



City of Alexandria

Potomac Yard

Landbays G & H

DSUP #2025-10023 (Mixed-Use Building)

DSUP #2025-10024 (Affordable Building)

DSUP #2025-10025 (Townhouses)

Planning Commission

December 2, 2025



Agenda



1. Summary
2. Project Locations
3. Land Use Requests
4. Mixed-Use Residential Building
5. Affordable Housing Building
6. Townhouses
7. Highlights
8. Benefits
9. Community
10. Recommendation



Summary

Request

Approve three Development applications and associated requests

Action

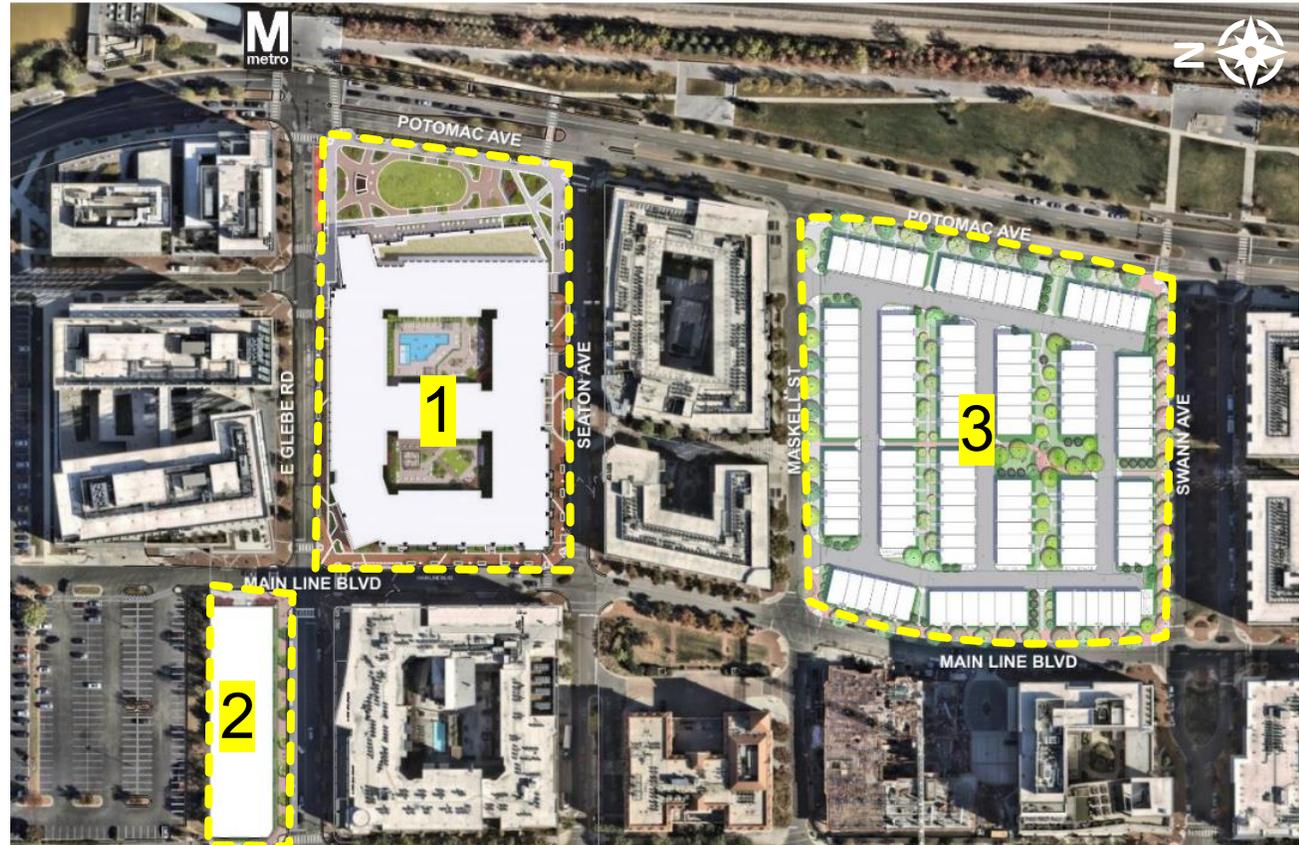
Planning Commission recommendation of approval

