary goals of neighborhood stabilization and investment.
Strongly agree	
Strongly agree	ADUs make Alexandria more affordable and allow people more flexibility about staying in their homes.
Disagree	Additional ADU's will change the character of the neighborhoods in Alexandria, particularly if there is further expansion of lot coverage.
Agree	Seems a sensible policy that allows ADUs but with safeguards regarding strong regulations and compliance.
Strongly disagree	Alexandria is a small city. Single family homes are hard to find. Reducing or impeding or detracting from this inventory in effect discourages young families from wanting to settle in Alexandria and will co to us to push people out further. There is a segment of the populations that enjoys the suburban feel of neighborhoods with quick access to the city meaning Alexandria city
Strongly agree	I support ADUs to increase the stock of affordable housing in the city and also to allow elderly homeowners to remain in their homes with caregivers residing in ADUs.

Disagree	I'm concerned that if allowed, the rules would be too lenient and lead to a lot of ugly, aesthetically unbalanced, higgly-piggly crammed-in units, minimal setbacks, and a strain on parking availability. The setback in #8 is 'way too minimal (I don't think it should be that way now for garages, either - I would not be well-pleased if one of my neighbors put in a blank wall one foot from the property line - that is guaranteed to create a weed-strewn mess of trash trees coming up in the one-foot space, a no-man's-land that the owners rarely - if ever - clean up. And I wouldn't relish looking into someone's windows three feet from my property line - nor lthem looking back at me from that distance. If I'd wanted to live cheek-to-jowl with the neighbors, I would have moved to a more densely-built neighborhood. Changing the rules now is akin to "bait-and-switch".
Strongly disagree	The City is not ready to handle more density! Schools are overcrowded and in disrepair, parking is horrible, flooding issues, etc.
Undecided	Worried about how my quality of life will be impacted by having someone living in my neighbors backyard..
Strongly agree	

Please provide your zip code.	ZIP	Responses
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For properties with an ADU, staff proposes requiring the property owner to reside in either the main house or ADU. The following best describes my preferences for an owner occupancy requirement.	Please provide a brief explanation of your response.
I neither support nor oppose an owner occupancy requirement	
I support an owner occupancy requirement	There's room for abuse... purpose of ADU.
I support an owner occupancy requirement	
I support an owner occupancy requirement	
	This is a terrible question. It assumes I approve of ADUs. Who on city staff wrote this questionnaire?
I neither support nor oppose an owner occupancy requirement	
I support an owner occupancy requirement	
I support an owner occupancy requirement	
I support an owner occupancy requirement	
Unsure	
I support an owner occupancy requirement	
I neither support nor oppose an owner occupancy requirement	I oppose ADUs period.
I oppose an owner occupancy requirement	I see no compelling reason to require the owner to occupy the property.
I oppose an owner occupancy requirement	
I support an owner occupancy requirement	The owner must live onsite to maintain the property, or be available for responsibility.
	I don't see a compelling reason why the owner should be required to occupy one of the units, but I also don't feel I understand the issue well enough to actually oppose this requirement.
Unsure	
I support an owner occupancy requirement	If it were to go through, I would want this requirement. I'd prefer they not be allowed.
I neither support nor oppose an owner occupancy requirement	No strong opinion on this.
I support an owner occupancy requirement	Let's not turn Alexandria into a rental community.
I support an owner occupancy requirement	First, see Q1, prohibit ADUs but if forced to next to properties with an ADU than yes, the owner must live on the property. The restrictions the better.
	I do not support this at all!
I oppose an owner occupancy requirement	Seems like an infringement of property rights.
	Rental buildings tend to have less than interested owners when things go wrong...another situation on my block in old town. Loud parties...absent landlord doesn't really care. So I am 100% in favor of owner occupancy requirement.
I support an owner occupancy requirement	
I support an owner occupancy requirement	If owners will rent out spaces on their land, they should be required to be present in case of noise concerns, parking, unauthorized guests, etc.
I oppose an owner occupancy requirement	I think the main issue in Alexandria is housing capacity. Setting rules, other the planning and zoning rules that are needed, are counter productive and needless.
	Owners need to live in their property to maintain the operations and equity of the property. Absentee landlords do not apply the same level of attention because it is out of sight out of mind.
I support an owner occupancy requirement	
	I oppose any ADU policy
I support an owner occupancy requirement	BUT opposed to ADUs, period so do not count as in favor in any respect.
	I don't approve of any of the above preferences offered.
	I disagree with ADUs and refuse to give anything but inappropriate as I do not want an answer misconstrued as supportive of ADUs. The soundness of this survey is faulty, if you strongly disagree with PDUs, that is the data point you need and all other questions are moot after that.
Unsure	
I support an owner occupancy requirement	The question presumes support for ADUs, which I oppose. Of the option presented, the third is the least problematic.
I support an owner occupancy requirement	I think this should be a requirement.
I neither support nor oppose an owner occupancy requirement	I think this requirement would help to reduce the likelihood that properties are turned wholesale into short term rentals. I'm not 100% sure it's needed though.
	In general, oppose any form of ADU occupancy.
I support an owner occupancy requirement	

I neither support nor oppose an owner occupancy requirement	
I support an owner occupancy requirement	I oppose the whole thing; the owners should be the only occupants of their property; unless they are renting to a family.
I support an owner occupancy requirement	Eliminating the need for a homeowner requirement will lead to speculation and increasing property values in an area that already has insufficient affordable housing.
	I do NOT support ADUs.
I support an owner occupancy requirement	I adamantly oppose ADUs being implemented in existing communities - particularly in light of the pandemic and associated safety measures that require 6 feet between humans.
I support an owner occupancy requirement	
I oppose an owner occupancy requirement	
I support an owner occupancy requirement	Owner occupancy will preserve some sense of community and neighborhood character.
Unsure	At this point - I am against ADUs period.
I support an owner occupancy requirement	
I support an owner occupancy requirement	
I neither support nor oppose an owner occupancy requirement	
I oppose an owner occupancy requirement	I don't understand why there would be an owner-occupancy requirement. A landlord can rent out a single family home, condo, or apartment without living nearby, or rent out both units in a duplex. Why would this category of structure be treated differently?
I support an owner occupancy requirement	
I support an owner occupancy requirement	At least this would be more in line with the original idea of a "granny apartment"
I support an owner occupancy requirement	If the homeowner lives in one of the units s/he is more likely to care about the impact of the ADU. Will be more vested in care of the property.
I support an owner occupancy requirement	This will help prevent absentee landlordism.
I support an owner occupancy requirement	Owner occupancy protects the character of Del Ray and its exploitation by outside developers which eventually leads to degradation of the neighborhood. The community is extremely wary of the effect Amazon is going to have on the neighborhood. There are already illegal conversions of single family homes into apartments.
I support an owner occupancy requirement	I think an owner who occupies the house will care more about the design, impact to neighborhood, and the character of the tenant of the ADU
I neither support nor oppose an owner occupancy requirement	
I support an owner occupancy requirement	This is the best way to ensure that the house and the ADU are maintained.
I support an owner occupancy requirement	The owner should live in the main house if this is passed and it should be taxed as an income and a business because both apply. I don't think Alexandria is an appropriate place for ADUs. We already have small houses and lots and have runoff and flooding issues. By increasing the building surface area, you are increasing the runoff and thereby increasing flooding potential and erosion. This is the same problem that is impacting Taylor Run. Seems like the city doesn't have a clear goal when they are proposing 2 ideas that counteract one another.
I support an owner occupancy requirement	I do not support the ADU proposal, but if the City pushes this through like other initiatives, then an owner must be on the property.
I oppose an owner occupancy requirement	California has waived the requirement for the owner occupancy requirement for 5 years, thereby encouraging homeowners to build.
I support an owner occupancy requirement	There probably needs to be some flexibility/allowances for exigent circumstances if there is an owner occupancy requirement.
I support an owner occupancy requirement	We are owners. We have been landlords of another property and know not all tenants are responsible.
I oppose an owner occupancy requirement	The owner-occupancy requirement is a racist poison pill because it effectively limits creation of ADUs to people who are homeowners and have enough home equity to construct the home. White Alexandrians are more likely to own homes than non-White Alexandrians and they are more likely to have enough home equity. This also prohibits the creation of an affordable homeownership option for people.
I neither support nor oppose an owner occupancy requirement	
I oppose an owner occupancy requirement	This is an arbitrary and unenforceable regulation. Do multifamily complexes require the owners to live on site? Do owners of rental properties need to live on site (or at least nearby)? If not, this is intentionally discriminatory against homeowners who wish to construct ADUs.
Unsure	
I support an owner occupancy requirement	One of the key benefits of owner-occupied rentals is that they tend to attract higher quality tenants. Owners often don't want to live next to bad neighbors and, as such, they tend to be selective about who they allow to occupy their buildings. Also, renters who plan to behave poorly usually like to be as far away as possible from their actual landlord. If the owner lives nearby, that limits the tenant's ability to be noisy or destructive or to engage in criminal behavior.
I support an owner occupancy requirement	This prevents primary resident neighborhoods from becoming vacation rentals.
I support an owner occupancy requirement	

I support an owner occupancy requirement	
I support an owner occupancy requirement	Better control of the property use. Safely and adequately preserves the neighborhood.
I support an owner occupancy requirement	I think owner occupancy of any unit usually improves the upkeep of the property. Allowing an owner to rent two units on the same property increases the likelihood of poorer maintenance.
I support an owner occupancy requirement	Opposed to speculative development on individually owned lots.
I support an owner occupancy requirement	Cit lacks resources to monitor these dwellings and could lead to AirBNB type situation (transient housing), "apartment" type situations w/many people/crowding, and dwellings that violate code w/too many tenants. Will lead to chaos and unlivable situations for neighbors.
I support an owner occupancy requirement	
I support an owner occupancy requirement	Actually my answer should be 'not applicable' since I'm against ADUs.
I support an owner occupancy requirement	
I support an owner occupancy requirement	Owner occupancy reduces the ability for rental businesses degrading housing through "accessory" units.
I support an owner occupancy requirement	Creating double rental income for property owners should not be a goal. Owners should be forced to tolerate their renters if imposing such renters on neighbors.
I support an owner occupancy requirement	Your question is akin to this: Your wife must be murdered; do you prefer hanging or shotgun? I prefer she not be murdered! I prefer no ADUs! ADUs will contribute to flooding and congestion. If you are going to flood my neighborhood, then require the owner of the property to live on site and drown in the flooding you created.
I oppose an owner occupancy requirement	I support flexibility for homeowners where feasible. Some people have legitimate reasons to rent out their houses for a year or two. I see that the owner occupancy requirement would deter predatory landlords from buying up houses with ADUs, only to rent them out, but I have no problem with responsible landlords doing this. The owner occupancy requirement would hinder owners in situations that really don't pose a significant risk, and it would be only moderately helpful in keeping out predatory landlords (who could still buy houses without ADUs).
I oppose an owner occupancy requirement	This negates the potential impact by putting in such a limitation.
I oppose an owner occupancy requirement	While I understand the impetus for an owner occupancy requirement, it seems like it severely and unnecessarily limits the utility. Among other things, Alexandria is home to many members of the military and foreign service who rely on being able to rent their homes during service tours in other locations. An owner occupancy requirement would preclude owners assigned by the federal government to service in other locations from renting out their residences while away. It would, therefore, discriminate against members of our community who serve us all.
I support an owner occupancy requirement	
I oppose an owner occupancy requirement	This requirement will strongly discourage creation of ADUs.
I oppose an owner occupancy requirement	The homeowner may have plans to eventually rent out their house. They will hesitate to build an ADU if this is the case.
I support an owner occupancy requirement	I don't want them at all!! I'm not opposed to something like a small in-law building or something but that is IT!
	I don't support ADU. Alexandria is already overbuilt. I do not support anything that takes away our green space.
I support an owner occupancy requirement	The best way for keeping these from becoming rental units or AirBnBs is to require owner occupancy.
	Do not allow ADUs.
I neither support nor oppose an owner occupancy requirement	
Unsure	I dont agree with an ADU to hide people
I oppose an owner occupancy requirement	While I sympathize with owner occupancy requirements, this wouldn't allow for house flippers or developers to build ADUs as part of their projects. ADUs can be complicated to design/build/finance for most homeowners and might not get built much as a result. Instead of demolishing existing entry-level houses on large lots with mcmansions, ADUs might be a way to preserve entry-level housing while adding a second desperately needed housing unit. This would support the preservation of neighborhood character while gently adding density. This approach would also allow new construction single-family subdivisions to include ADUs without going through a special exception or PUD process.
I oppose an owner occupancy requirement	Why is owner occupancy necessary to providing a roof for someone else?
I neither support nor oppose an owner occupancy requirement	I think there is a possibility that a person gets transferred or has to move a way for a while but wants to return so they might need to not live in the property for a while but want to keep it to come back. Just like any house you own.
I support an owner occupancy requirement	It would discourage speculation, improve accountability, and hew more to the intention of providing housing for traditional family members, non-traditional family members, and other arrangements that would be more conducive to a community. I would prefer that ADUs not be used for AirBnBs.
I support an owner occupancy requirement	I would say owner or immediate family member.

I neither support nor oppose an owner occupancy requirement	While this is probably a good idea, it shouldn't be a strict requirement. Its much better to control this with urban design rules, maximum units allowed limits, height limits, set backs, parking designations, etc. There will probably be owner occupied situations in most cases, but it should be desirable, but optional as there may be perfectly acceptable situations where the owner is not there.
I support an owner occupancy requirement	Allowing rentals could possibly lead to overcrowding.
I support an owner occupancy requirement	Please, please don't let AirBnb overtake affordable housing units in Alexandria
Unsure	
I support an owner occupancy requirement	I believe an owner has the most interest in protecting their own property and the neighborhood
I support an owner occupancy requirement	This is not a commercial business, this is a neighborhood.
I support an owner occupancy requirement	
I neither support nor oppose an owner occupancy requirement	
I oppose an owner occupancy requirement	Need flexibility to support more housing options
	I do not support ADU.
I support an owner occupancy requirement	
I support an owner occupancy requirement	I support an owner occupancy requirement if enacted, but do not support the ADU program overall.
I support an owner occupancy requirement	
I neither support nor oppose an owner occupancy requirement	
I neither support nor oppose an owner occupancy requirement	
I oppose an owner occupancy requirement	If someone owns a house and rents out their ADU and then has to move for work (or other reasons), but thinks they will return/doesn't want to sell their house, the ADU is going to get removed from the market and whomever is living there will be out of luck. I think other cities have removed this requirement because it wasn't working out well.
I neither support nor oppose an owner occupancy requirement	
I neither support nor oppose an owner occupancy requirement	
I neither support nor oppose an owner occupancy requirement	
I support an owner occupancy requirement	
I support an owner occupancy requirement	Owner occupancy might better prevent use of ADU for Airbnb type abuses or similar
I support an owner occupancy requirement	
	I oppose ADUs entirely
I support an owner occupancy requirement	Owner must reside but prefer them not to be built.
I support an owner occupancy requirement	If this goes through I would also support a limit to the number of ADUs on a property.
I support an owner occupancy requirement	Absolutely, but ADU's should not be permitted in the first place.
I support an owner occupancy requirement	No more building/adding living spaces, Please!
I neither support nor oppose an owner occupancy requirement	I am weakly in support of an owner-occupancy requirement, but wonder what will happen if the owner, for whatever reason, cannot live there (age, illness, military service, etc). Perhaps certain exceptions in the cases, or taxation/fees for non-owner-occupant units.
I support an owner occupancy requirement	This entire idea shouldn't be approved in the first place. But if you want to destroy neighborhoods, just allow rentals of both structures in homes purchased by developers or speculators who then slam up another rental unit in a single-family neighborhood. A recipe for total disaster. The city already has destroyed so much of its attractive green spaces because of monster rebuilds after teardowns, particularly in Del Ray.
I support an owner occupancy requirement	but prefer NO ADU's allowed
I support an owner occupancy requirement	should not create tenant housing and boarding house landlords
I neither support nor oppose an owner occupancy requirement	We don't need more overcrowding
Unsure	I generally support any recommendations from staff who are experts on the matter, but since this is the first I'm hearing about such a proposal, more research on the consequences is warranted for me to make an informed decision.
I support an owner occupancy requirement	If you are going to approve them - require adus to only have blood rates family in them Or a childcare provider.
I oppose an owner occupancy requirement	This doesn't make any sense - this is a military heavy community, with many military members renting out their homes to others. Imposing a needless requirement for owner occupier would bar renters from using these additional spaces, robbing the military owners of their value.

I oppose an owner occupancy requirement	The issue driving this idea is fear of poor upkeep (trash in yards etc) or unruly neighbors (late night noisy parties etc). Noise and upkeep ordinances are already in the code to address these problems. Owners occupancy is a known 'deal killer' for ADU development so please no owner occupancy requirements. Offer instead more enforcement of the current noise and upkeep ordinances.
I support an owner occupancy requirement	An owner occupancy requirement will help to prevent developer-driven projects intended to maximize income stream from densifying properties, and will instead support affordability and multi-generational housing.
I support an owner occupancy requirement	I also support an effective enforcement mechanism for this requirement. Establishing an owner occupancy requirement with a weak or nonexistent enforcement mechanism will turn home owners against this process.
I support an owner occupancy requirement	The owner should be present in order to ensure things are maintained safely and appropriately. Neighbors who have complaints should be able to talk to the owner.
I support an owner occupancy requirement	This should be helping families helping families or at least for those with low incomes.
Unsure	
	I don't believe that Alexandria is the right place for this measure. Our lot sizes are already extremely small and neighbors can hear what each other are doing. More people or additional build outs are not feasible here.
I oppose an owner occupancy requirement	Such a requirement will impose an unreasonable burden on a homeowner to show that they are complying with such a requirement. Please do not include an owner occupancy requirement in the ordinance.
I oppose an owner occupancy requirement	This can limit the number of ADU's, in particular by making it harder to get financing. If this limit is imposed we need to address how to help finance ADUs, or at least consider a sunset on this provision if it limits the number of ADUs.
I oppose an owner occupancy requirement	
I support an owner occupancy requirement	
I support an owner occupancy requirement	That is one requirement which will provide stability and accountability, but only one. This is thus a must. But, too much remains open
I support an owner occupancy requirement	Seems like a reasonable requirement to ensure the long-term stability of our established neighborhoods.
I support an owner occupancy requirement	
I oppose an owner occupancy requirement	I think this requirement places additional burden on property owners especially in situations where they may need to relocate for a job and reduces the overall flexibility. It may also deter interested homeowners from building these units.
I oppose an owner occupancy requirement	There are no owner occupancy requirements for any other types of rentals so it does not seem fair that ADUs would have such a requirement. Is it offensive to a neighbor to have to live next to two rental properties instead of one? I really don't understand the owner occupancy requirement unless it is to appease certain people's erroneous assumptions about renters.
I support an owner occupancy requirement	
I support an owner occupancy requirement	
I support an owner occupancy requirement	This requirement will help maintain a population of people with a vested interest in the properties in close proximity and reduce the potential
I support an owner occupancy requirement	Having the owner occupancy requirement keeps the nature of an accessory dwelling unit in tact, otherwise the two dwelling units begin to act as investment properties and true in-fill housing. The ADU should be an extension of the home rather than separate.
I neither support nor oppose an owner occupancy requirement	
I oppose an owner occupancy requirement	I don't believe an owner-occupancy requirement is legally defensible. It's also inconsistent with the way we regulate every other land use restriction in the city, none of which have any bearing on owner-occupancy.
I neither support nor oppose an owner occupancy requirement	This is a STUPID proposal in the first place! I am AGAINST this idea!
I oppose an owner occupancy requirement	
I support an owner occupancy requirement	I support an owner occupancy requirement since not only will neighbors suffer, but the owner will also suffer if an ADU tenant causes trouble. Hopefully, when the owner suffers, the owner will act swiftly to remedy the situation.
I support an owner occupancy requirement	I oppose ADUs for any short term rentals. If the objective is to increase the housing supply, this is not achieved by then turning these ADUs into hotels, or as investment rental property.
	I am interested in being able to develop an ADU at another property that I own. There was a garage on the site when I lived there. I have owned this property since 1979.
	Good luck on this one. How are you going to enforce it? If "short term rental" is allowable, there is a work around to this requirement.
I neither support nor oppose an owner occupancy requirement	
I support an owner occupancy requirement	I think a homeowner living on the property with the occupancy of the ADU will keep better control on what your renters can and can not do.

