

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 2, 2025

TO: CHAIR MCMAHON AND MEMBERS OF THE PLANNING COMMISSION

FROM: PAUL STODDARD, DIRECTOR; DEPARTMENT OF PLANNING & ZONING

SUBJECT: DSUP #2025-10022/OLDE TOWNE WEST – BLOCK 3/598 S. ALFRED STREET

ISSUE:

To facilitate the design and construction of the east parcel of Wilkes Street Park, as envisioned in the South Patrick Street Housing Affordability Strategy and further developed in the 2021 Wilkes Street Park Concept Park Plan, and after further discussion with the project applicant and developer of the Heritage blocks, staff have refined Condition #97 of the Olde Towne West DSUP to provide clarity about the responsibility for the second phase of park design and the timing for the improvements. This first subphase will generally cover demolition, site work, utilities and the path while the second subphase will provide additional landscaping, play elements, site furnishings and the like. What follows are refinements to the condition language for the Olde Towne West DSUP.

STAFF RECOMMENDATION:

Staff recommends the following amendments to Condition #97:

97. The applicant, in coordination with the developer of the adjacent Heritage project, shall provide in-kind improvements to the eastern parcel of Wilkes Street Park consistent with Phase 2 of the concept park plan dated January 21, 2021. **The applicant is responsible for completing additional design work to reflect the approved concept park plan in a new grading plan for Subphase 2b.** The improvements shall be subject to an administratively approved park plan or grading plan approved by the Directors of RP&CA and T&ES. The plan will divide the framework into two equal subphases. ~~Each developer shall be~~ **The applicant is** responsible for implementing one subphase based on itemized scopes of work outlined in a memorandum of understanding (MOU) agreed and signed by both developers and with the City¹. **The applicant shall make a**

¹ Staff has determined the work of the subphases shall be designed in a way as to be generally equivalent in terms of the cost of the improvements.

good faith effort to coordinate with the development of Heritage Block 3 with respect to timing and construction of the east parcel of Wilkes Street Park. Delivery of the phased improvements to the east parcel of Wilkes Street Park shall be done to the satisfaction of the Directors of RP&CA and P&Z.

- a. **If the applicant** ~~The developer of the first project to obtains~~ full building permit release **prior to the full building permit release for Heritage Block 2 or the commencement of construction of Subphase 2a, whichever comes first, the applicant** will generally be responsible for the delivery of Subphase 2a, as shown in the Grading Plan GRD #2023-00007, which includes:

- i. Demolition and grading;
- ii. The utility work, and installation of stormwater management infrastructure except where precluded by the adjacent development;
- iii. Landscaping, including tree protection, tree and shrub planting, and ground cover;
- iv. Installation of shared-use path and other hardscape elements; and
- v. Bonding and park maintenance until accepted by RP&CA.

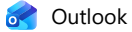
- b. **If the applicant obtains full building permit release after the full building permit release for Heritage Block 2 or the commencement of construction of Subphase 2a, whichever comes first, the applicant will** ~~The developer of the subsequent project will~~ generally be responsible for the final delivery of the park improvements included in Subphase 2b upon obtaining full building permit release:

- ~~i. Additional design work to reflect the approved concept park plan in a new grading plan;~~
- i. Additional landscaping, including tree protection, tree and shrub planting, and ground cover;
- ii. Resting points, play areas, and a memorial garden as shown in the concept park plan;
- iii. Historic interpretation; and
- iv. Bonding and park maintenance until accepted by RP&CA.

- c. The MOU shall be approved by the City Manager prior to release of the Final Site Plan or approval of the park plan (whichever is first).
- d. The applicant's in-kind improvements to Wilkes Street Park shall be substantially complete prior to the issuance of the first Certificate of Occupancy. (P&Z) (RP&CA) (T&ES)*, ***

STAFF:

Paul Stoddard, Director, Planning & Zoning
Robert M. Kerns, AICP, Chief of Development
Nathan Imm, City Landscape Architect
Catherine Miliaras, AICP, Principal Planner
Daniel Welles, Urban Planner
Christina Brown, Deputy City Attorney



[EXTERNAL]Regarding Rezoning #2025-0004

From Kim Burstein <kimburstein@yahoo.com>
Date Wed 11/26/2025 2:27 PM
To PlanComm <PlanComm@alexandriava.gov>

You don't often get email from kimburstein@yahoo.com. [Learn why this is important](#)

Good afternoon,

I am a resident at 526 S. Alfred St, and I wanted to express my issue with the plans by Alfred Street Baptist Church and the Community Builders, Inc. I know they have a meeting before the Planning Commission on December 2.

Currently, construction has been underway for years for the Heritage Development project across the street. I tried to voice my concerns about its height and density, but my thoughts were excluded. Now, this new plan aims to redevelop Old Towne West into another complex of four stories, while my house is only two stories high, changing the entire look and feel of the neighborhood. More importantly, I haven't seen or heard of any plans for the City to address issues surrounding all of these redevelopments in regards to traffic, schools, sewage impact, etc. I can't imagine what the traffic will look like on South Alfred once the Heritage is open. Once Old Towne West also has traffic dumping onto the same street, it will be impossible gridlock. I'm imploring the Commission to think about the larger picture before they approve these rezoning and special unit permits.

Attached is a letter to the editor I wrote to the Alexandria Times that was published in the October 30 edition regarding my opposition to these redevelopments without taking into account community feedback.

I fully support affordable housing, but I kindly request that the Commission consider scaling back the height of this project to fall more in line with the rest of the neighborhood. It would be beneficial to all of Old Town if there are other areas of the city where affordable housing is constructed without having it all concentrated in this southwest quadrant.

Thanks for your consideration.
Best regards,
Kim Burstein

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Letters

Those most impacted need real input

To the editor:

Thank you, Bill Rossello, for your piece, “City Hall Watch: There has to be another way,” in the Oct. 16 Alexandria Times. The column highlighted how City Hall and developers are increasing Alexandria’s density.

As a long-term homeowner, who lives close to new apartment developments, I keep asking myself, “Why does the city not involve those most affected in the planning process or solicit our input?” Instead, we are only invited to token community meetings and then de facto informed of upcoming plans.

I live across the street from the Heritage redevelopment in Old Town that will eventually result in nearly 600 units. Many of you may be familiar with this area, since it is the route many take to jump on the beltway during rush hour, leading to increasingly worse snarled traffic. The city has yet to fix this traf-

fic mess, which will only become worse once the Heritage opens.

Immediately next door to me is a plan to raise a 145 four-story apartment building in 2027 or 2028, with 75 more units across the street. These units will all be affordable housing, which I fully support.

However, to date, no one has sought my input on the density or asked how my life might be changed by being walled in between these large apartment complexes. Neither has the city offered proposals to deal with the significant impact on local traffic, our schools or the environment.

To all at City Hall, please find another way to diversify the tax base and add affordable housing without destroying the charm of our beloved Old Town.

-Kim Burstein,
Alexandria

Docket Item #9
December 2, 2025
REZ #2025-00004
DSUP #2025-10022



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

[EXTERNAL]Planning Commission Vote

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

You don't often get email from gm.smithir@gmail.com. [Learn why this is important](#)

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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