Key Elements

Diversity of Housing near Metro Station

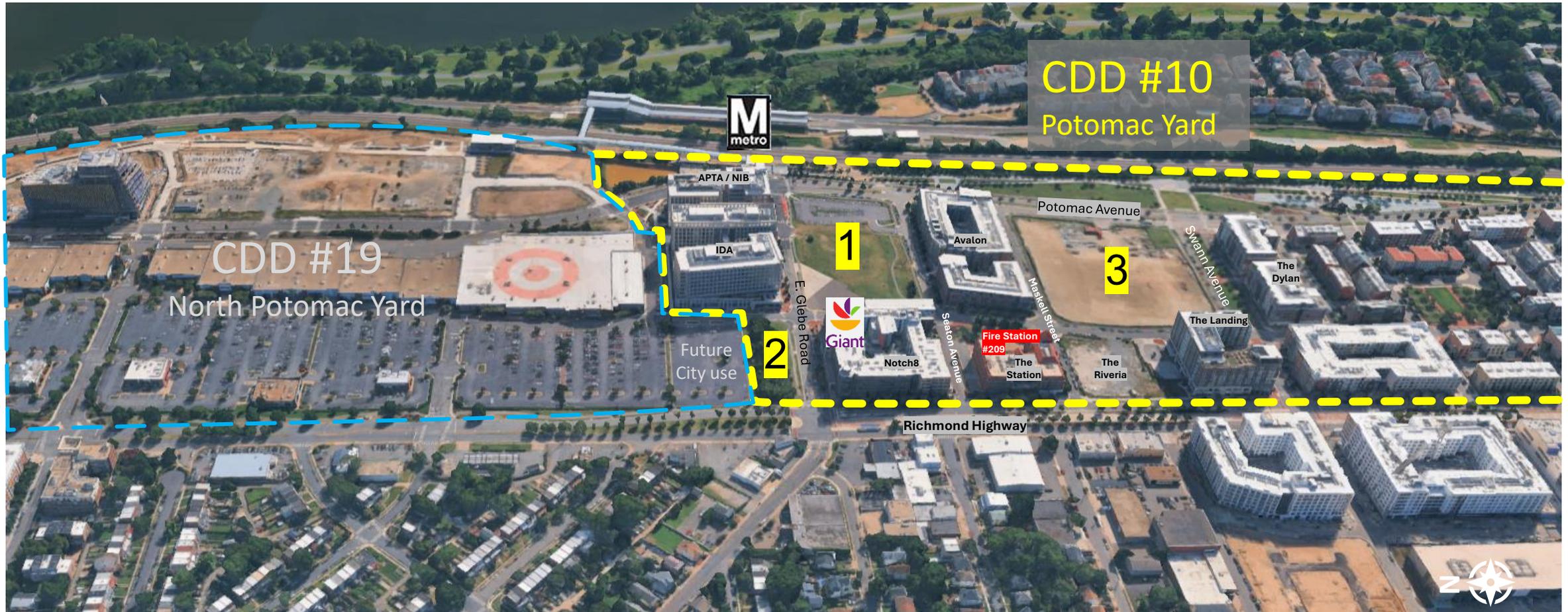
New, all-affordable housing building

Realization of Town Green, Retail and Open Space





Project Location



Potomac Yard, Landbays G & H
Development Approvals



Land Use Requests

1. Mixed-Use Residential Building

- **DSUP** and site plan for 432-unit residential building with ground floor retail
- **SUPs** for reduction of parking and an additional mechanical penthouse
- **Encroachment** for balconies
- **Modification** for height-to-setback ratio requirement

2. Affordable Housing Building

- **DSUP** and site plan for 88-unit residential building
- **SUP** for reduction of parking
- **Modifications** to height-to-setback ratio and canopy coverage requirement