I support an owner occupancy requirement	I strongly support an owner occupancy requirement. I am not be in favor of a lengthy reprieve for owners who have to relocate - give them some time to rent both but not unlimited. I would actually prefer to see the focus on extended family/personal use rather than rental of ADUs.
I support an owner occupancy requirement	
Unsure	
I support an owner occupancy requirement	I believe the homeowner needs to at least own the property and conduct appropriate site checkup whether they are living on site daily or one a while throughout the year.
I support an owner occupancy requirement	I don't want ADUs.
I neither support nor oppose an owner occupancy requirement	If an owner is transferred to another state or to an overseas assignment, said person may want to have both the main and auxillary dwelling unit leased in his/her absence. A restriction may create a financial burden to the owner to leave buildings unoccupied, not to mention a safety issue.
I neither support nor oppose an owner occupancy requirement	
I support an owner occupancy requirement	
Unsure	I don't think I understand the ramifications of this requirement - either what it is meant to encourage or prevent or what the downsides might be. I would like to hear pro and con arguments
I oppose an owner occupancy requirement	limiting ADUs is counter to their introduction to provide alternative housing options.
Unsure	ADUs should be in support of homeownership, not a replacement for it. However, if there is a long-term renter (versus short-term and weekly rentals) in one of the units, this might work. I haven't had a good experience where there is a remote owner of short-term rentals in neighboring homes.
I support an owner occupancy requirement	If the owner is on the property, he or she will have more respect for the property and maintain it. There is a rental until that is used as an AirBnB in our neighborhood, and that is the only property in my neighborhood with a trashed lawn and overflowing trash.
I support an owner occupancy requirement	It would ensure that the property is cared for and not used solely as a business.
I support an owner occupancy requirement	The ADU should be primarily for family members of another generation. I think having an absentee owner could allow for misuse or neglect of either or both properties in ways that not serve the neighborhood.
I neither support nor oppose an owner occupancy requirement	
I support an owner occupancy requirement	
I oppose an owner occupancy requirement	We live in Alexandria and have owned a two-unit rental property in Alexandria since 1979, with a detached garage. We are responsible landlords, with long-term tenants, and should not be penalized and disallowed to add an ADU to our property because we do not live there.
I support an owner occupancy requirement	I don't want Del Ray turning in to a bunch of rental properties!
I oppose an owner occupancy requirement	I do not see why, as an owner, I could not have extensive travel in my retirement years and rent both the ADU or the Main House.
I support an owner occupancy requirement	
I oppose an owner occupancy requirement	While we have lived here for fifteen years and have no plan to leave, in order for an investment in an ADU to be justifiable we need to know that should we ever have to leave the property, we can still recoup our costs which means retaining flexibility in the model we use to rent the space. No doubt we could get higher rent by renting an ADU to an individual and the house to a family than we could get by renting the house and ADU together.
I support an owner occupancy requirement	
I support an owner occupancy requirement	
I oppose an owner occupancy requirement	When we retire I would like the option of traveling and potentially renting out both properties for part of the year.
I support an owner occupancy requirement	
I neither support nor oppose an owner occupancy requirement	
I support an owner occupancy requirement	I oppose the policy itself. Owner occupancy would help mitigate the disastrous consequences but not much.
Unsure	I personally would like an ADU for my own family's personal use (we would not be looking to rent out the ADU). So i'm unable to say how this would effect others looking to use it as an income property.
I support an owner occupancy requirement	
I support an owner occupancy requirement	
I oppose an owner occupancy requirement	
I support an owner occupancy requirement	Believe it suits the original purpose of the ADU.
I neither support nor oppose an owner occupancy requirement	
I oppose an owner occupancy requirement	
I support an owner occupancy requirement	Renters take better care of property if owners are present.
I support an owner occupancy requirement	

I neither support nor oppose an owner occupancy requirement	
I support an owner occupancy requirement	There are already slumlords that allow tenants to live in garages that do not have plumbing. The owners must live on the premises to allow for code enforcement inspection.
I support an owner occupancy requirement	
I support an owner occupancy requirement	It might help maintaining parking/occupancy limitations. This all sounds nice as an "granny" space, but there is too much potential for it getting out of control and becoming a problem for neighbors.
I support an owner occupancy requirement	...with exceptions as surely there will be a need for that, like when a military family or foreign service person needs to deploy for a few years. We have lots of those. So maybe place a 3-4 time frame for when they don't need to be owner occupied.
Unsure	In most case it makes sense to have an owner in the main house to oversee ADU repairs but someone might want to rent out a house and ADU together or have a long term tenant that could adequately oversee an ADU too.
I support an owner occupancy requirement	Having the owner reside in town helps build community and the restriction might lower the property's value since it drives speculators out of the market, keeping housing affordable.
I neither support nor oppose an owner occupancy requirement	There are cases - like in Old Town -where it might be small commercial property that has a garage or carriage house that would be perfect.
I oppose an owner occupancy requirement	Owners on military or other long term international travel assignments should be able to rent their own house as well as the ADU - but perhaps only with a long term rental commitment from one of the tenants?
Unsure	I generally support the idea of an owner occupancy requirement to ensure ADUs are used for the purposes as intended but can see a scenario where a military or state department family sent overseas for a couple of years might want to rent out both their ADU and their house while overseas. They should not be prevented from doing so.
I support an owner occupancy requirement	aren't these supposed to be "granny flats?" meaning, family oriented? otherwise, this is just a disguise for providing rental units.
I neither support nor oppose an owner occupancy requirement	
I oppose an owner occupancy requirement	Requiring owner occupancy is misguided and counterproductive to the goal of increasing affordable housing because it will discourage rental property owners from adding an affordable ADU.
I neither support nor oppose an owner occupancy requirement	
I oppose an owner occupancy requirement	I'm not sure I see a good reason for this.
Unsure	I do see the benefit of owner occupancy however it limits my personal choice to eventually move out of the area upon retirement while keeping my house
Unsure	Well, if you didn't require owner occupancy, I might rent my house and ADU someday. So, maybe I want to be able to do that, but I don't want my neighbors to do it.
I support an owner occupancy requirement	
I support an owner occupancy requirement	I support an owner occupied requirement for both the main house and ADU.
I oppose an owner occupancy requirement	It would be somewhat difficult for the City to enforce this rule, particularly when houses are sold. It's stricter than the current City rules related to long and short-term rentals.
I support an owner occupancy requirement	Walk before we run. it will be easier to get this passed with an owner occupancy requirement. It can be changed later.
I oppose an owner occupancy requirement	This is unnecessary. With so many residents in our area either active military or reserve military (and many other residents on government travel or work travel) it seems unnecessary to require this.
I oppose an owner occupancy requirement	Such a requirement is fundamentally discriminatory, unenforceable, favors white residents (a greater proportion of whom own homes and have greater net worth and/or the ability to access financing) to the detriment of communities of color.
I support an owner occupancy requirement	The owner occupancy would hopefully reduce the risk of crime or disturbance to the neighborhood.
I neither support nor oppose an owner occupancy requirement	I can see a time when it will be my daughter who will live in our home with room-mates or caregivers. The ADU will allow for multi-generational living with or without live-in caregivers.
Unsure	
I support an owner occupancy requirement	Avoids some of the risk of AirBnb-type issues that have decreased affordability in other cities as non-resident landlords bid up the price of housing by buying up multiple units.
I support an owner occupancy requirement	I would maybe define the term a bit more - what if the owner owns more than one house, would this house need to be their primary residence? What if they live here half the year and half the year live in Florida or something, would this have to be where they lived a certain number of months a year?
I support an owner occupancy requirement	

I neither support nor oppose an owner occupancy requirement	I think much evidence suggests that restrictions on ownership and usage reduce affordability generally, so I'd prefer to remove the owner occupancy requirement. That said if it's necessary to make ADUs palatable to the community, then I'm not opposed to the requirement.
I oppose an owner occupancy requirement	
I support an owner occupancy requirement	The whole point of ADUs appears to be to give owners additional space for family, etc. If neither the main house nor ADU are owner-occupied, that turns the property into more of an investment property, which strikes me as contrary to the whole concept. It also risks additional problems (noise, lack of upkeep, etc.).
I support an owner occupancy requirement	
I support an owner occupancy requirement	The homeowner should also own an ADU on their property.
I support an owner occupancy requirement	
I oppose an owner occupancy requirement	
I support an owner occupancy requirement	The lack of an owner occupancy for both the main house and the ADU could lead to speculation by those seeking to turn both into Airbnbs. If experiences in other cities are any guide, they will drive up housing costs, and make our city even less affordable.
I support an owner occupancy requirement	Research shows that the most serious problem faced by cities that have tried ADUs is absentee ownership. Properties become rundown or abandoned, and municipalities have had little success enforcing the absentee owner to assume responsibility for their property. Likewise, absentee property owners have found eviction of tenants to be difficult if not impossible.
I support an owner occupancy requirement	If you insist on doing this, the owners need to pay some of the persistent price of reduced parking, higher density, loss of privacy, etc. We are a residential neighborhood trying to build, nurture and preserve a sense of community. Having an absentee hotelier has never rarely served us well in the past. The rental properties in our area often are the least-well maintained
I support an owner occupancy requirement	Without the owner occupancy requirement I am concerned that ADUs would be used to increase rental density. That is not why I support ADUs.
I oppose an owner occupancy requirement	We are an active duty family and will move away from this property, but will most likely move back. To allow maximum flexibility and rights to us as property owners would be to not require an owner occupancy
I support an owner occupancy requirement	
I support an owner occupancy requirement	This could be modified in the future if warranted. At the start, keep the focus on housing, not investment. Perhaps a waiver process could be worked out for owners who must temporarily vacate a property for employment purposes for a relatively short period, e.g. one to three years.
I neither support nor oppose an owner occupancy requirement	I think the idea is good but it could be problematic in an area like Alexandria where residents often move away for several years for work reassignments. An ownership requirement could force those owners to sell rather than rent during their absence.
I support an owner occupancy requirement	
I support an owner occupancy requirement	For the benefit of neighbors, there needs to be accountability and owner occupancy will ensure greater accountability.
I support an owner occupancy requirement	I think this prevents an over supply of short term rentals.
I support an owner occupancy requirement	If approved this is critical. But I do not support approval
I support an owner occupancy requirement	Having the owner occupy either the main house or the ADU is a good idea because the owner has a strong interest in maintaining both properties; lack of this rule might lead to absentee ownership of deteriorating housing stock.
I support an owner occupancy requirement	An owner occupant is more likely to be attentive to their own property, and living on-site would make it difficult for them to ignore.
I neither support nor oppose an owner occupancy requirement	
I support an owner occupancy requirement	Yes please
I support an owner occupancy requirement	

Staff proposes allowing short-term rental (AirBnBs, etc.) of ADUs. Under this proposal, only one short-term rental would be permitted in either the ADU or main house. I think the City should:	Please provide a brief explanation for your response.
Prohibit short-term rental of ADUs	
Prohibit short-term rental of ADUs	This is absurd!!! We are turning residential neighborhood into commercial districts possibly threatening safety, peace and quiet of the neighborhood.
Prohibit short-term rental of ADUs	This is like allowing everyone to turn their homes into businesses and AirBNBs..They should have to reZone and request approval from all Neighbor's
Allow short-term rental of ADUs with more restrictions than proposed	again, this is a poorly worded question. all ADUs will worsen the stormwater runoff problem, regardless of the length of the rental contract.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs with fewer restrictions than proposed	
Prohibit short-term rental of ADUs	
Allow short-term rental of ADUs with fewer restrictions than proposed	
Allow short-term rental of ADUs with fewer restrictions than proposed	
Prohibit short-term rental of ADUs	
Prohibit short-term rental of ADUs	Staff couldn't manage an apartment complex much less a city of our size
Allow short-term rental of ADUs with fewer restrictions than proposed	People should be allowed to invite anyone they want to reside with them in their home for short periods of time.
Allow short-term rental of ADUs with fewer restrictions than proposed	Not sure why if someone has a large enough property (large lot or a basement plus a backyard/lot area) they couldn't have more than one ADU. There's no real reason to restrict this
Prohibit short-term rental of ADUs	Not enough parking in Alexandria.
Allow short-term rental of ADUs with more restrictions than proposed	i don't know exactly what restrictions i'd want here, but i'd hope to really incentivize owners to use ADU's as long-term housing, not short term rentals. maybe there could be additional tax breaks if it's used to actually provide housing to city residents (or maybe this already exists?). I'd just want to make sure the ADU is incentivized to contribute to the public good, but without completely prohibiting the owners from doing short-term rentals. In the end, i trust the city's staff to have done this analysis and make appropriate recommendations.
Prohibit short-term rental of ADUs	Short term rentals are hollowing out some of the greatest cities in the world. Bad idea to encourage them here.
Allow short-term rental of ADUs with fewer restrictions than proposed	People should be given flexibility.
Prohibit short-term rental of ADUs	Not sure, not a fan of air bob.
Prohibit short-term rental of ADUs	Again, if ADUs are forced in areas of the city where residents don't want them, the more restrictions the better. Do we have to have a uniform policy across all neighborhoods??
Prohibit short-term rental of ADUs	This is what hotels are for. We do not live in a resort community.
Allow short-term rental of ADUs as proposed	While property owners have rights, the city has a valid interest in limiting transients.
Prohibit short-term rental of ADUs	I view this as you can rent it full time or not. Can't have out both ways.
Prohibit short-term rental of ADUs	
Prohibit short-term rental of ADUs	Turning residential neighborhoods into rental areas would hurt the sense of community, as limited as it already is. This would further the divide between more affluent parts of the city and "affordable" neighborhoods.
Allow short-term rental of ADUs with fewer restrictions than proposed	It is unclear to me what constitutes short-term.
Prohibit short-term rental of ADUs	Seriously we live in residential neighborhoods where we raise families and build relationships. Short-term rentals change the mix and not for the benefit our property values and community.
Prohibit short-term rental of ADUs	Property would be trashed instead of well maintained.
Prohibit short-term rental of ADUs	all explanations cited above
Prohibit short-term rental of ADUs	
	Short term rentals can be built in Alexandria without imposing this to homeowners in most communities
Prohibit short-term rental of ADUs	I disagree with ADUs and refuse to give anything but inappropriate as I do not want an answer misconstrued as supportive of ADUs. The soundness of this survey is faulty, if you strongly disagree with PDUs, that is the data point you need and all other questions are moot after that.

Prohibit short-term rental of ADUs	If, as I understand it, part of the rationale for ADUs is to increase affordable housing options, allowing them to be used as AirBNBs is absurd and only increases density to no obvious purpose.
Prohibit short-term rental of ADUs	This could turn into an AirBnB situation if not careful
Allow short-term rental of ADUs as proposed	I think this is sufficient to manage the potential impacts of short term rentals on a neighborhood. And would prevent absentee investors from inflating the price of real estate or buying up places for short term rental only.
Prohibit short-term rental of ADUs	The community is not appropriate for short term rentals. Alexandria keeps allowing for high rentals to be built. Think about having apartment buildings to satisfy short term low cost rentals. Homeowners did not buy houses to have the neighborhood saturated with cars and strangers.
Prohibit short-term rental of ADUs	This ensures transient populations which I am against. If the city is concerned with affordable housing, you only have to look at how home prices rise in areas with extended short term rentals.
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	I oppose this whole idea!
Prohibit short-term rental of ADUs	My God, covid-19 has tanked our hotel industry. Why would we think that allowing airbnb's is a good thing? Short term rentals will dramatically increase the impact on adjacent property owners and will do nothing for affordable housing or care of the elderly which should be the principal goals of this initiative.
Prohibit short-term rental of ADUs	Again, I do NOT support ADUs at all. Do not construe my answer above as in any way supporting ADUs.
Prohibit short-term rental of ADUs	How does this account for covid/pandemic risks? The only restrictions on these ADUs is one or three foot setbacks - how is this justifiable when everyone is operating at six foot social distancing mandates? By injecting additional bodies into an area with measures that are counter to current CDC pandemic measures, the city is exposing its constituents to higher risk of illness and death.
Prohibit short-term rental of ADUs	Alexandria is residential. Do not turn this into transients. Who will enforce any of this? Does this mean city staff will grow? ADUs are not good.
Allow short-term rental of ADUs with more restrictions than proposed	
Allow short-term rental of ADUs as proposed	How will you enforce the restrictions??
Prohibit short-term rental of ADUs	
Prohibit short-term rental of ADUs	We don't need additional vehicles or short term renters in our city.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	
Prohibit short-term rental of ADUs	Such rentals would permit an AirBnB to be one foot from property line!, or a few feet away. No, I do not support permitting such a change permitting AirBNBs.
Prohibit short-term rental of ADUs	This would change the character of our city, for the worse
Allow short-term rental of ADUs with more restrictions than proposed	If short term rentals allowed, city should require one unit is occupied by homeowner.
Allow short-term rental of ADUs as proposed	This adds flexibility to the proposal
Allow short-term rental of ADUs with more restrictions than proposed	I think the number of short-term rentals shall be limited so that long-term rentals can be supported, which leads to more stability. The city proposes ADUs as a way to help support aged parents, live-in caretakers, etc. but AirBNBs lead to a transient nature.
Prohibit short-term rental of ADUs	I'm not happy about all the air b&b's by absentee owners around here (Old Town)
Prohibit short-term rental of ADUs	
Allow short-term rental of ADUs as proposed	Allowing both main house and ADU to be short-term rentals would defeat the whole purpose of increasing the stock of affordable housing.
Prohibit short-term rental of ADUs	Hotels would feel the impact. Homeowners do not want to live next to businesses where different people are walking in and out all the time. That should be reserved for business zoned areas.
Prohibit short-term rental of ADUs	I do not support ADU proposal since this will increase density and infrastructure strain.
Allow short-term rental of ADUs as proposed	This seems like a responsible balance
Allow short-term rental of ADUs as proposed	Maybe set a limit on how many days the ADUs could be rented?
Allow short-term rental of ADUs as proposed	With owners there, the proposal should be OK.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	

Allow short-term rental of ADUs with fewer restrictions than proposed	As long as the regulations/requirements are identical for all participants in the short term housing market (e.g. hotels, boarding houses, college housing) regarding per property limits regarding occupancy by short term rentals, there is no objection, but if a hotel can max out capacity, then a homeowner should be able to rent to two people.
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	The nexus between ADU's and AirBnB's is also not clear. They really are two different entities, with a different set of challenges and issues. While ADU's are praised for bringing more housing choices onto the market, they should not be mistaken for AirBnB's, which are a form of transient housing, and which, by the way, have been found to increase housing costs and decrease affordable housing. Owners/lessors of AirBnB's pay, or should pay, a transient occupancy tax, whereas if ADU's are treated as traditional rental properties, they would not be so taxed. So, how will we be able to tell the difference?
Allow short-term rental of ADUs as proposed	The homeowner would have an interest in keeping the property within the boundaries of a primary residence and not a vacation residence, but would provide affordable options for a variety of reasons like home remodels or family/friends visiting from out of town on short term basis.
Prohibit short-term rental of ADUs	
Prohibit short-term rental of ADUs	
Prohibit short-term rental of ADUs	No matter how many restrictions you put on ADU's you cannot adequately or legally enforce them. How would you know when the ADU was rented, for how long and how often? What is your definition of short-term?
Prohibit short-term rental of ADUs	We do need to increase long term rental capacity in the city. Short term rentals are often more lucrative than long-term but decrease the long term rental capacity of an area.
Prohibit short-term rental of ADUs	If there is any rationale for ADUs it's a rental housing need not a way to make money.
Prohibit short-term rental of ADUs	Can not be monitored properly by the City and unfair to neighbors who purchased their homes w/different zoning. Alexandria is too densely populated already (one of the most densely populated cities in the country) to add more--the breaking point is close already. Time for a new City Council if they vote for this.
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	
Allow short-term rental of ADUs with more restrictions than proposed	
Allow short-term rental of ADUs with more restrictions than proposed	
Prohibit short-term rental of ADUs	Do not want this at all.
Prohibit short-term rental of ADUs	If you want the neighborhoods and the city to be well taken care of, do not allow short-term rentals.
Prohibit short-term rental of ADUs	Short-term rentals (less than a few months) pose a bigger risk to the neighborhood than stable tenancies. Regular tenants are part of the neighborhood and they can be kicked out if they consistently cause problems, but the neighborhood has no real recourse against obnoxious or criminal behavior by a certain percentage of AirBnB guests, who come and go. AirBnBs also compete with the local hotel/motel industry, which is regulated and which is economically suffering due to Covid. There are already plenty of places for tourists and business travelers to stay.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs with more restrictions than proposed	I don't object to the idea of allowing short term rentals, but do have concerns about increased noise and traffic in our neighborhoods that could result. I might be inclined to allow short term rentals only in either the ADU or main house and only if the other is owner occupied.
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	
Allow short-term rental of ADUs with fewer restrictions than proposed	Who cares. It's the owners choice
Prohibit short-term rental of ADUs	Short-term rentals, in what I've witnessed in my neighborhood are generally disasters. The people renting don't care at all about the area, the people, the neighbors, keeping up the property, disposing of trash properly, etc.
Prohibit short-term rental of ADUs	I do not support ADUs! Alexandria is already a pitiful shadow of its former self. We're overbuilt. Schools are overcrowded, traffic is outrageous and you're destroying our green space.
Allow short-term rental of ADUs as proposed	That's a reasonable compromise
	Do not allow ADUs.
Prohibit short-term rental of ADUs	
Prohibit short-term rental of ADUs	Temporary housing for unknown risky people not agreeable

Allow short-term rental of ADUs as proposed	This seems fair. This could be used to help homeowners pay off ADU construction costs with more flexibility. Some homeowners might feel uncomfortable being a full time landlord. Ideally, once an ADU is built, it'll exist as long as the main house does. In that case, a short-term rental (when it's first built) doesn't preclude the ADU from being used as permanent housing later on.
Allow short-term rental of ADUs with fewer restrictions than proposed	Consider how the large the place is overall.
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	It is contrary to the spirit of the concept. ADUs should not be commercial enterprises, but should enhance and reflect the community and the neighborhood in which they are built. ADUs as AirBnBs are simply loopholes around the zoning laws.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	Once again, it will probably end up being mostly longer term rentals as there is a big market for affordable, small units especially in Old Town, where affordable units barely exist. There are many young people who work in Old Town but can't afford to live here... restaurant staff, retail staff, junior architects, and all sorts of others who would love to be able to find an affordable unit in Old Town. Allowing this will cut down on traffic as well with more people able to live here. The universal problem of most communities like Old Town is that more than half the people who work here can't afford to live here, so they all have to commute. This is a great way to solve this by creating a large inventory of affordable units here. Most people don't even know if someone is renting under AirBnBs type situations as its barely noticable.
Prohibit short-term rental of ADUs	This seems like a backdoor way to enter into the hotel business in neighborhoods not zoned for this activity - without the risks or obligations to the community/neighbors.
Allow short-term rental of ADUs with more restrictions than proposed	There may be situations where a homeowner or a landlord needs to have some revenue coming in, but at the expense of Alexandria residents looking for affordable housing.
Allow short-term rental of ADUs with fewer restrictions than proposed	Helps a homeowner afford their house and the costs of building an ADU
Allow short-term rental of ADUs as proposed	only one short-term rental allows some oversight of the living situation
Prohibit short-term rental of ADUs	These are NEIGHBORHOODS. I do not want strangers coming and going with children in the neighborhood. Hotels are for short term rentals, not neighborhoods.
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	I do not support ADUs.
Prohibit short-term rental of ADUs	Allowing short-term rentals of ADUs provides a burden on surrounding neighbors which is a key problem with the ADU program — no consideration is given to neighbors'/taxpayers' rights but is given to transient guests instead.
Prohibit short-term rental of ADUs	Ridiculous way to get at affordable housing. The owners only benefit.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	If people are allowed to rent out their main house, why would ADUs have different rules? I'm also unclear as to the definition of "short term."
Prohibit short-term rental of ADUs	If we want to increase density and housing affordability, allowing them to be rented as AirBnBs is not going to do that in my opinion.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	Short term rentals diminish local economic opportunities for support occupations providing union jobs and safety that is managed and supported professionally.
Prohibit short-term rental of ADUs	The destruction of neighborhoods
Prohibit short-term rental of ADUs	Hotels belong in business districts, not residential areas
Prohibit short-term rental of ADUs	This may cause an insurance issue for the homeowner.
Prohibit short-term rental of ADUs	This hurts our city's tourist hotels.
Allow short-term rental of ADUs as proposed	

