



[EXTERNAL]November 15, 2025 Alexandria City Council Community Comment for Docket 26-0423– 2051 Jamieson Residential Adaptive Reuse

13
11-15-25

LC Linda Calvert <chessie08@gmail.com>
To: CouncilComment@alexandriava.gov



Thu 11/13/2025 10:09 AM

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November 12, 2025

Re: Community Comments on Alexandria City Council Docket 26-0423 – 2051 Jamieson Residential Adaptive Reuse

Thank you for allowing community input during each step of the SUP process, specifically for 2051 SUP – Jamieson Residential Adaptive Reuse.

Mr. Ron Stehman, a resident of Carlyle Towers next door to 2051 and a professional engineer and planner, reviewed 2051 Planning and Design documents. He briefed Carlyle residents and others, submitted questions and comments, and met with Planning and Design personnel throughout this process.

Repurposing a vacant office building and converting it to residential housing, including affordable housing, is clearly advantageous to the owner, Alexandria government, and the vibrancy of our neighborhood.

However, for many of us living next door in the 21-story building and townhouses in Carlyle Towers, visiting in the Westin Hotel, and traveling towards Duke Street, this planned design will be a jarring, incongruous building to the stately Carlyle neighborhood of many red-brick buildings. What will be seen will be 4- dark glass floors set back atop a 6-story brick building painted white. And for us architecture buffs will be the 6' floor between the upper floors to accommodate the pool.

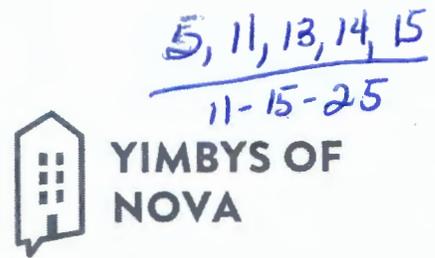
A more pilina design in a color more harmonious to our Carlyle neighborhood would be more appreciated. If not, please do not replicate.

Thank you.

LR Calvert
Carlyle Towers
Alexandria, VA

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15 November 2025

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

As the Alexandria leadership team for YIMBYS of Northern Virginia, we are excited to see four housing developments on today's docket, as well as Coordinated Development District amendments to enable a forthcoming development, and we ask you to vote yes on all of them. Together, these developments will add **854** desperately needed new homes to Alexandria.

Docket item 5, 1625 Prince St, will convert the upper floors of an office building close to the King St Metro station to 85 homes. We would like to note that you are once again being asked to approve a parking reduction for homes within a quarter mile of a Metro station. As the staff report notes, the location is a 3-4 minute walk from the station and has a walk score of 98. Legalizing parking flexibility will help homes in locations like this, where residents can choose whether or not they'd like to have a car, to be built more quickly to meet our city's needs.

Docket item 11, Braddock West, 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.

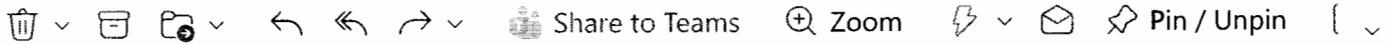
Docket item 13, 2051 Jamieson Avenue, will convert an underutilized office building to 187 homes, including 17 committed affordable homes, providing more opportunities to live close to both the Eisenhower Avenue and King Street Metro stations. We'd like to note that this development required amendments to the 1990 Carlyle SUP to allow residential use and additional height at this site. We'd ask you to consider changes to the current SUP-based block-by-block land use restrictions for Carlyle to allow more flexibility for the neighborhood to change over time as it matures.

Docket item 14, 4880 Mark Center Drive, will build **402** homes adjacent to the Mark Center, the Del Pepper Building, the transit center, and a future West End Transitway stop. We'd like to note that this development also requires a parking reduction, despite its location next to a transit center and major workplaces. The development will benefit the community by improving sidewalks and allowing for a pedestrian entrance to the Winkler Preserve along Mark Center Drive if NOVA Parks chooses to add one.

Docket item 15 will amend the Small Area Plan and Coordinated Development District for Potomac Yard to legalize 561 more homes than the plan allowed previously, plus additional flexibility for residential density. We appreciate the city revisiting the land use plan surrounding our newest Metro station to reflect that there is a much greater demand for homes than there is for offices.

