



9 October 2025

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 **473** desperately needed new homes to Alexandria.

Docket item 2, the Braddock West development, will add 180 new homes across the street from the Metro station, including 14 committed affordable homes. In addition to adding much-needed homes and retail space near transit, the development will benefit its neighbors by significantly improving stormwater management and adding a new mid-block crossing to the station.

Docket item 5, West End Block D, will add 275 new homes amid the jobs and opportunities coming to the former Landmark Mall site. This development will help meet the growing demand for housing and ensure that middle-income Alexandrians have the opportunity to live and thrive in our city's newest neighborhood

Docket item 6, 601 Wythe Street, will convert an aging office building to 18 new homes in Old Town North. It's exciting to see Alexandria continuing to lead in office-to-residential conversion, and this development will turn more of our underutilized 1980s office building stock into opportunities to live in our city. It's worth noting that a Special Use Permit is required to build a residential building in the CRMU-X zone. A residential building in a residential zone should not be considered a special use. We hope you will consider removing this requirement, and more broadly, simplifying our zones so that housing is legal everywhere in Alexandria.

We also would like to note that two of the developments on today's docket require a Special Use Permit for a parking reduction – including the one that is across the street from a Metro station. In fact, of the 34 apartment and condo developments approved from 2022 to now, 18 of them (more than half) required a SUP for a parking reduction. We hope you will consider legalizing parking flexibility by eliminating the current mandates, so that property owners can assess the unique conditions of each location to determine how many parking spaces are actually needed to rent or sell homes.

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

[EXTERNAL]Comments on upcoming docket Oct 9

From Ian Smith <gm.smithir@gmail.com>
Date Tue 10/7/2025 11:45 PM
To PlanComm <PlanComm@alexandriava.gov>

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Hello,

My name is Ian Smith and I am a resident of Alexandria in the Rosemont neighborhood.

I am writing in support of three docket items in the upcoming planning commission vote this week.

Docket item 2, The Braddock West development: This is a no-brainer development which is right next to a metro station on an empty field, and involves upgrades to reduce flooding.

Docket item 5, West End Block D: This is a great project in the context of the upcoming Landmark redevelopment and will help address shortages citywide and provide designated affordable units to those who need it.

Docket item 6, 601 N Wythe St: I am excited by the prospect of more office-to-housing conversions especially with the high office vacancy rates citywide!

Thank you!

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[EXTERNAL]Writing in Support of Docket items 2, 5, and 6

From Todd Perry <toddperry99@gmail.com>

Date Wed 10/8/2025 1:39 PM

To PlanComm <PlanComm@alexandriava.gov>

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Good afternoon,

My name is Todd Perry, and I am a young renter in Alexandria who lives next to the Braddock Road metro station. I am writing this email to express my support for docket items 2, 5, and 6 for the planning commission's October 9 meeting. In my neighborhood, even a studio apartment regularly rents for \$2,000 or more. While I love living here, I am not sure if I can afford the rent in the long term. Because of this, I am strongly in favor of these projects which will add much needed additional market rate and affordable housing for people who want to live in our wonderful community. In particular, I strongly support the Braddock West Development (which will be across the street from where I live) as it will provide more housing options for me and other residents and put downward pressure on rents! In conclusion, I support these docket items because I want Alexandria to be a place where people of all income levels can live comfortably!

Regards,

Todd Perry

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