Prohibit short-term rental of ADUs	Short term rentals are the bane of communities nation-wide. That is why many states and localities do not permit them. Noise, traffic, use of resources without paying taxes all contribute to a lower quality of life. Might be why they are banned in NYC and almost every HOA and condo in the country. Minimum mandatory 12 month leases if ADU's are ever permitted. Notwithstanding the damage short term rentals would do to hotels in the city, they have proved to be damaging to neighborhoods,.
Prohibit short-term rental of ADUs	Don't allow any more units
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	Alexandria should just change its name to AirBNBtown with ideas like this.... Stupid beyond belief, and proof of just how much in the tank city leadership is to this destructive 'New Urban' agenda. Ideas like this will destroy entire neighborhoods - maybe that's the point of this build-at-all-costs council. Shameful.
Prohibit short-term rental of ADUs	but prefer NO ADU's allowed
Prohibit short-term rental of ADUs	too close to dc, this will get abused and loopholes will be the issue
Prohibit short-term rental of ADUs	We don't need more people in the city
Prohibit short-term rental of ADUs	
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	
Allow short-term rental of ADUs with fewer restrictions than proposed	Needless regulation for no meaningful purpose should be opposed. Being a tourist heavy area, people will be coming and going regardless of restrictions on AirBnB. Forgoing restrictions won't cause an influx of AirBnBs because people who aren't inclined to operate them aren't willing to enter into that space as it is. This only hurts those entrepreneurially minded few.
Allow short-term rental of ADUs with fewer restrictions than proposed	Allow short term rental only when owner is living in one of them
Allow short-term rental of ADUs with more restrictions than proposed	Short term rentals should not be a primary use in our neighborhoods, and will not promote housing affordability for long-term residents. If full time short-term rentals are permitted, this will tend to promote profit-driven housing densification and may make housing less affordable. Please consider having the owner occupancy requirement, and also carefully limiting the total number of nights per year for short-term rental use.
Allow short-term rental of ADUs with more restrictions than proposed	There should be no very short term rentals since they are frequently used as party houses with noise and litter, etc. causing great problems with neighbors who sing up for Airbnb short term rentals. Alexandria need an effective process to prevent these kinds of problems. If police are called due to partying the owner should lose their capability to rent ADUs. The more effective and harsh the penalty the less likely the owner will allow partying at their ADUs.
Allow short-term rental of ADUs as proposed	sounds reasonable.
Prohibit short-term rental of ADUs	This is creating a loophole that our community doesnt need.
Prohibit short-term rental of ADUs	
Prohibit short-term rental of ADUs	This will put hotels out of business. The city is already getting taxes from homeowners and hotels. Why threaten that revenue from hotels by compromising their ability to stay afloat and attract paying customers. This could put those hotel businesses under.
Prohibit short-term rental of ADUs	ADUs should add to existing housing stock, not be geared toward itinerant tourism occupancy.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs with more restrictions than proposed	
Prohibit short-term rental of ADUs	A clear distinction must be made for ADU's and AirBnB's, or the whole system will be a mess. An AirBnB mandates the payment of transient housing fees ADU's are primarily seen as rental income to the property owner, with no taxes due. Blending the two creates havoc and potential loss of revenue to the city. Studies have shown (all over the world) that widespread AirBnBs reduces affordable housing.
Prohibit short-term rental of ADUs	In purely residential neighborhoods short-term rentals seem like a bad idea (given what we know)...Possibly could work in mixed use or business districts?
Prohibit short-term rental of ADUs	
Allow short-term rental of ADUs as proposed	A majority of these units would likely still be rented on a longer-term basis anyway given the current market conditions for housing. However, allowing short-term rentals provides additional flexibility to homeowners who build ADU's. For example, if a tenant has to move out unexpectedly and the property owner needs to continue generating income from the unit in order to pay for its construction they should be allowed to rent out regardless of term of the lease. Currently single family houses can be rented short term why would ADU's be treated any differently?

Allow short-term rental of ADUs with fewer restrictions than proposed	I care less about this than about owner occupancy, but homeowners should be allowed to rent out their properties as they choose. The consequences of short-term rentals are similarly short-term, and usually the homeowner is at least checking in on the property between rentals to clean, etc.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs with fewer restrictions than proposed	
Allow short-term rental of ADUs as proposed	This will reduce the overall number of rentals and renters and keep an owner presence on the property.
Allow short-term rental of ADUs as proposed	Once again this keeps the ADU as an extension of the house rather than a complete separate entity.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	This is a more effective approach to managing ADUs than requiring owner-occupancy.
Prohibit short-term rental of ADUs	ADUs are a TERRIBLE idea!!!
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	I am against short-term rental of ADUs primarily because the City does not aggressively act on code enforcement violations as it is (at least on my street) and resolving code violations takes too long. Whenever I have called a code enforcement officer and I have called them many times over the past 40 years while living on Jasper Pl, the officer always states that if they cannot see a violation from the street or property line, they cannot do anything. So how are code enforcement officers supposed to be able to see an ADU in a back yard that may not be visible from the street or property line? The City needs to stop proposing laws that are not enforceable in the real world.
Prohibit short-term rental of ADUs	I oppose ADUs for any short term rentals. If the objective is to increase the housing supply, this is not achieved by then turning these ADUs into hotels.
Allow short-term rental of ADUs as proposed	Not really convinced of the benefit for short term rentals.
Prohibit short-term rental of ADUs	This is an invitation to provide housing for illegal aliens. PERIOD.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs with more restrictions than proposed	I think that short-term rental can run into problems like security issues.
Prohibit short-term rental of ADUs	I cannot imagine the increased foot and vehicle traffic, increased noise, light and security challenges with short term rentals. Please don't allow it!
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	This is supposed to be for affordable housing. Kill this stupid policy. If it is meant to create more housing for permanent residents, then it should be only for residents. How stupid are the staff?
Allow short-term rental of ADUs as proposed	As stated above, should the owner be out of town, long term, there should be an opportunity afforded the owner to have short term tenants/ guest in the ADU if there is a management team to manage the asset.
Allow short-term rental of ADUs with fewer restrictions than proposed	
Allow short-term rental of ADUs with fewer restrictions than proposed	
Allow short-term rental of ADUs as proposed	This seems like a nice compromise between not allowing short-term rentals and the possibility of converting entire neighborhoods/houses into short-term rental areas, thus decreasing the community sense of an area.
Allow short-term rental of ADUs as proposed	I believe short term rentals should be limited in our community so we don't have absentee community members
Allow short-term rental of ADUs with more restrictions than proposed	There should be a maximum number of renters in this scenarios, i.e. no more than one tenant per week (52 turnovers per year) or space between rentals.
Allow short-term rental of ADUs with more restrictions than proposed	See comments above. Lower turn over with short term rentals is preferred (prefer for rentals in months, not days).
Allow short-term rental of ADUs as proposed	Short term rentals would allow homeowners to use their property to it's fullest extent.
Allow short-term rental of ADUs as proposed	I'm not certain about this question or my answer.
Prohibit short-term rental of ADUs	Short-term rentals only decrease the amount of housing available and increase rent prices.
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	We believe short-term rentals are unfair to neighbors and the neighborhood and do not permit them in our 2-unit property.
Allow short-term rental of ADUs as proposed	Nice to know we could rent out the space if we wanted to but we have no interest in doing so.
Allow short-term rental of ADUs with fewer restrictions than proposed	I do not understand why there has to be a restriction on my rental property. I could see a restriction on how many ADU's and individual property's an owner can have if we are trying to prevent a developer from skirting rules or regulations.

Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs with more restrictions than proposed	
Allow short-term rental of ADUs with fewer restrictions than proposed	The city will likely benefit from additional taxes with airbnb rentals. Why arbitrary limit homeowners options.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	This is not in keeping with the character of Old Town.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	
Prohibit short-term rental of ADUs	
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs with fewer restrictions than proposed	
Allow short-term rental of ADUs as proposed	I deliberately chose to live in a quiet residential neighborhood and not near a motel.
Prohibit short-term rental of ADUs	
Allow short-term rental of ADUs as proposed	
Prohibit short-term rental of ADUs	
Prohibit short-term rental of ADUs	The options do not adequately address set back; parking for renters and owners in primary home so that each street is not cluttered with on street parking. City is trying to address many purposes without any genuine attempt to study long term consequences in Minneapolis, Seattle, Portland and Chicago.
Prohibit short-term rental of ADUs	Party houses and once again, parking.
Allow short-term rental of ADUs with fewer restrictions than proposed	...please see the above for the kinds of exceptions that should be allowed.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs with fewer restrictions than proposed	Greater flexibility to bring in tourists to visit Alexandria
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	I think it is okay for people to supplement their income with short term rentals of ADUs in compliance with existing regulations, although doing so does not help expand the rental housing stock, it is the kind of thing that would allow homeowners facing increased costs of living to stay in their homes by supplementing their income.
Prohibit short-term rental of ADUs	ADUs should not be disguised rental units.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs with fewer restrictions than proposed	
Prohibit short-term rental of ADUs	
Allow short-term rental of ADUs as proposed	I don't mind some restrictions on short term rentals. Although it limits income potential for property owners and tax revenue for the City, if there are too many short term rentals (which is a real risk in Old Town), it will only exacerbate the housing affordability problem.
Allow short-term rental of ADUs as proposed	What's the definition of short term rental, less than 30 days? One year?
Prohibit short-term rental of ADUs	Too many people coming and going. I don't really thing we ought to increase density in the city at this point. If we do, I might move to Falls Church.
Prohibit short-term rental of ADUs	
Prohibit short-term rental of ADUs	Prohibit short term rentals of any property with an ADU
Allow short-term rental of ADUs with fewer restrictions than proposed	Homeowners who need additional income should be permitted to rent their homes on a short-term basis. Lodging taxes should be collected.
Prohibit short-term rental of ADUs	This is one of the single biggest issues that neighbors have.
Allow short-term rental of ADUs with fewer restrictions than proposed	I don't feel requiring so many restrictions on ADUs should be necessary. Given the high number of military, government and private work travel / deployments, this could be a great option for those with consistent work travel.

Allow short-term rental of ADUs with fewer restrictions than proposed	As with the owner occupancy requirement, this would be difficult to enforce, favor those who have the economic flexibility to only rent certain units at certain times and make financing the construction of units more prohibitive because of uncertainty regarding potential rental income.
Allow short-term rental of ADUs with more restrictions than proposed	More restrictions would revoke the right to rent the ADUs if there are complaints of increases in crime or neighborhood disturbance related to the ADU.
Allow short-term rental of ADUs as proposed	sounds good
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	Not averse to an on-site resident of the City using their own property to supplement income, just don't like AirBnb being used as a vehicle for pseudo-hotels from absentee owners
Prohibit short-term rental of ADUs	I think the more you open the door to air BnBs, that kind of defeats the goal, which I thought was providing a mechanism for affordable housing (as well as help people pay the mortgage to continue to live here.) Air BnBs can take away a community/neighborhood feel if they bring noise and deprive locals who really want to be here, year-round, of a sustainable opportunity for affordable housing. I would try to restrict them, if not prohibit Air BnBs altogether.
Prohibit short-term rental of ADUs	I prefer not to have transients in my stable neighborhood. Long term rental, or housing a caretaker or relative, is OK.
Allow short-term rental of ADUs with fewer restrictions than proposed	Again I prefer few restrictions.
Allow short-term rental of ADUs with fewer restrictions than proposed	
Allow short-term rental of ADUs with more restrictions than proposed	see above
Allow short-term rental of ADUs with more restrictions than proposed	The definition and length (days) of "short-term rental" is unclear. Also, does encouraging owners to establish an ADU for the purpose of creating an AirBnb run counter to the goal of providing more affordable housing? How do short-term rentals change the thinking about parking requirements?
Allow short-term rental of ADUs with more restrictions than proposed	
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs with fewer restrictions than proposed	
Prohibit short-term rental of ADUs	Short term rentals have been found to increase housing costs in the cities where they are permitted. I commend to you an April, 2019, article in the Harvard Business Review entitled "When Airbnb Listings in a City Increase, So Do Rent Prices." Allowing ADUs to be rented as Airbnbs will also increase traffic and put additional stress on our infrastructure. Also, research from the Tepper School of Business at Carnegie Mellon found Airbnb's have a significant impact the pricing and distribution strategies of hotels, and more so than hoteliers may realize.
Prohibit short-term rental of ADUs	One can already have short-term rentals in ones home. Adding ADUs to the City will further add to our problems of groundwater runoff, loss of green space, and tree canopy loss with resulting increased summer heat.
Prohibit short-term rental of ADUs	We are a neighborhood, not a motel district. That is why we bought here, invest on our quality of life here, and stay here. Parking on our street is very limited. Some folks, particularly those with children, might have safety concerns about transient occupancy
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs with fewer restrictions than proposed	
Prohibit short-term rental of ADUs	City government has stated this proposal is being made to assist residents who wish to bring family or caregivers into their homes or to help others to live and work in the City. If this is the case, the rentals wouldn't be short-term. An ADU on a short-term rental would be used by vacationers, not caregivers or workers. Allowing more and bigger Airbnbs in the City is not the intent of the proposal as it has been explained to citizens to gain support. This is a "bait and switch" tactic that should not be allowed to stand.
Prohibit short-term rental of ADUs	We should not unduly compete with commercial lodging options in the City. I do support 30-day and longer rental periods.
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs as proposed	Seems a sensible policy. Other cities are experience housing issues where too much housing stock is taken up with short term rentals
Prohibit short-term rental of ADUs	
Allow short-term rental of ADUs as proposed	If the purpose of allowing ADUs is partly to increase affordable housing, then allowing owners to put both the main house and the ADU into the short-term rental market defeats the whole purpose. However, allowing the owner to put one or the other into the short-term rental market could provide the owner with additional income needed to maintain both properties.

Allow short-term rental of ADUs with more restrictions than proposed	I'm doing my best here to balance residents' rights and property rights. My preference would be no short-term rentals, but I can see how that could be overly strict on responsible property owners. AT the same time, there are plenty of horror stories about short-term rental abuses (sanctioned by the owners or not - but even if the owners don't countenance misbehavior and so on, after the fact is after the fact, the damage is already done at that point).
Allow short-term rental of ADUs as proposed	
Allow short-term rental of ADUs with more restrictions than proposed	A 52 week a year hotel operating in my neighbors backyard is troubling
Allow short-term rental of ADUs as proposed	

Staff proposes no off-street parking requirements for ADUs. I think the City should:	Please provide a brief explanation for your response.
Require off-street parking spaces for ADUs in all cases	This City Council wants to eliminate cars from the road at all costs.
Require off-street parking spaces for ADUs in all cases	So they impossible to build!
Require off-street parking spaces for ADUs in all cases	Parking is already limited and homeowners that bought and renovated all had to add spot to comply with zoning this should have to as well
Require off-street parking spaces for ADUs in all cases	
Require off-street parking spaces for ADUs in all cases	If off-street parking is not required, ADUs will create a street parking problem where one did not exist or exacerbate street parking frustrations where it is already limited.
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	
Require off-street parking spaces for ADUs in all cases	This would limit ADUs. You will ignore the will of residents anyways so it might as well be restrictive.
Not require parking as proposed	Parking is not necessary in all cases. This should be handled on a case by case basis.
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	Not enough parking in Alexandria.
Not require parking as proposed	i strongly agree with the proposed policy of not requiring additional parking for two reasons. first, we need to incentivize more affordable housing (such as ADUs), so don't want to make them more difficult to build by imposing unneeded requirements. second, a parking requirement is particularly odious because it incentivizes the ownership and use of single-occupancy vehicles! the city should be moving away from car use and ownership, and transitioning more and more to transit-oriented development. ADU's increase density and therefore increase the demand for and sustainability of public transit and a walkable/bikeable city, which is good not only for the environment but also for those residents who already rely on transit/walking/biking. more residents using these modes increases public support for them, creating a virtuous cycle of ever-improving sustainable transportation networks
Require off-street parking spaces for ADUs in all cases	Extra people likely would bring extra cars.
Require off-street parking spaces for ADUs in all cases	Parking is a huge issue in Del Ray - there needs to be a driveway spot for ADUs not to exacerbate that.
Not require parking as proposed	Not sure.
Require off-street parking spaces for ADUs in all cases	Just to be clear, if ADUs are forced on all neighborhoods, then please keep the associated vehicles off the street... for aesthetics, first responders, driving safety and more.
	I do not support this at all.
Not require parking as proposed	We don't want to pave over more of the city - water run off problems. You can regulate parking in other ways.
Not require parking as proposed	Hard to enforce. I don't think parking is the issue here.
Require off-street parking spaces for ADUs in all cases	
Require off-street parking spaces for ADUs in all cases	We are already dealing with overflow parking from apartment complexes. Neighborhoods across the city are struggling with the impact of unregistered renters parking up to a mile away from their apartments, leaving trash (including broken glass and used condoms) on quiet streets. We cannot absorb more vehicles parking on our streets.
Not require parking as proposed	
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	
	only bike riders need apply
Require off-street parking spaces for ADUs in all cases	BUT opposed to ADUs, period so do not count as in favor in any respect.
	This is not acceptable. Off-street parking would substantially reduce driving lanes on the street, especially where there is a school in the development and traffic is increased by both busses and other types of vehicular traffic. Would streets have to be changed to one-way traffic at an hindrance to homeowners.

Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	I disagree with ADUs and refuse to give anything but inappropriate as I do not want an answer misconstrued as supportive of ADUs. The soundness of this survey is faulty, if you strongly disagree with PDUs, that is the data point you need and all other questions are moot after that.
Require off-street parking spaces for ADUs in all cases	
Not require parking as proposed	I live on a street where there are many without off-street parking and ,multiple cars. Requiring off-street parking is not an option for me.
Not require parking as proposed	Whether for short term rental or a relative or young adult or whatever, a small unit like this should have to come with the expense and environmental impact of a parking space. The point is efficiency and affordability.
Require off-street parking spaces for ADUs in all cases	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Require off-street parking spaces for ADUs in all cases	
Require off-street parking spaces for ADUs in all cases	SOMETHING IS WRONG WITH THE ANSWERS PROVIDED FOR THIS QUESTION. SHOULD THE MIDDLE RESPONSE READ: "ONLY REQUIRE OFF-STREET PARKING SPACES FOR ADUs ON CITY BLOCKS WHERE ON-STREET PARKING IS LIMITED"???? That makes sense and is what I would support. If you proceed to put ADUs everywhere you are going to make life a living hell for citizens in Old Town and Del Ray who do not have enough on street parking now.
Require off-street parking spaces for ADUs in all cases	Again, I do NOT support ADUs at all. Do not construe my answer above as in any way supporting ADUs.
Require off-street parking spaces for ADUs in all cases	Residents purchase homes with attached garages for a reason. On-street parking poses safety, and emergency vehicle accessibility risks that would be exponentially increased by adding more residents with no assigned off-street parking.
Require off-street parking spaces for ADUs in all cases	
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	With luck, public transportation will expand to make parking requirements irrelevant. Until then, all residential units should follow the requirements for the particular zone. ADUs eliminate single-family zoning, yet the proposed change to allow them does not protect non-ADU homeowners from the problems brought about by greater density.
Require off-street parking spaces for ADUs in all cases	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Not require parking as proposed	
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	If allow ADUs must allow all modes of transportation
Require off-street parking spaces for ADUs in all cases	if you're going to allow people to build ADUs, you need to imagine they are not all going to bike to them.
Require off-street parking spaces for ADUs in all cases	Parking is already a problem in many areas. This will make it worse unless you can guarantee added residents won't have cars.
Not require parking as proposed	Until there is a demonstrated problem, this proposal should leave this issue of parking alone.
Not require parking as proposed	As long as required off-street parking is not removed for construction of an ADU, then it doesn't need to be required. However, the city is allowing off-street parking to be provided in the front yard of homes in Del Ray and not in the side yard, which is degrading the neighborhood.
Require off-street parking spaces for ADUs in all cases	I do not think ADUS are appropriate in the Old and Historic District (period). Off street parking is a must if ADUs are allowed in the O&HD, because that requirement will help to limit how many ADUs are permitted. I am also concerned about the Parker Gray Historic District. but I do believe that some lots there may have more room for these ADUS. I'm also worried about Del Ray, and Rosemont, and the change to the architectural character of these areas by the addition of these ADUS. There are no historic district guidelines in those areas. Moreover, the design guidelines for PG and O&HD do not address ADUS (hopefully, they won't have to)
Require off-street parking spaces for ADUs in all cases	Parking is already a nightmare for residents in Old Town. Don't make things worse!
Not require parking as proposed	Street parking is plentiful in my neighborhood.