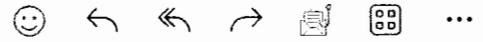
We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Peter Sutherland, Stephanie Elms and Yasir Nagi
YIMBYS of Northern Virginia Alexandria leads



[EXTERNAL]Vote Yes on Items 5, 11, 13, 14, and 15

PC Peter Carlson <peter.d.carlson@gmail.com>
To: CouncilComment@alexandriava.gov



Tue 11/11/2025 1:57 PM

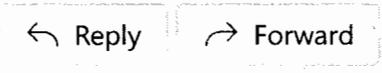
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Mayor Gaskins and Members of Council:

Alexandria remains deep in an affordability crisis driven by our shortage of homes, especially near transit. Today you can help address that crisis by advancing multiple projects near metro and planned BRT. Please vote yes on the following docket items: 5, 11, 13, 14, and 15.

Thank you.

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[EXTERNAL]Comment, 11/15 Public Hearing, 2051 Jamieson Ave

CV cpaul votes <cpaul.votes@gmail.com>
To: CouncilComment@alexandriava.gov

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Thu 11/13/2025 7:26 PM

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Dear Council,

My name is Charles Paul. I am an Alexandria homeowner and landlord. Until recently, I had the honor of serving as the Citizen Member of the Carlyle / Eisenhower East Design Review Board (DRB) alongside Councilmember McPike. I lived in the Carlyle neighborhood for four good years. I've had to leave to California for work but very much hope to return to our City someday.

I write in today to voice my strong support of two courses of action.

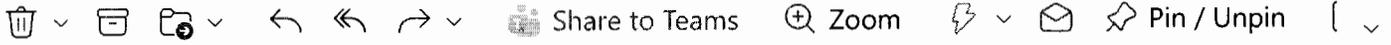
In the short term, I would ask that you **pass Docket Item 13** (AKA File 26-0423, AKA SUP #2025-00048) **in this Saturday's Public Hearing** for three reasons.

- First and simplest: our City is facing a housing crisis. This commercial-to-residential redevelopment would add hundreds of bedrooms to our City's housing stock. As a landlord some say it might be against my interests to say this, but as a citizen of this City I feel a duty to strongly support efforts to quickly work with landowners to build more housing.
- Second: I lived in the Carlyle district from 2021–2025. In that time, I've seen many of the ground-level storefront sit empty — or become empty after the PTO moved out of the neighborhood. I believe that the neighborhood needs more people coming through to survive & thrive, and an in-use residential building will meet that need better than a vacant commercial building.
- Third: property owners should be allowed to do what they want with their property. It is appropriate that the City has processes in place like the DRB & Planning Commission to ensure that landowners cannot pursue projects that would harm the City or meaningfully harm others, but it is clear that this case is nowhere near that mark. Do I think the white paint would stick out like a sore thumb? Absolutely! But the property owner has that right.

For all these reasons, I would ask that the Council summarily approve the SUP and get this project on its way.

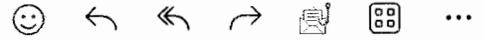
In the long term, I would ask that you **abolish the Design Review Board**, or at minimum enact a bypass mechanism for City priorities like commercial-to-residential redevelopments. Again, our City is in a housing crisis. We need to streamline the process of building new housing.

As Citizen Member of the DRB, I saw projects delayed by months over matters of architectural minutiae (brick texture, garage lighting, emphasizing an "accent corner"). Applicants told us clearly and repeatedly — the delays imposed by the DRB's quibbling over details put the economic feasibility of their projects at risk.



[EXTERNAL]Please Vote Yes on Items 5, 11, 13, 14, and 15

TP Todd Perry <toddperry99@gmail.com>
To: CouncilComment@alexandriava.gov



Thu 11/13/2025 6:03 PM

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Mayor Gaskins and Members of Council:

My name is Todd Perry, and I am a renter here in Alexandria.
While we are making progress, our city remains deep in an affordability crisis driven by our shortage of homes, especially near transit.
In order to continue addressing our housing crisis, please vote yes on the following docket items: 5, 11, 13, 14, and 15.

Thank you,

Todd Perry

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