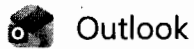


5, 7, 18
4-18-26



[EXTERNAL]Comments for Saturday's hearing

From Phoebe Coy <phoebeacoy@gmail.com>

Date Tue 4/14/2026 6:55 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

Cc Alex Goyette <alexmgoyette@gmail.com>; Peter Sutherland <p.w.sutherland17@gmail.com>; Stephanie Elms <stephanie.elms@gmail.com>; Yasir Nagi <yasirnagi@gmail.com>; YIMBYs of Northern Virginia <hello@yimbysofnova.org>

1 attachment (63 KB)

YIMBYs_18_Apr_Council_Comment.pdf;

Good evening,

YIMBYs of Northern Virginia would like to submit the attached comments for Saturday's hearing. The comments cover docket items 5, 7 and 18.

Thank you,
Phoebe Coy

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18
4-18-26

EISENHOWER PARTNERSHIP

March 23, 2026

Paul Stoddard, Director
Alexandria Department of Planning and Zoning
301 King Street, Suite 2100
Alexandria, VA 22314

Re: Eisenhower Pointe Phase II Redevelopment (4701 to 4801 Eisenhower Avenue)
Tri Pointe Homes

Dear Mr. Stoddard,

The Eisenhower Partnership heard from the development team for the 4701-4801 Redevelopment Project ("the Project") by Tri Pointe Homes at our January 16, 2026 Board Meeting. The Eisenhower Partnership advocates for a future focused community built with economically vibrant, high-density, walkable neighborhoods that offer a strong sense of place. This project meets all those goals through its incorporation of the following:

1. Increased home ownership residential opportunities in the Eisenhower West neighborhood with 117 proposed new homes with a variety of building types (traditional townhomes and back-to-back units);
2. Complement existing Eisenhower Pointe Phase I townhomes and future Victory Center residential redevelopment, which will bring a sense of community to this area of the neighborhood to the west;
3. Enhanced streetscape through Eisenhower Avenue improvements, to include a 12-foot shared use path and relocation of an existing bus stop;
4. Implementation of the street grid envisioned in the Eisenhower West Small Area Plan;
5. New public and private open space with approximately 43,000 square-feet of open space at corner of Eisenhower Avenue and new Public Street A, and an open lawn with landscaped internal pathways for residents;
6. High quality architecture along Eisenhower Avenue and new public street; and
7. Replacement of existing office park with surface parking with new residential homes and landscaped open space.

For the aforementioned reasons, the Eisenhower Partnership Board lends their support for the approval of this Project and requests that the Planning Commission and City Council favorably receive and approve it when it comes forward for public hearings in April.

Sincerely,



Eli Goldman, President
On Behalf of The Eisenhower Partnership

Cc: Greg Ruff, Tri Pointe Homes
Mary Catherine Gibbs, Wire Gill, LLP



18 April 2026

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

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 5, 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, 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.

Docket item 18, 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.

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