Require off-street parking spaces for ADUs in all cases	Parking is already an issue for many areas of Alexandria, since many homes don't have garages or driveways. We have a huge problem with parking on our street and have 2 hr zones. We pay for special stickers to park, but the city never enforced the 2 hour zone parking. ADUs would exasperate the situation.
Require off-street parking spaces for ADUs in all cases	Again, I do not support the ADU proposal, but if the City pushes this through like other initiatives parking has to be addressed.
Not require parking as proposed	In the coming years and decades we should visualize the future to include app based ride and bike options, driverless cars, metro service. Parking becomes less of an issue as time goes on.
Not require parking as proposed	
Not require parking as proposed	Your first option is strangely worded: we think you mean "As proposed, not require parking specific to the ADU and not remove already-required off-street parking." and responded accordingly. The occupant of the ADU might be a relative or care-giver; that is, the ADU wouldn't necessarily represent a short-term rental.
Not require parking as proposed	prohibiting removal of off-street parking in the existing structure will effectively ban the creation of the cheapest, least impactful conversions of garage spaces which people are currently using.
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Not require parking as proposed	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Require off-street parking spaces for ADUs in all cases	There is already not enough parking in Old Town for homeowners. If people want an ADU, they're responsible for ensuring parking for their Unit that shouldn't negatively impact people who already own homes and live here who still can't find parking.
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	Parking is difficult enough. Don't complicate it further where there is no restriction.
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	Parking is already tight.
Require off-street parking spaces for ADUs in all cases	In old town, you should require off-street parking where ON-STREET parking is limited.
Require off-street parking spaces for ADUs in all cases	Off street parking should be required where on street parking is limited, such as Old Town (was that the real meaning of bullet 2?). Parking is already so much of a problem that allowing even a few more cars would be bad. If the ADU is over a garage, require that be used for the parking.
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	If parking availability is limited, ADUs are likely to add to the problem.
Require off-street parking spaces for ADUs in all cases	There is minimal parking for current owners/residents. This will exacerbate an already bad situation. Be true to your principles and have them walk/take public transportation or ride a scooter.
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Require off-street parking spaces for ADUs in all cases	I cannot conceive of a circumstance where additional parking is not needed but there is no space on the property for additional parking.
Require off-street parking spaces for ADUs in all cases	Again - we are a crowded suburb with street parking challenges. More would not be merrier.
Require off-street parking spaces for ADUs in all cases	Allowing it only where off-street parking is limited is a subjective decision. If you don't live here, you don't know the situation. My next-door neighbor -- without an ADU -- uses the two spaces in front of his house and the space in front of mine. Add leaves and snow, and parking is eliminated. There is no available parking available on my street for additional cars.
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	Most people here drive. If parking isn't scarce, then requiring an off-street parking space is wasteful. But if the neighbors are all competing for a few spaces on the street, it's fair to require the person building the ADU to allocate space for parking.
Not require parking as proposed	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	We have some areas where parking is already limited due to narrow streets and homes that do not have off-street parking. Adding additional units with additional drivers could making parking in these areas a significant challenge. I would advocate for requiring addition of off-street parking where on-street parking is problematic. Alternatively, it might be worth considering permit parking in those areas with a limited number of permits allocated to the property regardless of whether it has an ADU.

Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Require off-street parking spaces for ADUs in all cases	There's not a choice that matches well for me. The city should use road space for transportation and not for providing free parking. Requiring off street parking provides an incentive for ADU renters to have a car when they otherwise might not if on street parking were charged a market rate.
Not require parking as proposed	Parking not needed. We live near a metro
Require off-street parking spaces for ADUs in all cases	Some streets are already so crowded that people can't find a spot in front of their own homes. Some homes have 5, 6+ vehicles.
Require off-street parking spaces for ADUs in all cases	I do not support ADUs! Alexandria does not have the infrastructure to support more building. Work on the problems we already have! There is no need to create new problems.
Not require parking as proposed	
	Do not allow ADUs.
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	Mass transit has not been the answer and those approve without providing parking just contribute to the cities parking.. growth mentality and putting money in their own pockets is not government by the people!!
Not require parking as proposed	I totally agree. Requiring off-street parking could bar small lot houses from having an ADU purely based on geometry. Off-street parking might be cost prohibitive for many homeowners. Also, making it easier to drive via dedicated off-street parking just makes the city more car-dependent and takes away precious space that could be better used for more housing or greenspace.
Not require parking as proposed	
Not require parking as proposed	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	ADUs should not add to already limited on-street parking.
Not require parking as proposed	requiring more parking can lead to 1 - more cars and 2 - less green space.
Not require parking as proposed	As I stated above, most people who would rent these don't have cars anyway. By not providing parking for them, this encourages those people without cars to rent these. If you force parking, then it will encourage more people with cars to rent them, adding to traffic.
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	A number of residents seeking affordable housing have a car
Not require parking as proposed	We need to minimize the amount of land devoted to parking.
Not require parking as proposed	We have enough parking in our neighborhood; no more paving needed
Require off-street parking spaces for ADUs in all cases	Where do you think these people will park? There are very few street parking spaces already.
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	
Not require parking as proposed	There is lots of parking in Alexandria. In areas without much parking, we have other more sustainable mobility options than driving, which is what City policy encourages. Not requiring off-street parking will provide more flexibility for a range of housing types, costs, and car-light lifestyles.
	I do not support ADUs.
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Require off-street parking spaces for ADUs in all cases	
Not require parking as proposed	I would ban parking altogether, to limit growth of vehicles.
Not require parking as proposed	
Not require parking as proposed	

Not require parking as proposed	There are streets where off-street parking is limited that are close to metro stations/transit stops, so off-street parking requirements seem potentially unnecessary. My understanding is off-street parking requirements make ADUs more expensive and in some cases infeasible, so not being careful about this (and issuing blanket requirements) could remove any or all impact this policy could have on the ability to provide more housing. Also, I don't think we actually limit the number of cars a homeowner can have and park on the street, aside from requiring additional permits, so that seems like something to address.
Not require parking as proposed	
Not require parking as proposed	
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	we need to stop relying on public space to support the storage of private objects. If ADUs are to rely on street parking, there should be an additional support requirement for complete streets
Require off-street parking spaces for ADUs in all cases	This requirement may limit the # of ADUs that could be built which is good
Require off-street parking spaces for ADUs in all cases	Many streets are already impassible due to on-street parking
Require off-street parking spaces for ADUs in all cases	So great tax more infrastructure by adding density.
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Require off-street parking spaces for ADUs in all cases	Parking is an issue throughout the city. Adding to it just taxes already failing infrastructure and degrades quality of life in Alexandria.
Require off-street parking spaces for ADUs in all cases	Parking is already a huge issue in this city. If units are added, there should be more spaces added on that property.
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	It shouldn't happen in the first place but the city is so derelict in planning for transportation and parking in all these projects it should, as a minimum bottom line, make sure there is room for cars in neighborhoods these speculative neighborhood destroying structures would go up in.
Require off-street parking spaces for ADUs in all cases	MUST have dedicated parking. drive down fillmore ave near NOVA since new apartments and townhomes opened. drive by at 9pm at night ZERO parking available - illegal parking on corners
Require off-street parking spaces for ADUs in all cases	parking is an issue
Not require parking as proposed	Don't need more people.
Not require parking as proposed	
	Don't allow adus.
Not require parking as proposed	Requiring off street parking would not make any sense, seeing as though people don't have any control over the spaces that do exist as it is.
Not require parking as proposed	We have metro, bus systems and bike lanes. No onsite parking should be required
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	Perhaps consider an off-street parking requirement in locations where: existing off-street parking is limited + the location is not closed to significant public transit access + the property's existing off-street parking would not accommodate the additional residents
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	This should totally depend on the current parking situation where the house and ADU are located. If finding a nearby parking place is a problem, then ADUs should not make it worse.
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	We don't want to make the parking situation unworkable.
Not require parking as proposed	Not necessary.
Require off-street parking spaces for ADUs in all cases	
Require off-street parking spaces for ADUs in all cases	Many homes do not have driveways in Alexandria. Only 2 homes on our street have driveways. We always have to juggle to find parking, because people that live on King (who all have driveways) don't want to be inconvenienced when there is more than 1 car in their driveway, so they all park on our street. It becomes a source of aggravation when there are events at Chinguapin or T.C. or if school is simply in session. Now you want to add more cars with potential ADUs?!
Not require parking as proposed	The city must not impose any parking requirements for ADUs. Alexandria is an urban city with plenty of ways to get around, access to regional transit, etc. Imposing parking requirements is an outdated and harmful policy that should be abandoned in Alexandria entirely.
Not require parking as proposed	Off street parking requirements run counter to our strategies to encourage alternative transportation, as well as making ADUs harder to implement. Where off street parking is limited, we should explore pricing and related strategies to resolve the scarcity.

Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	Or, at the very least, provide MUCH more detail on how this parking arrangement will work. This has not been thought through in the least. "no off street parking requirements"---does this made an ADU occupant eligible for a residential parking permit? Can someone who periodically rents an ADU qualify for one also? Totally unclear.
Not require parking as proposed	Agree with recommendation
Not require parking as proposed	
Not require parking as proposed	As noted in the presentation ADU renters are less likely to own vehicles. Property owners could certainly provide pervious parking spaces if the market demand suggested there was a need or if the lot allowed for such construction but it should not be required as requiring it could potentially make it impossible to build an ADU. Further, there is a trade-off between parking and open space, personally I'd rather preserve the open space over requiring parking especially where there is existing on-street capacity.
Not require parking as proposed	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	Staff should monitor applications and consider adding a parking requirement if there appears to be a shortage but this can be an amendment at a later date.
Not require parking as proposed	
Not require parking as proposed	
Not require parking as proposed	I don't believe parking is currently required for homes so why require it for an ADU? Someone may be constructing one to work from home or for a college-aged child or a child who is a recent college grad. In this case there is no increase in people or cars that was not previously there thus making this required parking unnecessary.
Not require parking as proposed	
Not require parking as proposed	The parking will work itself out. There's no need to place an additional requirement on ADUs.
Require off-street parking spaces for ADUs in all cases	I HATE the concept of ADUs!
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	I live on Jasper Pl. The street has no parking as it is in the evenings and on weekends, yet the ADU draft recommendations do not require more, nay adequate, parking. I am primarily against ADUs due to the fantastical assumption that people living in ADUs will only use public transportation. Multiple families are living in many houses on my street right now, yet most adult members drive vehicles, so if people are currently shacking up for affordable housing own vehicles, why is it being assumed that people living in "affordable" ADUs will not own vehicles?
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	This is unworkable in several neighborhoods. How would on street parking work on streets like Dawes, Fillmore, Echols, Fairbanks, Foster, Calhoun, etc. etc, which are already to narrow with on street parking to be safe, especially without sidewalks?
Not require parking as proposed	Our residential neighborhoods have sufficient capacity for additional parking now, and with continued working from home and car sharing the parking utilization will decline, so need for additional parking capacity is needed for ADUs.
Require off-street parking spaces for ADUs in all cases	Due to inconvienece of an aging adult.
Not require parking as proposed	Not everyone plans to rent/occupy the space. If are going to require parking, then maybe only require if renting or actually using additional parking.
Not require parking as proposed	
Not require parking as proposed	
Not require parking as proposed	Parking is already a need and it is limited, so adding ADUs may take more parking away from current residents... we have sufficient transit system to meet this need.
Require off-street parking spaces for ADUs in all cases	Do yiu ever leave your offices? We have parking problems all over this city.
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Not require parking as proposed	

Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	In areas where parking is limited (and there are MANY) in Alexandria, ADUs could greatly exacerbate the problem. However, in areas where street parking is plentiful, there is no reason to add unneeded restrictions.
Not require parking as proposed	parking can be detrimental to any property, and not requiring allows greater flexibility.
Not require parking as proposed	
Not require parking as proposed	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	Parking is an issue in Alexandria - many streets are so congested with parked cars that only single lanes are available for passage.
Not require parking as proposed	In most areas, I believe residents make more of a fuss over parking than is merited. Many people who have garages fail to use them for parking their cars. Some fail even to use their parking pads. If they actually used their garages or parking pads instead of taking up on street parking. There are of course exceptions. I've been on narrow streets in Del Ray where people park on both sides, leaving only one narrow lane for drivers. The plus in that is usually that traffic is slower and hence probably safer. But it is awkward I imagine for emergency vehicles.
Require off-street parking spaces for ADUs in all cases	As stated above most streets where ADUs would be allowed already have streets where parking is a struggle. There are too many cars on the road and in some instances, one car has to pull off so that another car can pass through. This creates a hazard for pedestrians and bicyclists.
Not require parking as proposed	This may have to be changed in the future, but I think ADU roll out tends to be gradual, and so off parking is not an immediate challenge.
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	Parking is a problem in any given neighborhood, and adding units should not compound an existing problem.
Require off-street parking spaces for ADUs in all cases	We already have enough parking issues.
Not require parking as proposed	I am not a fan of off-street parking requirements in general. Parking in Alexandria is relatively easy.
Not require parking as proposed	
Not require parking as proposed	On most properties in the historic district, requiring off street parking would make construction of an ADU impossible.
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	
Not require parking as proposed	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	Alexandria does not have enough parking as it is!
Not require parking as proposed	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Require off-street parking spaces for ADUs in all cases	
Require off-street parking spaces for ADUs in all cases	Oh they won't have cars
Not require parking as proposed	
Not require parking as proposed	
Not require parking as proposed	Parking requirements are the enemy of density!
Require off-street parking spaces for ADUs in all cases	If everyone in a block would build an ADU, where would the extra cars park on a street already crowded?
Not require parking as proposed	
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	City streets are already clogged with parking.
Require off-street parking spaces for ADUs in all cases	Each home allowed to add or build ADU should provide on property parking inside garage or carport for the number of persons over 18 including renters with children who are eligible to drive. Without this each street will be cluttered with cars. Some will be tempted to park on grass when street is too crowded.
Require off-street parking spaces for ADUs in all cases	The city has already been spineless regarding parking. Example: was it on Princess where the city now allows residents to acquire parking stickers because they bought cars too large to fit in their new townhouse garages.

Not require parking as proposed	That would KILL this - and a lot of other affordable solutions. Get people out of their cars. People are owning fewer cars - and more bikes - these days.
Not require parking as proposed	
Not require parking as proposed	Better for multimodal mobility. We already have enough parking.
Not require parking as proposed	We need to move past everything bring about the damned cars. It'll kill affordability.
Not require parking as proposed	
Not require parking as proposed	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	but provide an easy-to-obtain waiver-exception that could be applied for if the situation is that of a caregiver-taker.
Not require parking as proposed	Requiring parking will make taking advantage of ADUs difficult
Not require parking as proposed	Parking should not be required, but ADU occupants should not be entitled to resident parking permits.
Require off-street parking spaces for ADUs in all cases	
Not require parking as proposed	This will free up more land for housing. It's ridiculous to prioritize room for cars over people given the housing affordability problem.
Not require parking as proposed	
Not require parking as proposed	Well, you didn't give me an option to say I'm not sure. I don't have room for off street parking for more than one car. So, maybe we shouldn't allow ADUs at all on my street, but I still want one for myself.
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Require off-street parking spaces for ADUs in all cases	
Not require parking as proposed	No more off-street parking should be constructed in Alexandria!
Not require parking as proposed	Adu's are small in size, would add at most one vehicle, and practically speaking, since they are expensive to build, there will be relatively few. They won't add substantially to the parking requirements in any neighborhood.
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	In areas where off street parking is a challenge or crowded (densely populated neighborhoods like the many duplex communities and row homes of the old town section) it is necessary to curb too many vehicles and still maintain parking for residents.
Not require parking as proposed	As with above restrictions, this is fundamentally discriminatory. If the city wishes to have off street requirements for all single family homes, I would find that acceptable --- so if you own a home in old town, you could not own a car unless you had off street parking as part of your home
Require off-street parking spaces for ADUs in all cases	It is difficult to find many neighborhoods where parking for city residents and their guests is not limited. Allowing on-street parking for ADUs decreases availability of on-street parking for others, including, potentially businesses in Old Town should ADUs use paid parking places.
Not require parking as proposed	good with me
Not require parking as proposed	
Not require parking as proposed	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	It would really depend on the block and the neighborhood; I think you have to allow the homeowner and renter to work that out together; maybe the renter doesn't have a car or relies on public transportation. The homeowner needs to be transparent with the renter as to what the parking opportunities are.
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Not require parking as proposed	
Not require parking as proposed	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Not require parking as proposed	If short-term rentals are allowed, there may be an impact on parking and traffic.
Not require parking as proposed	Many homes do not have off-street parking, we shouldn't change the rules for ADU units.
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Not require parking as proposed	

Require off-street parking spaces for ADUs in all cases	If ADUs are permitted to be used for short-term rentals, that will bring additional vehicles into our city at no cost to the visitor. In addition to the impact on traffic, It would be unfair competition for our local hotels, which generally have to charge visitors a garage or parking fee.
Require off-street parking spaces for ADUs in all cases	Parking is now an issue in every part of the City. It is unconscionable to think that we would add ADUs and ignore the parking problems they inevitably cause as reported by the municipalities that have tried them.
Require off-street parking spaces for ADUs in all cases	Parking on our street is very limited. If someone is adding a resident with one of more vehicles, they should have to accept their obligation to make this parking neutral to their neighbors.
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	Parking is limited throughout the City. If off-street parking isn't required, it won't be provided. This will simply add to the number of cars parking on City streets, creating more congestion and additional safety issues for bikers and walkers.
	None of the above. A one-size Citywide rule does not make sense given the variety of neighborhoods. Parking might not be a problem during the day, but it is a big problem around the city at night. In some cases, the problem is also the size of parked vehicles inhibiting two way traffic (e.g. Del Ray, Davis Ave). More cars, more problems. This is related to the broader issue of density.
Not require parking as proposed	
Not require parking as proposed	
Require off-street parking spaces for ADUs in all cases	
Not require parking as proposed	There are parts of the city where it would be impossible to provide off-street parking so it would unfairly penalize some homeowners
Require off-street parking spaces for ADUs in all cases	Must provide parking. The easiest way to cause negative feelings in a neighborhood would be to add ADU and then cause parking issues.
Not require parking as proposed	Most of these ADUs will probably be in neighborhoods where there is no limitation on street parking.
Require off-street parking spaces for ADUs in all cases	I don't trust the City to address adequately a parking problem created by not requiring off-street parking spaces for ADUs. And if such are required, the City should also require a higher Stormwater Management Fee from those properties to reflect not only the ADU's watershed "foot print" but also that of its required parking space(s).
Require off-street parking spaces for ADUs in all cases	Where are these people supposed to park if they have a vehicle they need to get to/from work. Not everyone who lives in the City works in the City. For example, I don't work in the City and sometimes I have to go to clients up in Maryland so need a car!!
Not require parking as proposed	
Only require off-street parking spaces for ADUs on City blocks where off-street parking is limited	

Staff proposes one-foot setbacks for ADUs unless there are windows that face a neighbor's property. In those cases, the required setback would be three feet. I think this setback is:	Please provide a brief explanation for your response.
Inappropriate	
Inappropriate	Not far enough!
Inappropriate	This is an arms length, it should have to be atleast 5-15 or better yet connect it to there main house so they didn't force their neighbor to deal with their decision
Inappropriate	
Inappropriate	The covenants in our neighborhood would not even allow a tool shed to sit 1 foot from the property line!
Appropriate	
Appropriate	
Inappropriate	More setback should be required.
Inappropriate	The normal zone setbacks should apply
Appropriate	
Inappropriate	Not enough of a setback
Inappropriate	It should be 15 feet.
Appropriate	Privacy is important and a 3 feet setback would help ensure it.
Inappropriate	If you want to rent out the top of your garage, why would you then need to go through the extra effort to try to make sure it's not as far out as the property? This seems like it would restrict more ADUs from being established then help promote it. ADUs will hopefully bring more affordable housing options to people and I think we should try to help make this as seamless as possible
Inappropriate	Should be 5 feet.
Appropriate	no real opinion. seems fine to me since it's what we already use for garages.
Inappropriate	Not far into the property enough. I realize this might restrict ADUs to the point they would not be allowed on small lots, and I am fine with that.
Appropriate	Seems appropriate.
Appropriate	Privacy matters.
Inappropriate	Current residents have no recourse to stop a structure from being 1 to 3 feet from our property?? You just impacted salability, home values, permeable green space and the list goes on.
	I do not support ADUs at all.
Appropriate	It's a city.
Appropriate	Seems totally reasonable.
Inappropriate	Larger set backs
Inappropriate	That is barely enough space to mow the grass. They need a 6' setback regardless of windows facing a neighbor's property, and 10' if there is a fence.
Inappropriate	In a dense area such as Alexandria, I would guess that any window placement would face the neighbors property and many current garages that would be used for ADU's, are closer than three feet to the neighbors. One foot setback in all cases seems appropriate to me.
Inappropriate	We already live on top of each other.
Inappropriate	Inadequate. I oppose the entire idea; but a 3-foot setback would be better than a 1-foot setback.
Inappropriate	
Appropriate	BUT opposed to ADUs, period so do not count as in favor in any respect.
Inappropriate	This is too does not make sense.
Inappropriate	I disagree with ADUs and refuse to give anything but inappropriate as I do not want an answer misconstrued as supportive of ADUs. The soundness of this survey is faulty, if you strongly disagree with PDUs, that is the data point you need and all other questions are moot after that.
Inappropriate	If they're to be allowed, a three foot setback should be required regardless of the window issue.
Appropriate	
Appropriate	