3. Townhouses

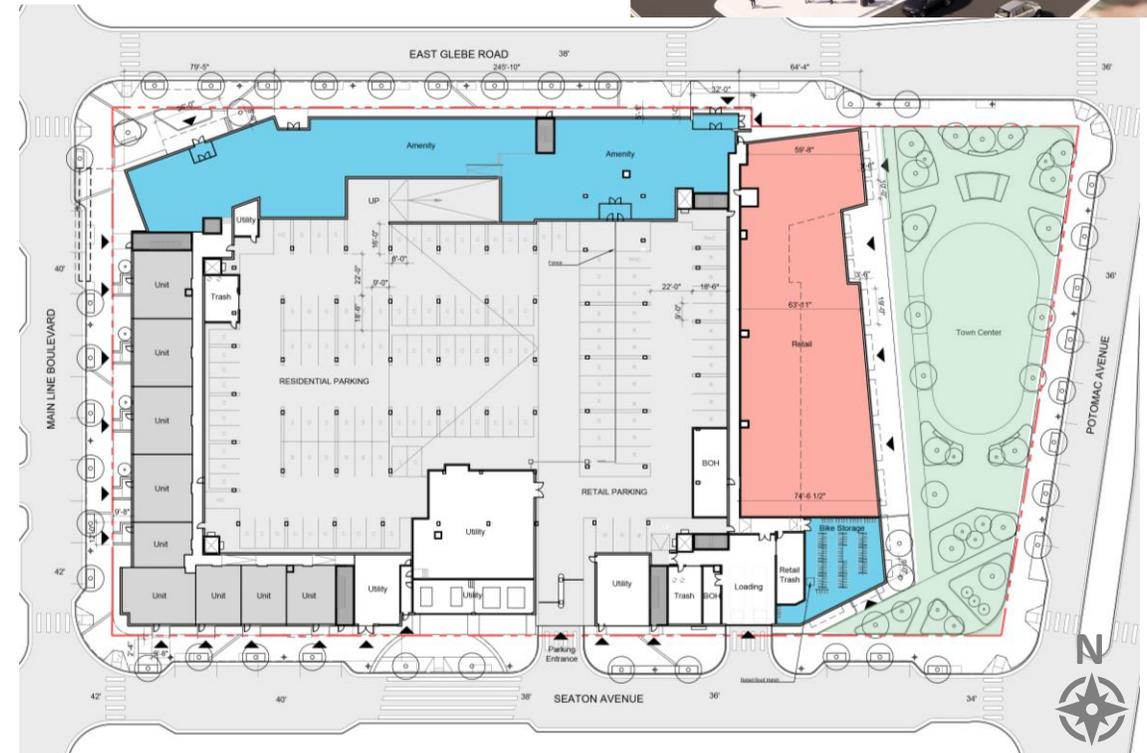
- **DSUP** and site plan for 120 townhouses
- **SUP** for lots without frontage



1. Mixed-Use Residential Building

Landbay G, Blocks B + E

- Mixed-use residential building with 432 units
- Parking: 281 space above-grade garage (SUP to reduce from 412 spaces)
- 13,000 SF of ground-floor retail
- Open space: 34,036 SF (25%)
 - 20,000 SF Town Green
- Canopy cover: 25.5% provided

