

Docket Item #10
December 2, 2025
DSUP #2025-10023-10025



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

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December 1, 2025

Via email:

The Planning Commission of the City of Alexandria
PlanComm@alexandriava.gov

Re: Development Special Use Permit #2025-10023 - Landbay G, Block B/E Development Special Use Permit #2025-10024 - Landbay G, Block G Development Special Use Permit #2025-10025 - Landbay H Encroachment #2025-00008 (The Proposed JBG Smith Potomac Yard Development)

Dear Chair, Vice Chair, Planning Commissioners, and Staff,

Tenants and Workers United (TWU) is a grassroots organization that has worked in Alexandria for nearly 40 years, organizing with communities of color, immigrants, women, youth, and low-wage workers. Our mission is to build power among these communities so they can improve their quality of life, remain in the city they call home, and have a meaningful voice in decisions that affect their housing, economic stability, and overall well-being.

We are writing to express our concerns regarding the affordability levels proposed in the JBG Smith development at Potomac Yard.

We recognize and appreciate the inclusion of 88 affordable units to be developed by Wesley Housing and acknowledge JBG Smith's donation of land for this portion of the project. However, as we review the proposed affordability mix, it becomes clear that the project falls far short of meeting the needs of Alexandria's working-class families. Only 46 of the 88 units are at or below 50% of the Area Median Income (AMI). Units priced at 60%–80% AMI remain out of reach for the workers who keep our city functioning every day.

According to the City's Housing 2040 Plan, 85% of Alexandria renters earn less than \$75,000 per year and are housing-cost burdened. Many of these families are already working multiple jobs simply to afford rent. When new developments set affordability levels too high, they fail to meet the needs of those most impacted by Alexandria's housing crisis.

We therefore urge the Planning Commission to encourage deeper affordability commitments as part of these projects and to push JBG Smith to contribute greater resources upfront. When the City extends incentives or flexibility to private developers, those benefits must be matched by investments that prioritize Alexandria's families—especially low-income and long-time residents at risk of displacement. We'd like Wesley's building to be constructed and developed at the same rate as the rest of the mixed-use and townhome buildings.

These developments will be blocks away from the Arlandria Chirilagua neighborhood, and we urge the City to take into consideration the families currently living in the neighborhood - any development nearby will have an impact on our families who are burdened by the high cost of rent. We need to preserve not just our diverse culture but also our families. We hope that you

share our goals and will act on our requests; by ensuring fair and equitable development. We also welcome continued dialogue within all those that play a role in this development to inquire deeply committed affordable housing is prioritized in our city. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Nathaly Zelaya". The script is fluid and cursive, with the first name and last name clearly distinguishable.

Nathaly Zelaya

Community Organizer

Tenants and Workers United

Cc: Mayor, Vice Mayor, City Council members, City Manager and Director of the Office of Housing

[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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