Appropriate	
Inappropriate	Who wants someone looking in your windows? NO ADUs!!!
Inappropriate	What good is a one foot setback? It isn't big enough to allow you maintain the structure. You are in effect demanding that a neighbor of an ADU grant a maintenance easement to the owner of the ADU as otherwise he or she could not paint or maintain that wall of the structure.
Inappropriate	
Inappropriate	When the entire world is operating from a 6 foot social distancing equation, how can you possibly justify a 1 foot or 3 foot setback? This elevates the risk of the pandemic exponentially.
Inappropriate	
Appropriate	
Inappropriate	Setbacks create the character of the zone. Existing setbacks should be maintained, but owners should be able to request a variance for a lesser setback in particular circumstances.
Inappropriate	That is ridiculous - it is right on the property line!
Inappropriate	More setback footage should be the case. Too much crowding under the current proposal.
Appropriate	
Appropriate	
Appropriate	
Inappropriate	This is wrong to have a new living accommodation 1 or 3 feet from property line (with window at 3 feet). Presently, we do not.
Inappropriate	MUCH too close to property line
Inappropriate	What happened to the impact to light and air mentioned in the zoning ordinance. Does that no longer matter?
Appropriate	
Appropriate	
Inappropriate	I wish you had provided physical examples of what these things might look like. I can picture a separate unit at the back of a property, (except in the O&HD) but it shouldn't be near the house itself.
Appropriate	Seems reasonable.
Inappropriate	Too close!
Inappropriate	Basically 2 feet of separation from different structures will be a safety hazard. Fire can jump from structure to structure. Also suburban areas will be so densely populated that noise will become an issue.
Appropriate	Makes sense.
Appropriate	I think it's ok for single-story, but perhaps it should be 3' for both situations if there's a second story?
Inappropriate	Since the current recommendations appear to allow larger ADUs for main dwellings with greater FARs, a 20-foot high windowless wall of an ADU with only a 1-foot setback could be pretty imposing over a neighbor's property!
Appropriate	
Appropriate	
Appropriate	
Appropriate	
Inappropriate	It's too close to neighbors' properties and the Old Town area is already densely populated.
Appropriate	Maintains the boundaries of distance between homes.
Inappropriate	Should be much more if there are going to be people living in the ADU.
Inappropriate	More setback is necessary.
	Not sure about setbacks
Inappropriate	These sound like garage setbacks, not residential setbacks. If the ADU is over an existing garage, the setbacks need to stay where they are. But not for new building.
Inappropriate	Inadequate.
Inappropriate	The small yards in much of Alexandria don't leave room for such dwellings and even three feet is not a lot of room in an already densely populated area. Will there be a height limit? This is very important. Overall: Bad idea.
Appropriate	

Inappropriate	Way too close. There are much more stringent guidelines for current housing
Appropriate	
Inappropriate	There should be a greater setback requirement except where the accessory unit is part of the existing structure.
Inappropriate	Again - we are already crowded. Do not need new neighbors that close to existing homes.
Inappropriate	I do not want people living one foot or three feet from me. If I did, I'd have bought a townhouse or condo.
Appropriate	
Appropriate	
Appropriate	
Appropriate	
Appropriate	
Appropriate	
Inappropriate	We do NOT NEED to add more density (and noise) to Alexandria.
Inappropriate	Seriously!!! You're hellbent on destroying Alexandria. My question is why? Do you care anything about quality of life? Isn't traffic and parking already bad enough? Greenspace is disappearing. Schools are overcrowded. Our infrastructure is failing.
Appropriate	
	Do not allow ADUs.
Appropriate	
Inappropriate	6 feet or more and thats if approved.
Appropriate	This seems fair. That being said, as long as there's enough fire protection/barriers, I think it's probably ok to allow for ADU walls (with no windows) to be built with no setback requirement. It could be helpful to have that extra foot to work with on smaller lots.
Appropriate	I'm not sure I understand setbacks. But ultimately, I seek safety and privacy for everyone.
Appropriate	
Appropriate	Speaks for itself
Inappropriate	1 foot is very close to adjacent properties and ADUs should only be allowed where there is enough space to construct them in a way that does not negatively impact a neighbor.
Appropriate	It might be a good idea to not ruin people's privacy with this. A 1' setback is not much different than a 3' setback... either will ruin people's privacy if there are windows facing into neighbor's backyards. It might be better to somewhat restrict windows on one side facing into neighbor's back yards... allow windows on the other 3 sides of the ADU. This is a famous technique used a lot in early Charleston where they put together row houses, but the one side that faced into neighbor's yards had no windows.
Appropriate	I don't understand.
Appropriate	Privacy, noise
Appropriate	
Appropriate	This setback could be needed to maintain privacy where houses are so close together
Inappropriate	One foot? Ridiculous. I do not approve of ADUs.
Appropriate	
Appropriate	
Appropriate	
Inappropriate	I do not support ADUs. That would be a nasty appearance from the neighbor's yard.
Appropriate	
Inappropriate	The ADU set-back requirements benefit the homeowner to the detriment of surrounding neighbors. A one-foot (or even three-foot) set-back would likely infringe on a neighbors' right to enjoy their property.
Appropriate	
Inappropriate	No setback should be required
Appropriate	
Appropriate	
Appropriate	

Inappropriate	I think there should be some flexibility. If windows face a neighbor's open back yard a one foot setback would work. If the ADU is next a neighbor's living space then three feet would be better.
Appropriate	
Appropriate	
Inappropriate	Not enough
Inappropriate	You are ruining everyone's property values
Inappropriate	The invasion of the neighbor's privacy even at 3 ft is abhorrent.
Inappropriate	To close to dense.
Appropriate	
Inappropriate	Setbacks should be no different than exist currently for the property. When I updated my house I had to maintain a 15 foot setback with all four surrounding neighbors. Now any or all of them could build within 1 foot of my property line? Ridiculous and frankly I will apply for a SUP to expand my existing house and garage to within one foot of the line as a test case for this discriminatory practice.
Inappropriate	
Appropriate	
Inappropriate	This is a joke, right? Why not just allow them to be built any place and even spill over onto neighbor's property. No one who is a neighbor of anyone or anything could have come up with a requirement this stupid.
Inappropriate	minimum 6 ft
Inappropriate	too close to the property lines, what will be a shed and what will be dwelling
Inappropriate	Too much crowding
Appropriate	
	No adus
Inappropriate	Whether it is 1 foot or 3 foot, this seems like an extremely arbitrary requirement. Only do things that make sense. This makes no sense. 1 foot always seems reasonable. Why 3 feet?
Appropriate	Unnecessary.
Inappropriate	If closer than 3 feet, consider allowing high (fire-rated) windows that are designed to admit daylight but still maintain privacy. Because many of the lots in Alexandria are not large (or wide), many will be constrained to use the closer 1 foot setback to make an ADU practical. But a requirement for a windowless expanse of wall facing a neighboring property will not contribute to a pleasant aspect nor promote appealing architectural solutions for ADUs.
	Once again is totally depends on what the configuration of the house and ADU is and also how it relates to the buildings next door. How comfortable would a resident feel about having their windows open with no curtains drawn with another building 1-3 feet away? If you are so close together that curtains must be drawn and windows never open - why have windows? However if this is only a problem on a corner or one short side, it's not that bad. This is not a question which lends itself to yes or no answer.
Appropriate	
Appropriate	I don't know what is appropriate but there should still be some "privacy" for neighbors.
Appropriate	
Inappropriate	3 feet on one side and 3 on another is only 6 feet!
Inappropriate	Setback requirements have no place in this ordinance - urban infill is best accomplished by locals with more detailed knowledge of actual conditions than any staff planner. Eliminate setback requirements entirely.
Appropriate	
Appropriate	
Inappropriate	Three feet with windows is still too close. One foot without windows will create a wall.
Appropriate	Agree with recommendation
Inappropriate	
Inappropriate	I think one foot is sufficient in both cases as long as the windows on a second floor weren't facing an adjacent property line. I think this provision would sufficiently protect neighbors right to privacy especially since they could potentially build a fence to screen their property from the neighboring ADU if desired.
Appropriate	

Appropriate	As long as this is consistent with the Building Code and fire regulations.
Appropriate	
Appropriate	Agree in so far as the 3' set back is the minimum to all firefighters in full gear to access the property. If not, I propose the setback be reduced to that minimum.
Appropriate	As long as 3 feet would allow for egress or a fire fighter in full gear to access the ADU in an emergency, then that is fine.
Appropriate	
Appropriate	This is consistent with what's required for garages and sheds, and should be acceptable for ADUs.
Inappropriate	ADUs are inappropriate!
Appropriate	
Appropriate	I don't have any issue with a 3-foot setback since I always install a privacy fence in my backyard. However, with such a small setback, do property owners still have an expectation of privacy in their own backyards? In other words, is drinking booze in my backyard now going to be considered a violation of the law if I have 1, 2, or 3 ADUs with 3-foot setbacks bordering my property all with people looking through windows watching me drink beer?
Appropriate	
Appropriate	
Inappropriate	Three feet minimum is going to help privacy how? You are diminishing the existing adjacent property owner's rights and expectations.
Inappropriate	Most ADUs will be added in back yards away from other buildings, so only a one foot setback is needed.
Appropriate	This will allow you have more square footage.
Appropriate	The more set back the better. One by us is maybe 3-5 feet with windows and still feels like they are on top of the neighbors. One foot is too little for sure.
Appropriate	
Appropriate	
Appropriate	
Inappropriate	No one wants you to create a heat island.
Appropriate	Privacy issues
Appropriate	
Inappropriate	I think windows can face a neighbor's property if fenced.
Appropriate	
Inappropriate	building side yards should allow 0 setback unless a window is provided. this 1' basically comes unusable and the neighbor's property. it also is a great place for trash and critters to hide and become nuisances.
Appropriate	
Inappropriate	See comment above. I also disagree with the garage setback requirement, but ADUs would create even more problems. The setback requirement needs to be increased drastically.
Appropriate	
Inappropriate	Again, I'm not sure, but these setbacks might result in loss of privacy for people even if windows were three feet away. Perhaps specify no windows in that side of the ADU, or at minimum a screening requirement of plantings or opaque fencing?
Appropriate	
Inappropriate	I am not familiar with typical set back standards, but these set backs do not feel sufficient for aesthetic reasons. Maybe 6 feet?
Appropriate	setbacks are needed, one-foot might be a bit close . . .
Appropriate	If we have to go more than 3 ft, we will be in the middle of our yard with the adu which wouldn't line up with our original 1923 garage or driveway. I understand no windows facing the closest neighbor but PLEASE allow us to build 1 ft off the property line. Otherwise, our garage/adu would not look right or line up with our driveway.
Appropriate	This kind of spacing is important so as not to encroach on neighbors.
Appropriate	
Appropriate	Currently on historic lots there is no side setback. i hope the same will be true for ADUs on those historic lots.
Inappropriate	As long as the ADU is part of an existing structure, I think it should be able to built in alignment with the existing structure (for example, a second story of a garage) regardless of windows.
Inappropriate	To close to property lines
Appropriate	
Appropriate	
Inappropriate	"At Risk" windows should be allowed at a 1 foot setback.

Inappropriate	
Inappropriate	I feel that if a tall fence is in place separating the properties, it should not require 3 feet. A height requirement on the fence could be put in place in order to give homeowners options. Either they place it 3 feet from a property line, or they put up a 8 foot fence in order to allow it within 1 foot of the property line.
Inappropriate	The three feet set back with windows is too much, it should be lower (2'?). More importantly, the definition of windows should be more narrow. It should be allowable that folks could install features that are opaque and do not open, but still allow some light in.
Inappropriate	Way to close to property line
Inappropriate	
Appropriate	
Appropriate	
Appropriate	
Appropriate	Don't want my neighbor staring me in the eye one foot away.
Appropriate	
Appropriate	
Inappropriate	
Inappropriate	The set back should remain at 6 feet from property line.
Inappropriate	Sound travels. I live in a single family home because I don't want to listen to neighbors TV or arguments, or cooking smells.
Appropriate	...unless its someplace like Old Town. Again, allow for circumstances you can't foresee.
Appropriate	
Appropriate	
Appropriate	... with accretions in certain cases.
Appropriate	
Appropriate	
Inappropriate	i think it also matter if structures are "side-by-side." if they are then the setback should be more. also, three feet still isn't enough.
Appropriate	
Appropriate	
Inappropriate	I don't believe ADU's short be permitted.
Inappropriate	Not sure I understand why this needs to be the case. You could potentially preclude people from having enough space to build an ADU. Why can't there be a waiver. What if the neighbor doesn't care? Or what if the neighbor has a huge piece of property and the ADU occupant wouldn't be able to see anything on the neighbor's property besides some lawn or trees? Why preclude an ADU in that case?
Appropriate	I see the benefit in this but What's the definition of a window? Does a row of glass blocks placed toward a ceiling level constitute a window?
Inappropriate	I want a one foot setback for myself, and a three foot setback for my neighbor.
Appropriate	
Inappropriate	Normal setback rules should apply. It's a HOUSE. If I built a primary house this small, I would need more than 1 foot.
Appropriate	These structures will be diminutive, providing privacy to adjacent neighbors without negative effects.
Appropriate	
Appropriate	This is appropriate.
Appropriate	As long as this is consistent for ALL properties (e.g. no additional permitting/hearings required)
Inappropriate	Prefer additional set back - perhaps 5 feet without windows and 10 feet with windows.
Inappropriate	I would like to see a cause stating that any windows facing an adjoining property be at least 3 feet from the property line. In many cases, the 1-foot setback is in place may only apply to a corner of the space of the garage or building that the ADU would be constructed. So- I agree with what is written with the 3 foot to the property line for window placement.
Appropriate	
Appropriate	
Appropriate	I don't have a huge opinion about particular setback lengths.
Appropriate	A setback comparable to a garage is reasonable.
Appropriate	

Appropriate	
Inappropriate	Too close to the property line in either scenario.
Inappropriate	This may be appropriate for new construction, but for existing noncomplying structures that could be converted to ADU's this appears too restrictive. Would an existing garage that is on the side property line need special approval?
Appropriate	I think 3 feet is actually too close as well, but better than 1 foot for sure.
Appropriate	
Inappropriate	What about ADUs already built, but repurposed to ADU use? The ADU might comply with existing zoning, but not proposed ADU regulation. For example, my whole house, including potential ADU basement window, is 2 feet from property line.
Inappropriate	Alexandria's operative City Strategic Plan states "[t]he city has a small-town feel and is committed to sustaining a high quality of life in its urban, suburban and commercial areas." It also states that "the city ensures that new development and infill are compatible with the character of Alexandria's neighborhoods. . . ." Permitting ADUs in SFH zoned neighborhoods and with such small setbacks runs counter to the approved strategic plan.
Inappropriate	This is less setback than we require even for tool sheds! A one-foot setback is outrageous for a beautiful city like Alexandria.
Inappropriate	1-3 feet is absolutely absurd. The becomes a form of urban blight. One example: The spite garage on Monroe Avenue. That did not end well for the innocent adjacent homeowner. Del Ray is not a city center. I have a yard and a home with appropriate setbacks. I do not want a building looming Over the fence 1 foot from my kitchen window or overlooking my garden. If someone puts up a 20 foot building 3 feet form my fence, can I put up a 25 foot fence to block
Inappropriate	Building a new structure 3 feet from the property line, with or without a window, could impact the adjacent property.
Appropriate	
Inappropriate	A one-foot setback of a 20-foot tall building will block sunlight and air flow from adjacent property. A three-foot setback isn't enough to provide a buffer from noise coming through open windows of the ADU. Construction near a property line can and will damage the root structure of existing landscaping, resulting in probable loss of green space and the tree canopy. Setbacks should be larger and new ADU construction should be at or near the center of the builder's property.
Inappropriate	EEK! Too close. Human dwellings need different rules than storage sheds and garages.
Appropriate	
Appropriate	
Inappropriate	Setback needs to be more than one foot to prevent excessive building
Appropriate	seems reasonable
	More setback required at least 4 feet and must have height restriction
Appropriate	
Inappropriate	See my explanation per Question 1. The proposed setbacks are 'way too lenient and crowding. I believe setbacks in my neighborhood now are 8 feet from the property line? That sounds good to me.
Appropriate	
Appropriate	
Inappropriate	A wider setback will allow for maintenance of ADU and landscaping. Minimum of 3 feet should be required so grass can be mowed between ADU and fence and to provide room for repair work if need be.

Staff proposes limiting the height of an ADU to 20 feet, or the height of the main house, whichever is less. In terms of neighborhood compatibility, I think this height limit would be:	Please provide a brief explanation for your response.
Inappropriate	No ADU!
Inappropriate	Again these structures will tower over their neighbours homes. This should be no more that one story or 12 feet max height like a shed
Appropriate	
Inappropriate	My cousin lived in one of these in the SF Bay area. It shaded the neighbor's yard.
Inappropriate	Prefer 30 ft
Appropriate	
Appropriate	
Inappropriate	Structures should be one story
Inappropriate	
Appropriate	
Inappropriate	It should be 6 feet.
Inappropriate	Many additions in Old Town have an extra half story that is not usable space. This could disqualify many potential ADUs unfairly. The limit should be 2 usable stories.
Inappropriate	There's no real reason to have a height limit. People in wealthier neighborhoods may want this to keep the aesthetic of the neighborhood, but what, again, if you had a tall garage and wanted to rent out the upper part, but it happened to be slightly higher than the main house itself? I think this is unnecessary
Appropriate	Tall, skinny ADUs? No.
Inappropriate	these restrictions should be loosened to allow for taller units, particularly if there's a 1-story house with a detached garage. the garage should be allowed to be taller than the home to accommodate an apartment on top.
Inappropriate	I think an ADU should be one floor only and short in stature -- 20 feet seems a bit tall.
Appropriate	
Appropriate	Makes sense.
Inappropriate	500 sq ft and two stories high ... really? Are the Alexandria businesses and hotels onboard?
	I do not support.
Appropriate	Seems appropriate
Appropriate	I do think that there are some existing back portions of properties that are flounders--if the ADU is attached to the main house (ie an apartment in the back portion of the house), I don't think the height restriction is necessary. It seems arbitrary for existing buildings. For detached ADU, especially new construction, I think the height restriction is totally appropriate.
Inappropriate	1 story only
Inappropriate	This regulation would permit two-story buildings, which would overwhelm our neighborhood, restrict natural light, and negatively affect privacy.
Appropriate	
Inappropriate	The increased height limits is allowing remodels that are disproportionate to the surrounding properties and ruining the neighborhood aesthetic. ADUs would only further degrade the neighborhood
Appropriate	
Inappropriate	NO ADUs should be allowed in the City of Alexandria
Appropriate	BUT opposed to ADUs, period so do not count as in favor in any respect.
Inappropriate	Again, it's inappropriate. Especially for homes on small and hilly acreage.
Inappropriate	I disagree with ADUs and refuse to give anything but inappropriate as I do not want an answer misconstrued as supportive of ADUs. The soundness of this survey is faulty, if you strongly disagree with PDUs, that is the data point you need and all other questions are moot after that.
Inappropriate	The proposed height limit is too high and will promote ADUs looming over adjacent properties.
Appropriate	
Appropriate	The ADU is "accessory" so it shouldn't dominate the property.

Inappropriate	There should be a shorter height requirement. Not having a shorter height requirement seems more like a way to circumvent the very intent of an ADU; not build entire 2nd home on the lot.
Appropriate	
Appropriate	HATE this whole idea!!! I have seen this done in Cambridge, MA and it's terrible!!! No one has even a yard for their children to play in!
	We have no opinion on this except if ADU's are allowed in historic districts they must respect the norms of the district..
Inappropriate	Again, I do NOT support ADUs at all. Do not construe my answer above as in any way supporting ADUs.
Inappropriate	This does not account for areas that are not flat, nor where the positioning of existing dwellings has been arranged for highest quality of life.
Inappropriate	
Inappropriate	Why limit height at all?
Appropriate	
Inappropriate	
Appropriate	
Appropriate	
Appropriate	
Inappropriate	Disagree with the 'whichever' is less. If the main house is shorter than the legal maximum, the ADU should be allowed to be as high as the legal maximum even is that is taller than the main house.
Inappropriate	Way too tall....especially when you have it just one or three feet from property line
Appropriate	Certainly don't want anything higher than the main house
Inappropriate	This depends on the situation and neighborhood. Apply a blanket regulation doesn't fit all neighborhoods. 20 feet will impact neighbors access to light and air in their yard.
Appropriate	This seems to allow for unobstructed air space.
	I think a 20' height limit for a detached ADU with a 1' rear and side yard set back is inappropriate in Del Ray.
Inappropriate	Not sure without physical examples
Appropriate	
Appropriate	
Inappropriate	Too high!
Inappropriate	But again, I do not support the ADU initiative.
Inappropriate	I think it should be allowed to be the same height as the existing house
	I think it depends on the lot size. For larger lots (perhaps greater than 8,000 or 10,000) it sounds fine. But a full second story seems inappropriate for smaller lots; consider a story and a half in those situations.
Inappropriate	A 20-foot height might be tolerable with a greater setback than 3 feet; we imagine that represents two stories. Preferable, however, would be a single story, or finished basement plus one above-ground floor.
Appropriate	
Appropriate	
Inappropriate	As long as ALL buildings in the neighborhood have a 20 foot limit (e.g. commercial buildings, multifamily, condominium are limited to 20 feet), that would be appropriate. This regulation, along with some of the others proposed, seem to be straw men appealing to concepts like neighborhood character, accessibility, etc. as being important, but there seems to be no attempt to apply these restrictions to other structures. If these restrictions are important, then I support them, provided that they apply to all other structures and homes --- not just ADUs and the lots that contain them.
Appropriate	
Inappropriate	It will increase housing density and livability in already densely populated neighborhoods.
Appropriate	Don't want the ADU taller than main residence for consideration of surrounding neighbors.
	If this structure is going to be next to the property, farthest away from the main property, it should not become a burden/detriment to the neighborhood property and alter the character of the neighborhood.
Inappropriate	Too massive sight lines.
Inappropriate	Set a concrete height limit
Appropriate	An ADU should not be taller than the main house! It would be like a narrow tower in the back yard. 20 feet is over two floors so that should be enough.