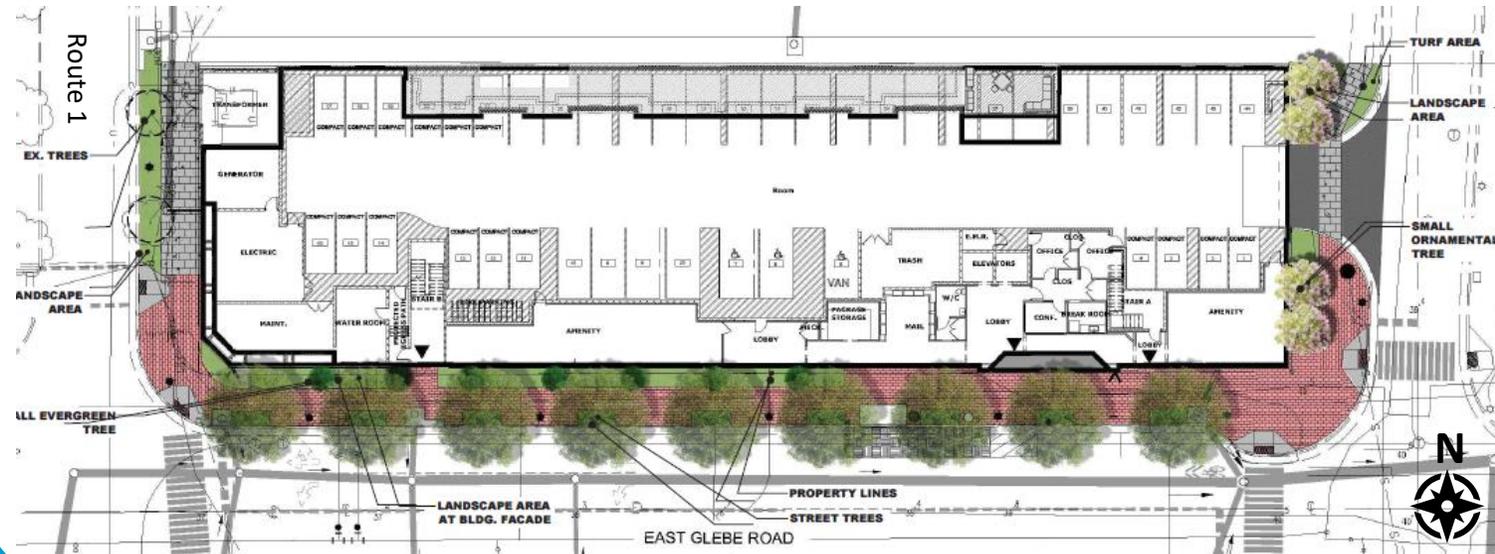




2. Affordable Housing Building

Landbay G, Block G

- 88-unit Affordable housing building
- 44 parking spaces in ground-level garage (SUP to reduce from 67 spaces)
- Open Space: 279 SF on terrace
- Canopy cover: none provided (\$11,950 in-lieu contribution)
- No City funding involved





3. Townhouses

Landbay H

- 120 townhouses; 16- and 20-ft wide
- 2-car, rear-entry garages per unit
- Open Space: 46,703 SF (25%)
 - 11,000 SF publicly accessible open space
 - Central publicly accessible north-south walkway
- Canopy cover: 25% provided





Highlights

1. Mixed-Use Residential Building

- **Stormwater:** 61% more phosphorus removed than required
- **Transportation:** Improved streetscape and expanded Capital Bikeshare station
- **Schools:** 13 students

2. Affordable Housing Building

- **Stormwater:** 5% more phosphorus removed than required
- **Transportation:** Improved bus stop and streetscape
- **Schools:** 53 students

3. Townhouses

- **Stormwater:** 151% more phosphorus removed than required
- **Transportation:** Improved streetscape
- **Schools:** 14 students



Benefits

- All-affordable building with family-sized units
- Activated Town Green adjacent to retail and near Metro Station
- Capital bikeshare contributions (combined \$87,000)
- Public art for Mixed-Use Building and Townhouse Open Space
- Compliance with the Green Building Policy



Community

Meetings	Date	Public Attendees
Meetings with various stakeholders	Nov. – Dec. 2024	Unknown
Applicant Community Meeting #1	Dec. 16, 2024	57
Meeting with Del Ray Citizens Associations	Jan. 8, 2025	Unknown
PYDAC Meeting #1	Jan. 15, 2025	2
Potomac Yard Civic Association	Jan. 15, 2025	Unknown
Lynnhaven Civic Association	Feb. 3, 2025	Unknown
Applicant Community Meeting #2	May 7, 2025	20
Applicant Community Meeting #3	June 16, 2025	28
PYDAC Meeting #2	July 16, 2025	2
PYDAC Meeting #3	Aug. 27, 2025	4
P&Z Bi-Monthly Community Update (virtual)	Sep. 2, 2025	51
Applicant Community Meeting #4	Sep. 24, 2025	16
Potomac Yard Civic Association Meeting	Sep. 29, 2025	Unknown
PYDAC Meeting #4	Oct. 8, 2025	0
AHAAC Meeting – Preview	Oct. 15, 2025	7
Parks and Recreation Commission Meeting	Oct. 16, 2025	0
P&Z Bi-Monthly Community Update (virtual)	Oct. 30, 2025	17
AHAAC Meeting	Nov. 6, 2025	0

Potomac Yard, Landbays G & H Development Approvals

AHAAC = Alexandria Housing Affordability Advisory Committee
 PYDAC = Potomac Yard Design Advisory Committee



Staff supports recommendation of approval for:

1. DSUP #2025-10023 for Mixed-Use Building
2. DSUP #2025-10024 for Affordable Building
3. DSUP #2025-10025 for Townhouses

