



7 April 2026

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYS of Northern Virginia, we are excited to see three significant housing developments on today's docket, and we ask you to vote yes on all of them. Together, these developments will add **212** desperately needed new homes to Alexandria.

Docket item 4, the Elbert Avenue extension, will redevelop a 1940s affordable apartment building with new homes for existing residents, as well as 63 net new homes. This will more than triple the number of desperately needed deeply affordable homes at the Elbert Avenue Apartments.

Docket item 7, Eisenhower Pointe Phase 2, will redevelop an underutilized 1980s office park into 117 homes. This development, along with others nearby, will help to turn Eisenhower West from a place that you drive through into a thriving neighborhood like others that make Alexandria a great place to live. The development will benefit its neighbors with publicly accessible open space as well as significant streetscape improvements. We'd like to note that a Special Use Permit is required to build housing within 1,000 feet of Eisenhower Avenue. We are not aware of a similar requirement for any other street in Alexandria. Since the Eisenhower West and Eisenhower East Small Area Plans both rightly plan for many new homes, we hope you will remove this requirement to make it easier to welcome more neighbors to Eisenhower Avenue.

Docket item 8, 300 North Lee and 333 North Fairfax, will replace 1960s and 70s office buildings with 32 homes, including two large family-sized committed affordable homes in Old Town. The development will benefit its neighbors with a pocket park and improved sidewalks. We'd like to note that many recent townhouse developments, including both of the ones on today's docket, have required a Special Use Permit for lots without frontage on a public street. This is because it's common, as in these developments, for some townhouses to have frontage on a central courtyard, while a private alley provides garage access. We hope you will consider changing this requirement from an SUP requiring Council approval to a staff approval or a modification, to make it easier to build this style of neighborhood with shared open space that neighbors can enjoy.

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