Appropriate	
Inappropriate	20 feet is the approximate equivalent of at least a 2-story residential building. What the City Staff/City Council is proposing is the free reign to build ANOTHER house on a property, with very little building restriction/requirement and very little if any restrictions/oversight for who inhabits these "dwellings".
Appropriate	
Inappropriate	No ADUs!
Appropriate	
Appropriate	
Inappropriate	No adu so no height limitations required
Inappropriate	20 feet is too high.
Appropriate	
Appropriate	
Appropriate	
Appropriate	
Appropriate	
Appropriate	
Inappropriate	NO INCREASED DENSITY
	The whole idea of ADUs would be laughable if you weren't seriously considering it. Please look around you. Schools are overcrowded. Storm drains are inadequate. Public transportation is inadequate. Green space is disappearing.
Appropriate	
	Do not allow ADUs.
Appropriate	
Inappropriate	And an eyesore. Why don't you just start littering school fields and parks with rental liveable pods and call it cosmetically appealing
Appropriate	This is appropriate if this means you can build two floors. I think it's important to allow for two floors, especially on small lots.
Appropriate	See above. I want to know things are safe and private.
Appropriate	
Appropriate	Duh
Appropriate	
Appropriate	Good. Its key to blend these in with both the architectural character of the neighborhood, as well as the scale. This is super important!
Appropriate	It would be terrible for ADU's to tower over other houses.
Inappropriate	Whichever is more allows more ADUs
Appropriate	
Appropriate	Important to keep the character of the neighborhood
Inappropriate	
Appropriate	
Appropriate	
Inappropriate	Should allow higher ADU height than 20 ft up to height of main house, in case a two-story ADU is needed due to lot constraints.
Inappropriate	I do not support ADUs.
Appropriate	
Inappropriate	I disapprove of the ADU proposal in all regards, but if enacted, believe the height should be limited to one-story.
Appropriate	
Appropriate	
Appropriate	
Appropriate	Makes sense.
Appropriate	
Appropriate	

Appropriate	
Inappropriate	We might as well make these nice and livable, no sense forcing short, squat things
Appropriate	
Inappropriate	Stop ruining our city
Inappropriate	ADUs are inappropriate
Inappropriate	This is ridiculous, more density
Appropriate	
Inappropriate	If ADU's are allowed they should be allowed only within the footprint of the existing structure, not as a separate structure.
Inappropriate	Don't allow them!
Appropriate	
Appropriate	It should be zero feet - both above and below ground.
Inappropriate	more more than one story. ADU's by definition are SMALL
Inappropriate	this is a joke correct?
Appropriate	Don't need tall buildings.
Appropriate	
Appropriate	Seems arbitrary, but I can't see why anyone would want or should have a ACCESSORY dwelling unit that is more than accessory (larger than main house).
Inappropriate	
Inappropriate	Because one of the goals is to improve housing diversity and housing affordability, it seems counterproductive to penalize the owners of small homes by constraining their ADU options. If the existing home is less than 20ft, but neighboring homes are substantially taller, the ADU should potentially be allowed up to the 20ft height. Perhaps instead of the height of the main house being used as one limit, it could be an average of height of the main house and the main houses on adjacent properties.
Appropriate	Of course if the main house is much taller than a neighbors house you will then compound the problem of looks down and into your neighbors house.
Appropriate	
Appropriate	Because of their intended purpose and respect for neighbors and neighborhood.
Appropriate	
Inappropriate	Have you seen some of the heights of some of the new houses being built (technically renovations since they are using the original foundations). Please do your research on what is going on in the housing in Alexandria! Drive down Summit road where 4 or 5 huge homes are rebuilt and check out the height.
Inappropriate	Height requirements have no place in this ordinance - urban infill is best accomplished by locals with more detailed knowledge of actual conditions than any staff planner. Eliminate height requirements entirely. Otherwise, change the ordinance to allow for more height - 20 feet or the height of the main structure, whichever is more.
Appropriate	
Appropriate	Makes sense
Appropriate	
Appropriate	Probably, but the devil will be in the details. Since there has been so little input into this entire proposal, citizens need more occasions to listen, to learn, and to speak up.
Appropriate	Agree with recommendation
Inappropriate	
Appropriate	I think this regulation would maintain the neighborhood character and also allow for a second story above an existing garage.
Appropriate	
Appropriate	
Appropriate	
Inappropriate	A 20' restriction limits the structure to either a single story or one with a flat roof. Flat roofs have inherently more problems and are prone to leaking. I prefer a roof height requirement NTE the main structure height.
Appropriate	I don't believe the ADU should be the dominate housing structure. Keeping the height less than the main dwelling keeps it as an accessory.

Appropriate	
Appropriate	This is consistent with what's permitted for garages, and should be acceptable for ADUs.
Inappropriate	I oppose ADUs.
Appropriate	
Inappropriate	I think the height requirement needs to be based on the conditions of surrounding property. For example, one part of my yard is always damp and has moss growing in lieu of grass due to my neighbor's tree blocking the sun. Another part of my yard is dry because it is fully exposed to the sun. If an ADU is added next to my property with the maximum height restriction where my yard is dry, then my whole yard will likely become damp.
Appropriate	
Appropriate	
Inappropriate	This is creating a City Block situation in R-8, R-10, and R-12 zones.
Appropriate	
Appropriate	Helps the design decision
Appropriate	Agree with making it not as tall, secondary structure in appearance.
Appropriate	
Appropriate	
Inappropriate	We don't want additional density.
Appropriate	Seems perfectly fine if it is in keeping with the height of homes in the neighborhood.
Appropriate	
Appropriate	
Appropriate	This is extremely appropriate. An ADU should not be an excuse to further decrease visibility within neighborhoods.
Inappropriate	this height doesn't leave enough room for both a garage and a second floor ADU plus thicknesses for the structure. 22'-24' would be more accommodating.
Appropriate	
Appropriate	
Appropriate	
Appropriate	This makes sense and will not result in inordinately tall ADUs.
Inappropriate	Make sure the land can take additional development and it does not lead to flooding or other problems.
Appropriate	
Appropriate	defer to staff
Appropriate	I don't want people building large adu's. Should be smaller than the house and definitely not taller!
Inappropriate	What is the purpose of that limit? My house has three floors right now. It seems like an odd requirement with no real purpose.
Appropriate	
Inappropriate	20 feet seems a bit short for two stories as the roof peak alone will add several feet. 25 seems more reasonable to allow for architectural consistency where older homes have higher peaked roofs.
Inappropriate	There are many one story homes in Alexandria. Homeowners in some cases may want to build an ADU on top of an existing garage (or just preferable because it is an ADU so homeowners won't want it as part of their home). If it is a single story home, this would preclude the homeowner from building an ADU on top of the garage even if that ADU on top of a garage is still much, much shorter (and overall less square footage) than other two or three story homes on the same block.
Inappropriate	Too high creates visual clutter.
Appropriate	
Appropriate	
Appropriate	
Inappropriate	Oppose in general.
Appropriate	
Appropriate	
Inappropriate	
Inappropriate	

Inappropriate	The problem this creates is it will make it hard to create ADUs above detached garages. Many classic Alexandria homes with large lots are three stories and have space for a detached garage with a full height second floor. Recommend this be modified to 25' or height of the main house, whichever is less.
Appropriate	
Inappropriate	Neighborhood compatibility is a bad goal. People should be able to build what they want.
Appropriate	ADU should not be eye sores.
Appropriate	
Inappropriate	This is biased towards houses in dense communities, like Old Town. I live in Seminary West and have more space. I could build a much bigger space and I'm not impeding views.
Inappropriate	ADU should only be one level.
Appropriate	I sill oppose adding ADUs to existing homes. I have no problem if city council approves using that area for homes with an ADU allowed but with set back.
Inappropriate	And what about roof decks looking down on neighbors? What about shade that will affect existing gardens?
Appropriate	But it totally depends on the neighborhood is in general yes. Why are you asking absolutes?
Appropriate	
Appropriate	
Appropriate	With exceptions for certain existing properties.
Appropriate	
Appropriate	I think this is appropriate because the ADU should not overwhelm the property - it should be accessory, as titled.
Inappropriate	i think it also matter if structures are "side-by-side." also, 20 feet is way too high, aren't these supposed to be "tiny permanent houses?"
Appropriate	
Inappropriate	
Appropriate	
Appropriate	
Appropriate	
Appropriate	
Appropriate	
Inappropriate	I think the height limit should be more flexible--it should be allowed at the same height at the house and eliminate the 20 foot requirement.
Inappropriate	Not a great idea. ADUs are designed to maximize small space and should not be limited by height.
Appropriate	
Inappropriate	Uncertain, as need a better picture of a larger home with a separate 20 foot ADU. This should not overwhelm the single story homes around Alexandria - additional loss of sunlight, skylight.
Appropriate	
Appropriate	
Appropriate	
Appropriate	It may be helpful for residents to understand where the 20 feet number came from - is the idea to keep the height to one story, or two? What if they want to build an ADU loft above a garage, then what is the number there, the garage plus 20 feet or is it 20 feet total including a garage?
Appropriate	
Appropriate	
Appropriate	
Inappropriate	In my neighborhood, that would be far to high to be compatible.
Appropriate	
Appropriate	
Appropriate	
Inappropriate	Depends on where ADU is on the property! And what neighborhood.
Appropriate	

Inappropriate	A 20-foot tall structure is a house, not an ADU. These are supposed to be accessory homes.
Inappropriate	With a 1-3 foot setback, a 20 foot addition would not invade my privacy and ruin my window space on the first floor but in the bedroom windows as well.
Appropriate	
Appropriate	
	This would depend on the slope of the lot. If the ADU were built on a lot with an upward slope, it could easily be higher than the existing structure and still be within either of these requirements.
Inappropriate	One size does not fit all. In some neighborhoods, a two-story building would be appropriate, in many it would not. A two story building just three feet from a neighboring residence, with no parking requirements, rented out as an AirBnB in a dense neighborhood would adversely affect the neighbor's enjoyment, privacy and property value. Getting this right is really hard to do, but it helps to keep the focus in the primary goal.
Appropriate	I believe a slightly higher limit may be appropriate to accommodate some above garage designs.
Appropriate	
Appropriate	
Appropriate	maintains the character of the main house and the neighborhood.
Appropriate	
Appropriate	
	I don't want to see the situation like has happened in the District wherein property owners/developers "pop" the top on rowhouses and built additional floors towering over the neighboring houses. It looks ugly and jumbled, and could create issues of unwelcome shading of other people's yards. I understand there is a desire to add housing in Alexandria, but zoning is zoning, it has long-term consequences, and once done it is not likely to be undone to the liking of the people (like me) who are already here based on how it's been (in my neighborhood's case, for 65 years). Rezone commercial land for denser residential development if you must, post-pandemic there's bound to be less demand for traditional office space.
Appropriate	
Appropriate	
Appropriate	Just make it two stories.
Inappropriate	15 feet seems more appropriate unless it's a unit above a garage.

Staff proposes a maximum size limit based on one-third of the existing house or 750 square feet, whichever is larger. I find this size limit to be:	Please provide a brief explanation for your response.
Inappropriate	
Inappropriate	No ADU!
Inappropriate	What happened to maximum allowable square footage and keeping Alexandria green and permeable
Inappropriate	Smaller than that
Inappropriate	Alexandria is too densely packed for ADUs. The suburban counties need to get rid of their racist zoning practices.
Inappropriate	
Appropriate	
Appropriate	
Inappropriate	Too large
Appropriate	
Appropriate	
Inappropriate	It should be 15 square feet. Yes, 3x5 like the John Mayer song. You know the one that goes "no more 3x5s"
Appropriate	
Inappropriate	This limits adding ADUs in houses that are just two stories, but someone wants to create their basement as an ADU. For example, our house in Alexandria is 1900 sqft, 988 of it is upstairs and 988 is the basement. This would prohibit us from renting out the entire basement for no true reason. We would then have to go out of our way to make sure the ADU was 1/3 the size of the house.
Appropriate	Any larger and it will be too dense.
Inappropriate	this size limit seems appropriate for detached units, but should be reconsidered for units within an existing structure such as a basement apartment. my home, for example, is about 900 sq ft above grade with a 900 sq foot basement (so a single story with a basement, with each being the same area). This limitation would mean that i could not turn my entire basement into an ADU, instead either precluding me from using it this way at all, or requiring me to sub-divide it to create a smaller space to use as the ADU while the remainder remains part of the main residence. This would disincentivize me from converting the basement to an ADU due to the increased cost and hassle of renovation, and would likely do the same for other homeowners with similar structures. i think the size limitation should be increased to allow for 50% of the existing house, if the ADU is part of the existing structure.
Inappropriate	I would make it one quarter or 500 feet, but I hope that lot size would also factor in ...
Appropriate	
Appropriate	Makes sense.
Inappropriate	Whichever is smaller and only one floor if this is forced on current residents. This policy makes adjacent neighbors powerless. Despite the rate of ADUs built in other cities with existing rules, don't follow the herd, respect current residents and there investment in the city!
	I do not support.
Appropriate	Seems appropriate
Appropriate	Again, in existing buildings, i think there could be more flexibility. There are many old structures where the obvious split is front and back, which may not be so easily divided into neat sizes. But for external buildings, the size restriction to 1/3 is absolutely appropriate.
Inappropriate	
Inappropriate	This is far too large. Two-story townhouses in Parkfairfax are 930 square feet (2 bedrooms and 1 bathroom). This is far more space than a single young professional or elderly parent needs. This is a size that accommodates families, and that could have a disastrous affect on local resources (schools, for example).
Appropriate	
Inappropriate	If I had wanted to living in a densely populated, urban environment I chosen to live somewhere else. Our properties values and quality of life will decline.
Appropriate	However, I oppose the whole idea.
Inappropriate	NO ADUs should be allowed in the City of Alexandria
Appropriate	BUT opposed to ADUs, period so do not count as in favor in any respect.
Inappropriate	Same responses as above.

Inappropriate	I disagree with ADUs and refuse to give anything but inappropriate as I do not want an answer misconstrued as supportive of ADUs. The soundness of this survey is faulty, if you strongly disagree with PDUs, that is the data point you need and all other questions are moot after that.
Inappropriate	The limit should be 750 sq. ft., period.
Appropriate	
Appropriate	
Inappropriate	There should be a firm size limit. Providing the option of "whichever is larger" simply leads to inconsistencies and oversize ADU on a lot.
Appropriate	
Appropriate	
Inappropriate	In some areas of the city there are very large houses on very small lots. This reasoning makes no sense. The size of the new ADU must fit in to the lot size as well as the structure size.
Inappropriate	Again, I do NOT support ADUs at all. Do not construe my answer above as in any way supporting ADUs.
Inappropriate	This restriction does not account for peripheral use of the structure.
Inappropriate	
Inappropriate	Why limit size?
Appropriate	
Inappropriate	Again - this has potential for big structures on small lots.
Appropriate	
Inappropriate	Recommend one-third of existing house or 750, whichever is smaller to ensure proper scale with existing structure.
Appropriate	
Inappropriate	750 square feet seems very small for permanent dwellings. I support a larger minimum.
Inappropriate	Too large 1/3 of a number of homes can be quite huge
Inappropriate	One-third of existing houses is MUCH too large
Inappropriate	Overall, I think ADUs are a bad idea for Alexandria where many yards are very small. May be ok for a property that is larger than 1/3 acre.
Appropriate	
	There are instances where this is inappropriate in Del Ray especially if there is a detached accessory garage.
Inappropriate	So if the house is 3000 square feet, 1/3 would be 1000 which is larger than 750. So this is inappropriate
Appropriate	
Inappropriate	This is the size of an addition! There is a reason people move to Alexandria (for quaint small homes and the historic nature).The ADU proposal would negate that reason and turn Alexandria into an Arlington or Montgomery County without the quality schools.
Inappropriate	I do not support the ADU initiative
Inappropriate	Rather than a specific size for all properties, California allows 1200 feet or 50% of the existing residence, whichever is less. This is a more reasoned response based on the specific situation rather than one size fits all.
Inappropriate	I don't think it needs to exceeds 1,000 sqft as a secondary unit; that is equivalent to a comfortable 2-bedroom.
Appropriate	We lived in a 2-story 1080-sq-ft townhouse, and, imagining 750 sq ft as about 1.3 times its footprint, think this is a reasonable limit.
Inappropriate	There should not be a maximum size limit within an existing house, why is not a requirement? Who does it help, especially as we have a shortage of larger rental units within the city?
Inappropriate	
Appropriate	
Inappropriate	
Inappropriate	It's too large for an already densely-packed Old Town area.
Appropriate	This is a reasonable size for a ADU which is not supposed to be another same size home on a lot.
Inappropriate	No more than 500 sq feet
Inappropriate	Too big.
Inappropriate	All ADU's should be the same size.

Appropriate	So much depends on the size of the lot and how big the footprint of the ADU would be. 750 square feet on one level takes up a lot of yard space. On two levels, not so much. Also there is the issue of more impermeable surfaces for more water run-off.
Inappropriate	Too large.
Inappropriate	Too big for the densely populated city of Alexandria and very unfair to neighbor and they are completely unnecessary--show the need for these first. Not a good idea when these dwelling are not subject to laws/codes/OHAD regulations. Inappropriate for everywhere, particularly the OHAD, except Del Ray--they can have as many as they'd like.
Appropriate	
Inappropriate	No ADUs
Appropriate	
Appropriate	
Inappropriate	Too big.
Inappropriate	This is too large and will eliminate too much permeable land, resulting in more flooding in Alexandria.
Inappropriate	750 square feet sounds like a reasonable limit, period. I don't see the need to limit it more for smaller main houses.
Appropriate	
Inappropriate	This seems like it might be quite large. I would be inclined to cap it somewhat smaller - perhaps a quarter of the existing house or 750 sq ft. I also don't think this statement is entirely clear. I assume this is footprint, rather than actual enclosed area? If the main house is 6,000 sq ft in 3 stories, I would not want to allow a single-story 2,000 sq ft ADU. That would cover a huge area.
Appropriate	
Appropriate	
Appropriate	
Inappropriate	NO INCREASED DENSITY
	I do not support ADUs. Alexandria is already overbuilt and green space is disappearing. Storm drains are inadequate. Schools are overcrowded. Our infrastructure is inadequate for the people already living here. We do not need more development.
Appropriate	
	Do not allow ADUs.
Appropriate	
Inappropriate	Why disrupt the aesthetics of a neighborhood.
Inappropriate	I think it should be closer to one-half (instead of one-third). Again, I just worry about small houses on small lots- many houses in places like Arlandria are only around 850(ish) square feet. That would mean that you could only build a 283 square foot ADU- such a small living quarters might not even be allowed by current codes...
Appropriate	Again, see above. Safety and privacy first.
Appropriate	
Appropriate	See #9
Inappropriate	Depends on the size of the lot more than the house. If the lot is very large, why restrict the size of the ADU just because the existing house is small - perhaps that is why they want an ADU in the first place.
Appropriate	sounds good
Appropriate	To avoid overcrowding lots.
Appropriate	Impact on sewage, traffic
Appropriate	
Appropriate	the ADU should be subordinate to the main house so 1/3 smaller size seems appropriate
Inappropriate	
Appropriate	
Appropriate	
Appropriate	
Appropriate	
Inappropriate	I do not support ADUs.
Appropriate	
Inappropriate	I think you can make it larger.

Inappropriate	I would permit larger ADUs
Appropriate	
Appropriate	
Appropriate	
Appropriate	
Appropriate	
Appropriate	
Inappropriate	Should be based on the size of the plot as well, not just the main house
Inappropriate	If there are no yards left, the whole city will flood all the time. The city will become a rundown slum
Inappropriate	ADUs are inappropriate.
Inappropriate	
Inappropriate	
Inappropriate	So a 5,000 sq foot house could have a 1700 sq foot second home on the lot. This isn't an ADU this is just a lot subdivision, which would be the next logical step.
Inappropriate	Don't allow this!
Appropriate	
Inappropriate	It should be 1/1,000,000th of the existing house and 1 square inch,
Inappropriate	also a joke correct? you are trying to destroy the city?
Appropriate	
Appropriate	
Appropriate	I guess you have to draw the line somewhere.
Inappropriate	Why is limiting size important? What will this accomplish? A mcmansion w an1,000 sf basement would be invisible from the street.
Inappropriate	Because one of the goals is to improve housing diversity and housing affordability, it seems counterproductive to penalize the owners of small homes by constraining their ADU options. If the existing home is notably smaller than neighboring homes, the ADU should potentially be allowed up to the 750 square foot limit. Perhaps the limit could be based on the averaged square footage of the main house and the houses on adjacent properties.
Appropriate	Not sure of the typical expansion of a current house when remodeling. If this is roughly the same - then it seems reasonable.
Inappropriate	I have a 1500 square foot basement with a separate entry, so if I wanted to rent out my basement I could not. You might want to address this issue based on the size of the existing house - in other words make the square footage larger if the house is larger, at least for an ADU in the main house.
Appropriate	The dwelling should be relatively small.
Appropriate	
Inappropriate	750 sq ft is another small house.
Inappropriate	Size requirements have no place in this ordinance - urban infill is best accomplished by locals with more detailed knowledge of actual conditions than any staff planner. Eliminate size requirements entirely to better encourage ADU construction.
Appropriate	
Appropriate	
Inappropriate	Again, not sure. But not much is appropriate now without more details on how this will work and what neighborhoods it will effect.
Appropriate	Agree with recommendation
Inappropriate	
Appropriate	It makes sense, larger properties could build larger units that are still accessory to the main dwelling and smaller lots would still be allowed to construct a detached ADU.
Appropriate	
Appropriate	
Appropriate	
Appropriate	That size of ADU is roughly equivalent to a 1 br apt. Which is consistent with the goal of an ADU.
Appropriate	This allows for a spacious one bedroom apartment. The idea is an accessory, not to be a main home.

