

[EXTERNAL]Planning Commission Vote

From Ian Smith <gm.smithir@gmail.com>
Date Tue 12/2/2025 11:51 AM
To PlanComm <PlanComm@alexandriava.gov>

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Hello,

My name is Ian Smith and I am a resident of Alexandria. I am writing in support of the following docket items for today's meeting:

Docket item 8, the zoning text amendments for commercial uses, we enthusiastically support the proposed amendments to expand the ground-floor commercial uses in medium and high-density residential zones to match the mixed-use zones. This change will allow more Alexandrians to have convenient access to businesses in their neighborhoods, and it may also make it more feasible to build homes in those zones.

Docket item 9, Old Towne West, will redevelop an aging affordable housing community in southwest Old Town to more than quadruple the number of committed affordable homes, from 34 to 145.

Docket item 10, Potomac Yard bays G and H, will add 640 homes by our newest Metro station - 432 homes in a mixed-use building across from the station, 88 homes in a committed affordable building, and 120 townhouses that will be smaller than other townhouses in the Potomac Yard area, adding a new housing option to the neighborhood. We're excited to see 640 more homes with access to Metro and a walkable neighborhood, rather than the previous plan to primarily build offices on these parcels.

Thank you!

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Docket Item #8
December 2, 2025
ZTA #2025-00007



2 December 2025

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYS of Northern Virginia, we are excited to see two significant housing developments on today's docket, in addition to a zoning text amendment that will allow mixed-use housing in more of our city, and we ask you to vote yes on all of them. Together, these developments will add **751** desperately needed new homes to Alexandria.

In docket item 8, the zoning text amendments for commercial uses, we enthusiastically support the proposed amendments to expand the ground-floor commercial uses in medium and high-density residential zones. This change will allow more Alexandrians to have convenient access to businesses in their neighborhoods, and it may also make it more feasible to build homes in those zones. This is an important change, and we hope you will go further to simplify our zones to reduce the need for rezoning approvals to build housing.

Docket item 9, Old Towne West, will redevelop an aging affordable housing community in southwest Old Town to more than quadruple the number of committed affordable homes, from 34 to 145. The development will provide more opportunities for Alexandrians to live among the transportation, amenity and job opportunities of Old Town. The development will also benefit both residents and neighbors by improving Wilkes Street Park with a play area and gathering spaces, and improving the sidewalks.

Docket item 10, Potomac Yard bays G and H, will add 640 homes by our newest Metro station, including 88 committed affordable homes. We're excited to see 640 more homes with access to Metro and a walkable neighborhood, rather than the previous plan to primarily build offices on these parcels. The development will also benefit its neighbors with a new publicly accessible park and an expanded Capital Bikeshare station. We would like to point out that, once again, a development across the street from a Metro station must request a parking reduction. We hope you will work to legalize parking flexibility to make it easier to build homes in places like this, where residents can choose whether or not they'd like to have a car.

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