



2 June 2026

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYS of Northern Virginia, we are excited to see an office-to-residential conversion and two subdivisions on today's docket, that together will add six homes to Alexandria.

Docket item 5, 1010 and 1020 Princess and 331 North Henry, will convert an underutilized office building to much-needed housing, and we hope you will vote yes. However, it was striking that the staff report noted that the applicant initially proposed to convert the building to 11 homes instead of 4. According to the report, the original proposal was denied because it would have required a parking reduction and a full open space reduction. While the new SUP process for office-to-residential conversions was intended to streamline the process for developments like this one, we believe that the policy would benefit from a review if office-to-residential conversions are still subject to open space requirements that did not apply to the original office use. Cutting the number of homes in a conversion of an existing building by nearly 2/3 so that residents can have rooftop decks is not good policy during our housing affordability emergency, especially in Old Town, where future residents can simply step outside their door and enjoy the city. Additionally, we look forward to the implementation of the state legislation to reduce parking mandates for developments like this one within a half mile of a mass transit station. We hope you will take the opportunity to go further and remove Alexandria's parking mandates entirely. Developments like this one, within walking distance of a Metro station, should not have the number of homes reduced due to mandates to store cars that many residents will not need.

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 more economically productive, environmentally friendly, and socially connected today and for generations to come.

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