Appropriate	
Appropriate	It's a reasonable limit that keeps the use accessory to the main dwelling.
Inappropriate	ADUs is a terrible idea.
Appropriate	
Inappropriate	An ADU should not be any larger than a micro-house or 500 ft; otherwise, remove all limits and let everybody just build out their entire yard and let us have no green space at all.
Appropriate	
Appropriate	haven't done the numbers to comment
Inappropriate	With the infill "McMansions" being allowed, that would essentially be sub-dividing a lot. The visual effect would be poor at best.
Appropriate	
Appropriate	
Appropriate	Proportionally smaller makes sense. Don't want too large.
Appropriate	
Inappropriate	I think every situation is different and in some cases, a larger ADU might be appropriate.
Inappropriate	I think they should at least be the size of an apartment for a family so between 1,500-2,000 sq ft
Inappropriate	
	Prsonally, I would feel claustrophobic in such a small space, but it may be perfect for a young person or an older person who wants to be a mininmalist.
Appropriate	
Appropriate	
Appropriate	
Appropriate	I think limiting to an average one bedroom size is good
Appropriate	
Appropriate	
Appropriate	
Inappropriate	If the main house is extraordinarily large and the lot is not proportionally large as well, it could result in too much house on the lot. Perhaps further refine the maximum size.
Inappropriate	Make sure the land can take additional development and it does not lead to flooding or other problems.
Appropriate	
Appropriate	defer to staff
Appropriate	I agree.
Inappropriate	That is a very small dwelling. I think you need at least 1000 sq feet minimum.
Appropriate	
Appropriate	
Inappropriate	Keep what you have, but provide an additional factor - or the same square footage as the garage on top of which it is built
Inappropriate	Sub standard living.
Appropriate	
Appropriate	
Appropriate	
Inappropriate	
Appropriate	
Appropriate	
Inappropriate	
Inappropriate	
Appropriate	
Appropriate	
Inappropriate	Too small!
Appropriate	ADU not intended as second dwelling on a single lot.
Appropriate	

Inappropriate	I have a 2200 sqft house but live on a 24k sqft lot. This SIGNIFICANTLY limits the size and potential of an ADU for me. I think there should be an option that factors the size of the lot and "excess space." For example, I have 8k sqft of excess space that I could utilize (and current zoning for my lot is R20, which prohibits subdividing it). But only 750 sqft is a fraction of the space. Maybe cap size as a % of the available space (say 30%), which enables greater size and is appropriate to the neighborhood.
Inappropriate	Too large. These ADU's will be eye sores.
Appropriate	
Inappropriate	Alexandria already has a flooding problem due to less open space to absorb rain. How can you even consider limiting open space even more? We are supposed to be an Ecco city. How many trees will come down to accommodate this new proposal?
Appropriate	I'd be more in favor of a 750-1000 SF limit in total. You should have given a range for this question instead of the tow you gave. This is a bad question.
Appropriate	
Inappropriate	750 is a bit small to be prohibitive of 2 bedroom units. Why not 1200
Appropriate	
Inappropriate	let the other lot zoning requirements handle this - no need for additional ADU restriction
Appropriate	
Inappropriate	again, aren't these supposed to be "tiny permanent houses?" if a house has 5k sq ft (and yes many do now) then the allowed is 1666.67 sq ft? that's just ridiculous.
Appropriate	
Appropriate	
Inappropriate	I don't believe ADU's short be permitted.
Appropriate	
Appropriate	
Inappropriate	I guess that could eat up my whole back yard.
Appropriate	
Inappropriate	750 square feet is too large. 400 is more appropriate. ADU size should be 400 sq. Feet or one-third primary house, which ever is SMALLER.
Appropriate	
Appropriate	I would actually prefer more flexibility here, maybe depending on lot coverage in the case of a small house and a large lot.
Appropriate	ADUs should be smaller in size, though maybe 1/2 would be better, especially for some of the older single family homes in Alexandria that are of small size.
Appropriate	
Inappropriate	This is too large. My first house in Alexandria was 900 square feet. In my opinion, erecting a 750 square foot ADU in the backyard would be unfair to my neighbors.
Appropriate	
Appropriate	
Appropriate	
Appropriate	I have long lived in one bedroom or studio housing and I'd say, if the idea is to provide housing for 1-2 people, and no more, 750 square feet is enough. You don't need a lot of space. My old Town apartment is 2 rooms and a kitchen. I think sunlight is more important than square footage, but that's just me!
Appropriate	Appropriate, but only for internal ADUs
Appropriate	
Appropriate	
Inappropriate	Depends on the size of the lot.
Inappropriate	This may need more study. It may be an appropriate limit if created within an existing residence, but too large if it is a new separate one-story construction. This is mitigated by number 11, correct?
Appropriate	This may limit my situation, but we want to keep some of the yard space we have in Alexandria or else our flooding situation will get even worse!
Appropriate	
Inappropriate	What if I want to repurpose my entire 900 square foot basement? The way my Basement is set up there's no reasonable way to cut out only 750 square feet. The 750 is ok for restricting building of a new and separate structure.
Inappropriate	
Inappropriate	If you own a McMansion, you could build an ADU on your property that would exceed the size of many of the homes in Del Ray.
Inappropriate	That would indicate a minimum size of about 19x19 feet for a two-story ADU. Nothing micro about that. It would be tantamount to subdividing the lot -- and that should take a lot more than an administrative procedure.
Appropriate	

Inappropriate	It's just not comparable for a home that's 1750sq ft than an "estate" who would just build their own structure and call it whatever they want with no penalty
Inappropriate	There are many large homes in the Seminary Hill area. Allowing a second structure of 1,000 square feet or more is equivalent to unofficially subdividing lots to build more homes which otherwise would be outside building codes.
Inappropriate	Too big. This is sounding more like subdividing lots vs granny pads or converted garages.
Appropriate	
Appropriate	
Appropriate	
Appropriate	Seems an appropriate limit as it is supposed to be an ancillary dwelling.
Inappropriate	Must have exceptions. 1/3 or a 4000 sq home is another full home not an adu. Adus should be no more than one bedroom is by design the are primarily for in law suites
Appropriate	
Inappropriate	I didn't buy into my neighborhood to have it be made more dense.
Appropriate	
Appropriate	
Appropriate	

<p>Staff proposes excluding portions of detached ADUs similar to the way the City currently excludes detached garages and sheds. I find this proposal to be:</p>	<p>Please provide a brief explanation for your response.</p>
Unnecessary	
Unnecessary	No ADU's! These are all false choices!
Unnecessary	You shouldn't be excluding the sheds either.
Unnecessary	
Unnecessary	It must be factored in.
Necessary	
Unnecessary	
Unnecessary	
Unnecessary	
Unnecessary	
Unnecessary	No one knows what this means. Your survey is disingenuous in that you are offering false choices since you're going to do this anyways
Unnecessary	
Unnecessary	
Necessary	Be consistent.
	i don't fully understand what this means or its implications, so no real opinion
Unnecessary	
Necessary	
	Don't know.
Unnecessary	Again, creative folks will come up with work around, be highly restrictive. No exclusions,
	I do not support.
Unnecessary	I don't even know what this means
Unnecessary	I don't think that there should be any reduction in open space for external building additions. ADU are not garages or sheds. The open space regs are there for a reason. I don't understand why adding to the primary home a similar amount off square footage would be subject to the open space reg, but a ADU wouldn't. It is arbitrary and unfair.
Unnecessary	
Unnecessary	This question is unclear. What is being excluded? Excluded from square footage counts? Excluded from tax considerations?
Necessary	
Unnecessary	Unclear question
Necessary	
	NO ADUs should be allowed in the City of Alexandria
Unnecessary	BUT opposed to ADUs, period so do not count as in favor in any respect.
Necessary	
Necessary	I disagree with ADUs and refuse to give anything but inappropriate as I do not want an answer misconstrued as supportive of ADUs. The soundness of this survey is faulty, if you strongly disagree with PDUs, that is the data point you need and all other questions are moot after that.
Necessary	
Necessary	
Necessary	
Necessary	

Necessary	
	not sure
Unnecessary	We have the same objection to this as to the question above. You can't treat all areas of the city the same. Lot size and structure size must be taken into account.
	I have no idea what this means--exclude from what????????????
Unnecessary	What would be excluded - question unclear.
Unnecessary	
Unnecessary	Garages and sheds don't drain community resources. An ADU is a secondary living unit needing all of the city's services, and the owner should pay taxes to cover the extra costs generated by ADUs.
Unnecessary	I don't understand this proposal.
Necessary	
Necessary	
Necessary	
Unnecessary	No....it should count on property's living footage original limitations.
Unnecessary	People don't live in garages or sheds. People would be living in ADUs and it should meet same set-back requirements as required for additions
Unnecessary	ADUs are not a good fit for urban settings with tiny yards.
Necessary	This prevents excess density on a single property
	I feel any portion of a detached ADU should be included in the FAR.
Necessary	The rules should be as stringent as possible to maintain the character of already dense neighborhoods.
Necessary	
Unnecessary	The question is not complete. It says "excludes", but does not specify from what. If I had not read the proposal closely, I would not know what it was referring too. This question is not formed well for the survey and responses should be taken lightly. Most people will not realize that you are talking about excluding ADUs from total sq footage of house; thereby excluded from taxes and city income.
Unnecessary	
Necessary	ADUs are appraised this way when a property is bought/sold. It makes sense to recognized them the same way.
Necessary	Seems fair.
Necessary	Some policy needs to be explicit.
Necessary	Look very carefully at the impact on tear downs. Ideally, an ADU policy should reduce the number of teardowns like Seattle has evaluated.
Unnecessary	
Unnecessary	
Necessary	
Necessary	It's working that way now so keep the policy.
Necessary	
Unnecessary	Not clear what this would mean.
Unnecessary	For those of us not familiar with exclusions, what exactly are you proposing to exclude?
Necessary	Frankly, I'm not sure what excludes means and there isn't a category for not sure.
Unnecessary	Allows larger structures which I oppose.
Unnecessary	Just another way to add more "houses" w/o being subject to laws/regulations of traditional Single Family homes and to destroy single family zoning. Horrible idea.
Necessary	
Unnecessary	
Unnecessary	The ADU is a dwelling unit and should not be excluded.
Unnecessary	No need to count if not permitted.

Necessary	Detached appurtenances will likely remove additional permeable land, exacerbating Alexandria's flooding problem.
	No opinion.
Necessary	
	It is not clear what this means.
Necessary	
	I'm not sure what this question is asking.
Necessary	
Unnecessary	NO INCREASED DENSITY
	I do not support ADUs! Alexandria is already overbuilt, infrastructure is inadequate and green space is disappearing.
	Do not allow ADUs.
Necessary	
Unnecessary	Destruction of city by transients and greed
Necessary	Totally agree. This would make ADUs much easier to build on small lots.
Unnecessary	Again, we need to provide homes and offer additional income to people while providing safety and privacy to renters/neighbors.
Unnecessary	
Necessary	It would encourage ADU construction
Necessary	
Necessary	not exactly what this means
Necessary	It would encourage safe construction.
Necessary	
Necessary	
Necessary	i have no objection to the treatment
Necessary	I have no idea what this question means. 12. I do not want ANY ADUs.
Necessary	
Unnecessary	
Necessary	
	I do not support ADUs.
Necessary	
Unnecessary	
Necessary	
Necessary	
Necessary	
Necessary	
Necessary	
Necessary	
Necessary	
Necessary	
	Survey assumes I find ADUs appropriate, which I don't.
Necessary	
Unnecessary	This question needs to be clarified, or have link to the appropriate page of the code.
Unnecessary	Please, do not allow more dwellings
Necessary	

Unnecessary	The whole idea is unnecessary
Unnecessary	
Necessary	
Unnecessary	This is a confusing question - exclude from what? Total finished SF for assessment purposes? If there is finished squarefootage that is being used for housing, perhaps it should be taxed.
	Badly written question!. Do you mean exclude square ft calculation from floor area ratios?
Unnecessary	It would be helpful to understand the impact of this more closely. It does seem that this could potentially create a scenario where lots become packed wall to wall, with a large home, plus an ADU, plus onsite surface parking. It would help to have visuals of what the maximum development on a typical lot might end up looking like.
	So this means on one property you could have one house, one ADU and 2 or more detached garages and 2 of more sheds? A bit extreme. I think there should be limitations.
Unnecessary	We don't want new structures popping up everywhere in back yards.
Necessary	No real thoughts
	Don't understand this.
	Living spaces are different than sheds!
Necessary	This is only necessary to the extent that existing zoning regulations require it. I would prefer that zoning regulations that tie square footage to lot size be eliminated entirely. Urban infill is so critical in Alexandria that we must reform zoning law to encourage it or else spiral further into our housing unaffordability crisis.
Necessary	
Necessary	But this does not answer questions such as amount of open space taken, or preserved. amount of actual building on the premises.
Necessary	Agree with recommendation
Necessary	
Necessary	Super!
Necessary	
Necessary	Any exclusion should be well documented in the plans to track how exclusions are given and for neighbors who might complain. While I understand that Staff is recommending that the ADUs are no more than what residents are allowed to build with garages and sheds, I think the ADUs should be related more as new residences than detached sheds.
Necessary	
Necessary	Without the exclusion, the ADUs would be smaller and less comfortable.
Necessary	If a homeowner does not have a garage in lieu of an ADU, I find that allowing the ADU to be excluded the way a garage is to be appropriate.
Necessary	If the ADUs are too small, people won't want to live in them.
Unnecessary	Not sure. Need more information about the rationale for the exclusions.
Unnecessary	Do NOT saddle us with ADUs!
Necessary	
Necessary	I do not know enough about this to comment, but it seems to me that new laws may require new processes.
Necessary	
Necessary	
Unnecessary	FOR QUESTION 12: Your selections are incomplete and therefore misleading.
Necessary	
Necessary	Necessary to give the homeowner more options in design.
Unnecessary	Don't feel strongly
Necessary	
Necessary	The FAR restrictions can be quite limiting and the ADUs need to be big enough to be desirable living spaces so I support excluding portions of detached ADUs from the FAR calculation.
Unnecessary	It's different from a garage or a shed, someone is living in it
Necessary	
	I have no comment either way.

Necessary	
Necessary	
	I don't understand what is being excluded here.
Necessary	I believe all of ADUs should be excluded because they are providing necessary housing affordability in our community.
Necessary	
Necessary	
Necessary	
Unnecessary	Could lead to larger than desirable ADUs.
Unnecessary	
Necessary	
Necessary	might preclude a lot of potential ADUs without the exclusion
Necessary	
Unnecessary	I would and will want to know why?
Unnecessary	in theory, someone will live in the ADU, so I think they should be treated like homes, not garages/sheds.
	I don't understand this question. I need more information about how the city currently excludes detached garages and sheds. Excluding them from what?
Necessary	I selected necessary but I'm forced to select a response but this isn't clear - excludes portions of detached ADUs from what?
Unnecessary	Need tax revenue , off set for loss of permeable land and green space.
	I don't understand the question.
Necessary	
Unnecessary	
Unnecessary	
Necessary	I do not know enough to say one way or the other. I would need more clarity on this!
	I don't understand this and explanation in the draft guidance is confusing.
Unnecessary	
Unnecessary	
Necessary	
Unnecessary	
Unnecessary	What is the intent?
Necessary	
Necessary	
Unnecessary	All structures should be included. What about green space and storm water?
Necessary	
Necessary	There are sheds and there are 3 car garages. What part of an ADU doesn't count?
Necessary	
Necessary	
Necessary	
	Excluded from what? Poorly worded question.
Necessary	
Necessary	I agree they should be excluded like detached garages.
Unnecessary	meaning, i do find it necessary. meaning, not excluded. assuming you mean excluding from FAR et al type ratios?
Necessary	Excluding from what?
Necessary	The ADU should be excluded from FAR up to 750 square feet. This is important for increasing affordable housing in Alexandria.
	I don't believe ADU's short be permitted.
Necessary	I don't really understand what this means. If it just doesn't count a porch on an ADU as part of the 750 square feet, that's fine.

Necessary	This point is confusing. Let's say recommendation #6 allows me to build 750 sq feet. Then #7 says there's an exclusion of 350 ft if my property is greater than 2500 sq feet. Does that mean I can build up to 1100 sq ft?
Necessary	Actually, I don't know what this means, but you didn't give me another option.
Necessary	
Unnecessary	No square footage of an ADU should be excludable.
Necessary	Many lots are maxed out on FAR and should not be kept from constructing an ADU when they could construct a detached garage.
Necessary	I don't understand the question.
Necessary	This question is confusing and I'm not sure how to respond.
Necessary	
Unnecessary	The City needs tax revenue. If it is going to allow ADUs, the person creating the detached ADU should not get an exclusion.
Necessary	
Necessary	
Necessary	
Unnecessary	But what if you wanted to build a loft above a garage, that wouldn't be allowed? Or taking a garage and renovating it so it's habitable? Maybe I'm not understanding the question.
	I don't know how the city currently excludes detached garages and sheds, so have no opinion.
Necessary	the floor area restrictions in most areas would make it difficult for almost any lot to add an ADU
Necessary	
Necessary	I think exclusions may be necessary, but the language describing size limit and FAR limit obviously are related. Number 10 and 11 need to be further studied and the language simplified.
Necessary	UNLESS the main homesite is too large for the lot already...
	I'm not sure I understand the question, but just in case, the ADU should be included in the taxable value of property
Necessary	However, this could lead to a loop hole. A builder hits the max FAR, and adds 750 square feet as an ADU. I like it! But not sure it's fair.
Necessary	
Unnecessary	What possibly could be the reason for excluding an ADU? Who does this and why?
Unnecessary	
	I do not understand this recommendation. Is it the square footage that is being excluded? More detailed explanations of what this means with graphic examples would be helpful.
Unnecessary	
	Additional explanation of this proposal is required. The example given seems to be missing words, making it difficult to understand for those not well-versed in exclusions to this section of the zoning law.
Unnecessary	Living quarters are very different from garages and storage.
Necessary	
Necessary	
Necessary	Seems reasonable
Unnecessary	
Necessary	
Necessary	I'm not sure I understand this item. Did I miss something in the recommendations? Excluding portions from WHAT? What are detached garages and sheds excluded from?
Unnecessary	
Necessary	
Necessary	

A new detached ADU
One within or above an existing detached garage or other structure
A new detached ADU
One within an existing house (basement apartment, etc.)
A new detached ADU
A new detached ADU
One within an existing house (basement apartment, etc.)
One within an existing house (basement apartment, etc.)
A new detached ADU
A new detached ADU
One within an existing house (basement apartment, etc.)
One within an existing house (basement apartment, etc.)
One within an existing house (basement apartment, etc.)
One within or above an existing detached garage or other structure
One within an existing house (basement apartment, etc.)
One within an existing house (basement apartment, etc.)
One within or above an existing detached garage or other structure
One within an existing house (basement apartment, etc.)
One within or above an existing detached garage or other structure
One within an existing house (basement apartment, etc.)
One within an existing house (basement apartment, etc.)
One within an existing house (basement apartment, etc.)
One within an existing house (basement apartment, etc.)
One within or above an existing detached garage or other structure

I'm not interested in constructing an ADU
A new detached ADU
One within or above an existing detached garage or other structure
One within or above an existing detached garage or other structure
A new detached ADU
One within an existing house (basement apartment, etc.)
I'm not interested in constructing an ADU
A new detached ADU
I'm not interested in constructing an ADU
I'm not interested in constructing an ADU
A new detached ADU
I'm not interested in constructing an ADU
A new detached ADU
One within an existing house (basement apartment, etc.)
One within or above an existing detached garage or other structure
A new detached ADU
A new detached ADU
A new detached ADU
I'm not interested in constructing an ADU
One within an existing house (basement apartment, etc.)
A new detached ADU
A new detached ADU
One within an existing house (basement apartment, etc.)
One within or above an existing detached garage or other structure
I'm not interested in constructing an ADU
One within an existing house (basement apartment, etc.)
One within or above an existing detached garage or other structure
One within an existing house (basement apartment, etc.)
I'm not interested in constructing an ADU
A new detached ADU
One within or above an existing detached garage or other structure
One within or above an existing detached garage or other structure
A new detached ADU
One within or above an existing detached garage or other structure
A new detached ADU
One within or above an existing detached garage or other structure
One within an existing house (basement apartment, etc.)
A new detached ADU
A new detached ADU
A new detached ADU
I'm not interested in constructing an ADU
A new detached ADU
One within or above an existing detached garage or other structure
I'm not interested in constructing an ADU
I'm not interested in constructing an ADU
One within or above an existing detached garage or other structure
A new detached ADU
I'm not interested in constructing an ADU
I'm not interested in constructing an ADU
One within or above an existing detached garage or other structure
I'm not interested in constructing an ADU
I'm not interested in constructing an ADU
One within or above an existing detached garage or other structure
One within an existing house (basement apartment, etc.)
One within or above an existing detached garage or other structure
I'm not interested in constructing an ADU
I'm not interested in constructing an ADU
One within or above an existing detached garage or other structure
I'm not interested in constructing an ADU
A new detached ADU
A new detached ADU
A new detached ADU
A new detached ADU
I'm not interested in constructing an ADU
A new detached ADU
A new detached ADU
A new detached ADU
I'm not interested in constructing an ADU
One within or above an existing detached garage or other structure

A new detached ADU
I'm not interested in constructing an ADU
One within or above an existing detached garage or other structure
I'm not interested in constructing an ADU
A new detached ADU
A new detached ADU
I'm not interested in constructing an ADU
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A new detached ADU
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I'm not interested in constructing an ADU
One within or above an existing detached garage or other structure
I'm not interested in constructing an ADU
One within an existing house (basement apartment, etc.)
One within an existing house (basement apartment, etc.)
A new detached ADU
One within an existing house (basement apartment, etc.)
I'm not interested in constructing an ADU
I'm not interested in constructing an ADU
One within an existing house (basement apartment, etc.)
I'm not interested in constructing an ADU
I'm not interested in constructing an ADU
A new detached ADU
One within an existing house (basement apartment, etc.)

Please provide any other comments or questions here.

This is an absurd idea!!!

