

15 November 2025

Mayor Gaskins, Vice Mayor Bagley, and members of Council,

As the Alexandria leadership team for YIMBYS of Northern Virginia, we are excited to see four housing developments on today's docket, as well as Coordinated Development District amendments to enable a forthcoming development, and we ask you to vote yes on all of them. Together, these developments will add **854** desperately needed new homes to Alexandria.

Docket item 5, 1625 Prince St, will convert the upper floors of an office building close to the King St Metro station to 85 homes. We would like to note that you are once again being asked to approve a parking reduction for homes within a quarter mile of a Metro station. As the staff report notes, the location is a 3-4 minute walk from the station and has a walk score of 98. Legalizing parking flexibility will help homes in locations like this, where residents can choose whether or not they'd like to have a car, to be built more quickly to meet our city's needs.

Docket item 11, Braddock West, will add 180 new homes across the street from the Metro station, including 14 committed affordable homes. In addition to adding much-needed homes and retail space near transit, the development will benefit its neighbors by significantly improving stormwater management and adding a new mid-block crossing to the station.

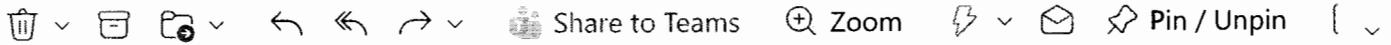
Docket item 13, 2051 Jamieson Avenue, will convert an underutilized office building to 187 homes, including 17 committed affordable homes, providing more opportunities to live close to both the Eisenhower Avenue and King Street Metro stations. We'd like to note that this development required amendments to the 1990 Carlyle SUP to allow residential use and additional height at this site. We'd ask you to consider changes to the current SUP-based block-by-block land use restrictions for Carlyle to allow more flexibility for the neighborhood to change over time as it matures.

Docket item 14, 4880 Mark Center Drive, will build **402** homes adjacent to the Mark Center, the Del Pepper Building, the transit center, and a future West End Transitway stop. We'd like to note that this development also requires a parking reduction, despite its location next to a transit center and major workplaces. The development will benefit the community by improving sidewalks and allowing for a pedestrian entrance to the Winkler Preserve along Mark Center Drive if NOVA Parks chooses to add one.

Docket item 15 will amend the Small Area Plan and Coordinated Development District for Potomac Yard to legalize 561 more homes than the plan allowed previously, plus additional flexibility for residential density. We appreciate the city revisiting the land use plan surrounding our newest Metro station to reflect that there is a much greater demand for homes than there is for offices.

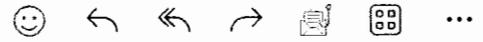
We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Peter Sutherland, Stephanie Elms and Yasir Nagi  
YIMBYS of Northern Virginia Alexandria leads



[EXTERNAL]Vote Yes on Items 5, 11, 13, 14, and 15

PC Peter Carlson <peter.d.carlson@gmail.com>  
To: CouncilComment@alexandriava.gov



Tue 11/11/2025 1:57 PM

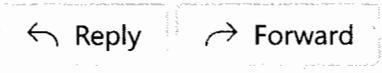
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Mayor Gaskins and Members of Council:

Alexandria remains deep in an affordability crisis driven by our shortage of homes, especially near transit. Today you can help address that crisis by advancing multiple projects near metro and planned BRT. Please vote yes on the following docket items: 5, 11, 13, 14, and 15.

Thank you.

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Outlook

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11-15-25

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**[EXTERNAL]Fwd: Item 15 on 11.15 City Council hearing agenda: amendments to the master plan, zoning text and development district plan for Potomac Yard**

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**From** Clea Benson <cleabensonpyhoa@gmail.com>**Date** Thu 11/13/2025 5:20 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

1 attachment (1 MB)

PYHOA .pdf;

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**To the City Council and Staff,**

We are writing regarding item 15 on the docket for the Nov. 15<sup>th</sup> City Council hearing, the amendments to the master plan, zoning text and development district plan for Potomac Yard listed as file 26-0428.

We represent the Potomac Yard Homeowners Association, the master HOA for the 725 condominiums and townhomes that were built during earlier phases of development in Potomac Yard. We understand that the new townhouse development proposed for Landbay H will be the only owned residential development in Potomac Yard that is not part of our HOA. Because of that, we are writing to request that the parcel of open space in front of Alexandria Fire Station 209, currently owned and maintained by our HOA, be transferred to the new HOA once it is up and running. The parcel, on Main Line Blvd. between Seaton Ave. and Maskell St., is contiguous to the proposed development. It is not connected to any part of our community. We have attached a PDF map labeled PYHOA to illustrate that.

As you can see on page 25 of the DSUP for the fire station parcel (Landbay G), our HOA's responsibility for this open space parcel was created in 2007, a time when city planners believed that there would be one master HOA for all of the owned housing in Potomac Yard. The document says the 9,100 square-foot parcel will become the responsibility of "a subsequent homeowners association," but does not specify ours. In fact, we didn't realize we owned this land until the City called us this year about an electrical outage at the site.

Our HOA is currently handling many other responsibilities that were created during the initial phases of planning and development in Potomac Yard. We maintain two tot lots, the small park on Nelson St. near Main Line Blvd., Conoy Park on Main Line and the open space at the Dylan on Swann Ave., in addition to other small open spaces throughout the community. We have voluntarily entered into an agreement with the City to provide supplemental maintenance at the public finger parks on Custis, Swann and Howell, which run through the heart of our community. In addition, our HOA serves as the manager for the stormwater management system that all building owners in Potomac Yard pay into. Our managing agent is responsible for, among other things, maintaining the pond adjacent to the Potomac Yard Metro station, even though the site is blocks away from our development.

It may have made sense for the Potomac Yard HOA also to be responsible for the firehouse open space parcel back when the City envisioned that the contiguous residential development would be part of our HOA. But if the City wishes to change the original plan and allow the new development to form its own

HOA, then it no longer makes sense to ask homeowners who don't live near that parcel to bear the expense of maintaining it when there will be a new development that is right next door.

We are of course willing to continue owning and maintaining the parcel until the new development and HOA are up and running. We also have some additional concerns about the initial proposal for ingress and egress for the townhouse development on narrow side streets. We would be happy to discuss this further at any time and look forward to providing feedback as the development process continues to move forward.

Thank you very much for considering this proposal.

Sincerely,

Clea Benson, Board President, Potomac Yard Homeowners Association

Shelley McCabe, Board Vice President, Potomac Yard Homeowners Association

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