Changing the amount of buildable square footage impacts the neighborhoods especially in close in communities like DelRay and OldTown. Do it in the neighborhoods with wide roads and TONS of parking

#12 is the worst question. I'm not comfortable with any ADUs in my neighborhood. I think the city worded the question that way so they could later say that citizens support this insane idea.

12 is a false choice unless you include none of the above as a choice.

This move would support economic growth in Old Town as it gives more families greater access to the city's many attractions.

I think trying to make the implementation of ADUs as efficient and easy as possible will allow for more affordable housing in Alexandria

There will be unintended consequences. I don't think the city will be able to handle them.

for question 12, i would actually be comfortable with ANY of these! i hope any form ends up being allowed, for the good of the City!

This survey assumes this is a done deal... consider delaying to get more citizen feedback by neighborhood and allow resident to chose the ADU rule set from city options to include "no ADUs"

I do not support ADUs. This was a poorly written survey since the majority of questions assumes one supports an ADU.

I think that, especially in old town, where I am a resident, many of the regs, especially the BAR, are onerous for all of the wrong reasons. But gutting those regs to allow unfettered building and dividing all over old town in particular, would have unfortunate consequences. Within existing single, non-detached structures is one thing and I am in favor of. Building of allowing in detached, existing structures, I am not.

Do not approve.

This will disproportionately affect lower income neighborhoods and further disrupt the quality of life of residents in parts of the city already dealing with inconsiderate renters from nearby apartment complexes. Lower performing schools will be even more crowded, stretching resources and further hindering schools' progress. The claim that this plan will increase affordability for lower income homeowners is disingenuous and will ultimately hurt these neighborhoods.

Once upon a time I chose Alexandria over Arlington because of density and multiple families living on a single property. I am astonished at the city's greed and blind drive to "affordable housing" at the expense of residents who have invested in a very different Alexandria.

This proposed policy slices into the heart of Alexandria's well-known reputation as a wonderful place to live, raise families, and create strong and lasting friendships. You will ruin this reputation with this policy!

Was there ANY appreciable CONSTITUENT interest in any such initiative? Seems driven by special or external interests or simply by the Mayor & Council.

If a family wants a family member to move in with them, it's their prerogative if arrangements are made WIITHIN the existing house. If City is looking for low rentals for people, then it's incumbent on the City planners to allow for apartments to be built for families instead of the high rentals and exclusive apartment buildings. How will additional buildings on property be taxed? Will the homeowner who agrees to build an additional building on existing property be advised of the tax revenue that will be attached to the property/homeowner?

I disagree with ADUs and refuse to give anything but inappropriate as I do not want an answer misconstrued as supportive of ADUs. The soundness of this survey is faulty, if you strongly disagree with PDUs, that is the data point you need and all other questions are moot after that.

This is a great idea.

All homeowners in the city should have an opportunity to make this kind of investment.

We do not approve any form of ADUs in this neighborhood,

I think ADUs are a bad policy. If the impetus is to provide for more affordable housing. I would suggest the City look to the root cause of home pricing. I would further suggest you look at the tremendous amount of exactions placed on developers. Contrary to the City's belief, those costs, e.g. extra lighting, giving up a unit to the City for affordable housing, public access easements, wayfinding signs on private property, requiring homes to be constructed in brick based on civic group demand are all costs that the developer passes on to homeowners which raises the price of the home. Upon sale, that inflated price becomes the comparable for other properties. ADU is not the solution here.

Do NOT do this!!!

The City Staff has proceeded with too much haste and too little oversight on this matter. Even this questionnaire has flaws. Please do not adopt a proposal that will give rise to massive unintended consequences. If you would like to talk to us further about this you may reach us at XXXXX. Thank you for considering our views.

Again, I do NOT support ADUs at all. Do not construe my answers above as in any way supporting ADUs.

Why is the city doing this? With all of the construction of apartments and high rises, why are no efforts to address unused space, rather than existing neighborhoods, being taken? Who is responsible for such incompetent budgeting and decision-making? Why is there vacant housing, and more being constructed, and yet the city is implementing dwelling changes in neighborhoods that don't need or want them? Just one example of incompetency is the decision to put bike lanes on King Street Old Town - look at the vacant stores and explain how bicyclists are supposed to carry multiple shopping bags on their bikes. This same flawed mindset appears to be driving all of the decisions made in this area, including ADUs - shameful.

ADUs are not needed in an already condensed area.

In 12, option should have included choice of "Not comfortable with any." And there should not be the permission to have AirBnBs in the ADUs in residential neighborhoods, and that can even go up to 1 foot away from property line.

Why do you not provide an option for Q12: I would not be comfortable with ANY ADU options in my neighborhood???

I'm very disappointed that the city is considering this. It's just another way to over-densify the city, and exacerbate flooding issues. Will the city charge those with ADUS more for trash collection and water runoff fees? What happens to property taxes for those with ADUS? The city needs a notification and approval process where neighbors get a say if it is going to be one foot off the property line.

Very concerned about changes to the character of some of our beautiful neighborhoods. Certainly agree with the need for affordable housing, but not sure this is not more than just providing people with the opportunity to run Air B&Bs. You need to define "Neighborhoods of Opportunity" as being in walking distance of a Metro.

Basement ADUs seem like a very good solution in established neighborhoods.

Detached ADUs should not be allowed. They are too big and close to property lines on very small plots of land. The city is proposing the Taylor run project to control for erosion and runoff, but this proposal would increase impervious surface area; thereby increasing runoff and erosion. This seems not smart. Alexandria calls itself an Eco-city, but this doesn't align with that designation. The ADU proposal seems like an effort to add affordable housing, but is going about it in a backhanded way. It seems like the council is forcing this on the homeowners when the council couldn't make it happen in other ways. ADUs are the wrong solution for affordable housing in Alexandria. Alexandria is not the right place. We don't want to be overrun with buildings and people. Your traffic calming measures point to a goal of a livable community. The ADU proposal doesn't seem to fit that narrative.

Why does question 12 exclude the response that no ADU is preferred? There should have been an option to select NONE.

I appreciate that the city is moving forward with allowing ADUs, however, I'd like to see them allowed in a responsible way so as to maintain order and standards in the neighborhood. I would also like to see the city allow larger units for larger existing residents.

Thanks for looking into this!

The city provides public financing (grants and loans) to developers to build affordable housing. Will such financing be available to individual homeowners to construct ADUs if they agree to a deed restriction that provides a commensurate period of affordability?

Obtaining the permits for the ADU will provide the City the opportunity to maintain a structure in keeping with the original intent of the ADU.
If I needed an ADU for a family member or caretaker, and if I could afford to construct one, I would dig out my basement.
There is no mention of BAR review in the historic districts. This is a must for any ADU. Also, neighbors should be notified in advance and be able to object.
Alexandria is among the denest cities ib the nation. We don't need to find ways to increase our population.
This proposal needs to be reviewed thoroughly in a public process prior to proposing/voting on any more development/zoning changes in the City. As it is now, COA is becoming unlivable.
Many of these questions assume that there will be ADUs. I'm against the idea unless they are within the existing house and have adequate parking.
Why does the survey ask for a zip code but there is no place to write it in?
I live across the street from a house full of re test with no HK Eisner presence. Rowdy, messy, and disrespectful. More of these types of housefuls is an insult to my choice to live in Alexandria.
Question 12 should be worded not "most comfortable with" but "least intolerable." I would not be comfortable with any ADUs.
I do NOT want more density, people crowding into spaces meant for many less people, more vehicles, pollution, trash, noise.....
Are you familiar with the phrase "quality of life"? If you think encouraging more development in Alexandria is a good idea, you need to watch the movie Soylent Green.
Do not allow ADUs. They will increase density. They will increase parking needs. The proposal will allow reduction of open/green space and will allow an increase to impermeable ground. They will negatively impact already stressed infrastructure, including storm water drainage. The policy will allow developers to over-develop open lots and potentially increase demolition of existing houses to allow construction of larger houses with larger ADUs. There are too many negatives. Do not allow ADUs.
On question 12 I'd be comfortable with all choices
Greed greed greed and its sad mentality
Keep up the good work! Alexandria needs ADUs!
this is a great idea
Question 12 should allow choice for multiple answers. I would be fine with all three options.
This is a great initiative, congratulations to the city for being progressive with this. Be sure to do a good job on the first round, so you don't create an anti-ADU movement among angry residents.
I think any of these options would be fine.
More options for ADUs while keeping the style of the neighborhood and affordable units in mind
i do not have room for a detached ADU but they offer all sorts of interesting uses
This entire survey is skewed towards getting certain answers.
Overall, this is a great proposal to expand housing options in Alexandria!
I do not support ADUs. It would take many hours visiting to present all of my comments.
I encourage city staff and elected officials to take a conservative approach to allowing ADUs. It's hard to put the genie back in the bottle if very liberal policies are put in place to the detriment of neighborhoods and surrounding neighbors.

I think this whole proposal is a poor way to solve a pressing problem.
We just need to radically increase density where we can and support a transit-connected safe-street city. ADUs can start with the density, but also needs to support the others.
Alexandria is not and never has been a one size fits all kind of community. For those who want or don't mind sprawl and crowding and walk or bike they have Old Town and some communities. For those who want single family neighborhood living with some separation and open spaces and easy vehicle access, we have that. Don't ruin the charm of the city with this kind of bad idea which has been shown to be problematic nationwide where implemented. You do do at risk of losing residents to municipalities that actually listen to and work with constituents
This is a terrible proposal. You are ruining our city.
This survey is skewed to a forgone conclusion. Not a balanced offering.
Question 12 is complete bullshit, where is the ability to oppose them all together.
ADU's in Alexandria are a solution in search of a problem, a certain reduction in green space, a drain on already failing infrastructure, and will have a negative impact on overall quality of life in our city. They should not be permitted, at a minimum, until the city makes the infrastructure investments and repairs that have been deferred for years.
Please stop the madness in this city! Housing is being built on any available space. We will soon have no green spaces, no parking and increased population in our already over capacity schools.
I just find this whole idea to be preposterous and a threat to the quality of life in mine and other neighborhoods. And the fact that on question 13 you did not even offer as a legitimate response "no ADU" says to me that, like many city initiatives, you are not listening to your constituents who pay the bills. Shame on you.
you people want to destroy the city, you will have plumbing issues, contractors, crime, filth, landlord tenet disputes, school overcrowding, parking nightmares, why in a pandemic do you want to add more people to our city
All questions after number one assume I'm for ADU's! Just a bad idea all the way around!!!!
Finally.
This is an admirable and necessary effort to improve housing diversity and affordability in Alexandria. Thank you for undertaking the process with careful consideration and community input!
I think the term "family" as allowed to live in an ADU should have a max number of people. This is an area that has great potential to be abused that may create too dense of a population in the area/neighborhood. I feel strongly that there should be a max number that is enforced and a definition of who qualified as "family". By this I mean a nuclear family. Parent(s) and children who can live in an ADU together. This is not a reference to the relationship of the people living in the main house.
ADUs are not the way to go in Alexandria. Too little space!
We should learn from other jurisdictions that have implemented this. We should not overly restrict ADUs.
On Question 12, I would be fine with all options - that question was not listed
I am surprised that no reference was made as to staff proposals that the construction of an ADU be permitted without a public hearing before an appropriate body. If I understand it correctly (a real question given the lack of guidance from the city), one will be able to receive the permit to build an ADU from staff, to be followed by appropriate permits, etc. from the city. There is no provision that I am aware of for public hearings before any city board where neighbors and others can be heard.

After going through a series of family medical crises the last two years and seeing first hand what is needed when 24/7 care is required, we have been trying to figure out whether we can safely age in place in our home of 32 years or need to make the very hard decision to move. Being able to build an ADU now and know that we have a place for a caregiver that is close enough to help us, but provides the privacy we and they would need, is a significant factor in allowing us to stay in our beautiful Alexandria home

I am glad that Alexandria is working to allow ADU within the City. They are a great tool for affordable housing.

Why are mobile tiny homes excluded from this proposal?? Alexandria will be behind. So many cities are already amending their ordinances to include mobile tiny homes.

For Q12 I am comfortable with all of the options as some may not be suitable for a particular property but suitable for others. I would choose to build an ADU above a garage b/c I would like to have a garage and an ADU and that would work best for our property.

I find that any of the ADU types mentioned in questions 12 and 13 are appropriate; I don't agree with limiting the type. Perhaps someone doesn't have basement space or putting an ADU above the garage exceeds height restrictions. I would do one above a garage merely to have a garage which we currently do not. Building a garage is not a good investment for us unless we can also have an ADU.

Thank you for moving this forward! We are hopeful this proposal will be adopted.

This is an important first step to providing more inclusionary zoning of the single family neighborhoods in our city. We can't stop at permitting ADUs and need to continue working to provide additional housing options across the city.

Find some other way to increase the coffers! This concept stinks!!!

I am concerned about new ADUs being constructed in yards. The back of my yard gently slopes to my neighbor's backyard. If my neighbor were allowed to construct an ADU, water might start back flowing to my property. What considerations will be taken into account for properties like mine or where constructing a new ADU might impact drainage on an adjacent property? An ADU is new structure that was previously not allowed, so the standard of how an ADU may impact a neighbor's property should be high.

I oppose ADUs for any short term rentals. If the objective is to increase the housing supply, this is not achieved by then turning these ADUs into hotels. I support a owner occupied (no trusts) residency requirement to prevent homes from becoming investment property. If the objective is to increase the housing supply, this is not achieved by enabling homes to be investments, by out of town owners, inheritors, and firms.

This is a continued chipping away at SF detached residences, and the Zoning Ordinance. This will NOT solve any of the affordable housing issues, it will destroy the motivation of many of the existing homeowners to live in the City. This has not worked in Minneapolis, and it will not work here.

I strongly support the development of an ADU policy in order to help provide additional housing in our community, and for the same reason support additional density in our community.

There are some single family homes with long-standing (many decades) separate units in the structure (eg basements). Not sure how that factors in - would they not be able to also build an ADU?

We live close to the King Street metro and would be excited to build a new ADU in 2021.

For #13 I would like to see detached and within an existing structure or basement level or above a garage. Other proposal comments: Rec #1: Can a garage space be converted into an ADU? Rec #2: Defining "one family" in quantity or relationship would be more useful. Also explain what common ownership means for both the home owner and person/family residing in ADU. Rec #3: What is the time frame in which the request for a permit be submitted from the time of build (so long long may it take from request to permit)? Rec #4: Can you define "short-term" rental?

We know exactly what you are trying to do. It is clear that you are trying to get rid of single family housing. This policy is the first step in your playbook. Who do you think you are trying to fool? Do not destroy the fabric which is Alexandria and cster to the developers.

Were I living in a county with more open spaces and less density, then I'd construct a separate ADU, but since I live in a dense community, were I to construct an ADU, it wold have to be in the lowere level of my home with a separate entrance.

I applaud the City for its forward thinking. With property values skyrocketing, without ADUs, the City will not be able to maintain the diversity that makes it special.

What will the process for approving ADUs be?

I'm in favor of all the options in Q.12 - ADU within an existing house, or within/above a detached structure or a new structure. Q.13 I am very interested in any ADU that would allow me to use my property as fully as possible.

Because I live in a town house community where we own only our patios individually, not the common grounds, in-house is the only feasible way. But in more suburban neighborhoods with larger lots, I favor detached ADUs.
For questions #13 and #14, I am equally comfortable with all of those options. The type I would consider constructing depends very much on what type of house I am living in. I think a new house addition that includes an ADU should be an option as well.
thank you for the opportunity to provide comments
Please pass these measures asap. I think having ADUs will allow more people to think about having that as an option and maybe do less stupidly big additions on their house. Well, we can only hope.
I think this is a great opportunity (ADU's) for homeowners to increase their property value and maintain the existing quaintness of the city. Good proposal.
for ?12, I'm comfortable with all 3 but the survey didn't let me choose all 3, same with ?13. Perhaps this policy isn't the place, but i'd like to make sure that any ADU gives the city the same tax benefits as any other privately owned home. i currently have a grandfathered site for a garage in the historic district and would like to build a new garage on the grandfathered site and include an ADU as a second story. i hope this will not in any way be precluded by the guidelines. i am unclear from the ADU policy recommendations what the impact of historic guidelines will be.
I am glad the city is considering this!
I Support any of the proposed ADU's.
This survey is skewed and not designed to elicit accurate responses. It presumes the ADU to be a accomplished fact.
Thanks for your work on this! I think it would be a great addition to the neighborhood.
I do not understand the FAR exclusions. Generally, I support the city expanding ADUs. I believe there should be especially generous allowances for those accommodating seniors/grandparents.
These surveys you produce are so bad. City staff should be ashamed 13 how about add none of the above
Let people build!
I believe the original intent of an ADU was to help in the care of the elderly or those disadvantaged, not to generate an income. by building a second dwelling on owner's one lot property.
Recommend options for people who can build larger spaces and have more space, but are inhibited by overly restrictive zoning laws that limit subdivisions.
I have a mother in law suite (where my mother lived for 11 years). But I have always been aware that renting it requires respect for the impact upon my neighborhood- especially parking.
Alexandria City Council has never met a developer it didn't agree with. This is another example of that.
I hope this produces some useful information because its not a very well written survey.
I hope this effort is successful.
This is a pretty poorly worded survey all in all.
Question 12 - all answers are equally acceptable, not just the one selected. Awkward question design on that one.
I'd be comfortable with any kind of ADU in my neighborhood and I hope the city allows them city-wide.
you are just going to do whatever it is that you want to do anyway. good luck!
ADUs are critical to solving the affordable housing crisis. I applaud the city for undertaking these efforts, but I'm disappointed the proposal does not got far enough in encouraging the development of affordable ADUs. I encourage the City to consider specifically encouraging affordable ADUs as follows: 1. Allow a second ADU provided that it is rented for 80% or lower median income 2. Exclude any affordably rented ADU (80% or lower median income) from the tax assessment for the property. The prospect of increasing property taxes discourages—or makes it financially infeasible—for owners to offer an ADU at an affordable (80% or lower) rent.
I don't believe ADU's short be permitted.

Do not approve ADUs.
I didn't answer questions 12 and 13 because you should have the ability to check all that apply. I would be comfortable with any of the options, and didn't want to choose just one.
Overall good survey. The only item not addressed is how to deal with plumbing / electrical. Should ADUs be required to have their own or can they run off of the main home?
I am for having ADU's in homes or attached as well as detached new structures and in/above existing structures such as garages and workshops.
ADUs could make all the difference between a middle-class person living here and not being able to live here. This would have a big impact on my ability to continue to live in Alexandria, my favorite place in VA!
I would like the city to articulate clearly its objectives in permitting ADUs This would help in evaluating the proposed policy.
I generally support the concept of ADU's, but am not comfortable with the policy outline as drafted. In addition I am unclear what uses will be permitted for an ADU. Fort example, can an ADU be used for a home office?
Question 12 doesn't allow for all of the above. I'm very pro ADU and think property owners with adequate space should be allowed to construct whatever type or ADU works best for their property. We need more affordable housing options and we need to not go overboard on policy restrictions, end of story!
Alexandria has a lot of regs for building garages behind houses. The ADU rule seems to provide more allowance than the garage rule. Should you look at greater allowances with garage rule, neighborhood tailored of course.
This proposal needs more study. What will be the impact on our infrastructure? On our traffic? On our city's budget for services? On our local hotels? There is no reason to rush this policy through in the midst of a pandemic when residents can not attend meetings. The City's Strategic Plan lists as a "Key Indicator" to achieve by 2022, maintaining "the percentage of residents with a positive view of the overall quality of new development in Alexandria at or above 2016's 64%." Before approving ADUs or any other policy which increases density, surveys should be done to ascertain whether this target is being met. Thank you for your consideration of my views.
Why does this survey keep referring to "staff proposes?" Does the Planning Commission not have jurisdiction over the P&Z staff, and would they not approve these concepts before they are sent out for citizen input?
"Staff" seems to be doing all they can to make this happen and without regard to the interests of proximate neighbors. This is being presented as some sort of value-added feature for the homeowners who do this without acknowledging the impact to those who choose not to. When I watched the consultant's video it became quickly apparent that she was an advocate for this and not a neutral advisor. Every reason not to do it was dismissed as being not important, unfair to non-residents, or not likely to happen. This kind of bias is reflected in the staff's proposal. This goes so squarely at the heart of the concept of neighborhood that I intend to oppose it where I can and frankly vote against any council member who supports it. None of this serves me as a resident and neither apparently do they
- Recommendation #2 mandates owner occupancy of one unit, while Recommendation #4 envisages the possibility of the owner unit being rented. These proposals are opposites. What is the true proposal? - What is the definition of "one family" in Recommendation #2? Given the limited size of the ADU, a specific maximum number of related persons should be included in the proposal.
I'm assuming that zoning, BAR and building code guidelines, reviews and regulations would be applied. If not, please address.
I think the proposals should also address open space requirements and whether any exceptions will be made for ADUs.
We have been considering building a detached garage, we would build add an ADU to the second floor as additional work and living space.
Similar to how new parking measures must be approved by signatures of a percentage of neighbors in a street anyone wishing to build a detached adu should receive approval signatures from 60 or 70 percent of neighbors within that block

I'm sympathetic to the need for housing, but not wild about ADUs because I feel Alexandria is already fairly densely populated, so not happy about making more open neighborhoods less so. That said, I am less opposed to co-locating residential structures on what has heretofore been school properties when schools are renovated. I live close to Arlandria and just saw the plans to put in housing where the old Safeway was, that's the sort of rezoning of commercial property to residential use that I would rather see.

The City has more to take care of than bother with this stupid ADU proposal. How about fix Holmes Run Park and trails, repair schools, get rid of the stupid scooters that litter the streets and stop trying to bring more people into a City where the infrastrctre will not support extra residents???. Also, aren't we supposed to be in a "pandemic" and just having more density will cause more of a spread???. (Look at NYC!)

Worried about absentee landlords, renting both properties