

October 30, 2025

City of Alexandria Councilmembers and City Manager:

Inova Health Center – Oakville opened in November 2024 providing the community with 24/7 emergency care, primary and specialty services, advanced diagnostic imaging, and modern surgical care. We are proud to serve the growing Oakville, Potomac Yard, and greater Alexandria communities.

The vision for Potomac Yard — with the new Metro station, the Virginia Tech Innovation Campus, and upcoming residential development — represents an exciting chapter of Alexandria’s growth. We are encouraged by JBG SMITH’s proposal for new housing in South Potomac Yard, which includes affordable, family-friendly, for-sale, and market-rate rental options.

Access to quality, diverse housing options are essential to the health and vitality of our community. As Greater Washington’s largest private employer, Inova recognizes the importance of housing that meets the needs of a broad and diverse workforce. This proposal supports that goal by offering a range of housing opportunities for residents across income levels.

Inova’s decision to expand to Oakville/Potomac Yard was informed by the City’s long-term vision for a vibrant, inclusive community. We appreciate JBG SMITH’s continued partnership in advancing that vision and respectfully express our support for this proposal.

Sincerely,



Dr. Rina Bansal
President, Inova Alexandria Hospital
Senior Vice President, Inova Health System

October XX, 2025

Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Members of the Planning Commission,

Melwood Inc. ("Melwood") is one of the nation's leading advocates, employers, and service providers for people with disabilities and their caregivers. Comprised of a family of companies, including Melwood Enterprises and Melwood Community Services, Melwood comprises more than 1,600 workers – over 900 of whom are people with disabilities. We offer employment, job placement, job training, life skills for independence, support services, and youth and community recreational services to more than 3,000 people each year in D.C., Maryland, and Virginia. For more information, visit www.Melwood.org.

Melwood is currently working with Wesley Housing on affordable, accessible housing units in Arlington and we are pleased to submit this letter of support for Wesley Housing's development opportunity in Potomac Yard. Wesley Housing is committed to universal design, recognizing the need for housing to be accessible to our disabled community members is of equal importance to addressing the housing affordability crisis in Northern Virginia.

Alexandria has a longstanding imbalance between housing supply and demand resulting in a dramatic decrease in affordable housing. Between 2000 and 2021 there was a 62% decrease in affordable rental unit, with rent in Alexandria 13% above the national average. Nearly 44% of renters in Alexandria are considered housing cost burdened.

The development project proposed by Wesley Housing, using land donated by JBG Smith, will include approximately 88 units of committee affordable housing, will include 100% universal design and serve 30-80% Area Median Income household. The building will include a family-forward mix of property sizes – 20% 3 bedroom, 60% 2 bedroom – as well as a resident terrace, fitness room and community room. The property is ideally situated just two blocks from the Potomac Yard metro and will have easy access to shopping and transportation.

Melwood supports Wesley Housing's proposal and the Master Plan and CDD amendments required to bring these much-needed affordable housing units to the Alexandria area.

Sincerely,

Larysa Kautz
President & CEO
Melwood



[EXTERNAL]Potomac Yard HOA comments on the proposed amendments to Potomac Yard zoning and master plan on the Nov. 6 docket

From Clea Benson <cleabensonpyhoa@gmail.com>

Date Sun 11/2/2025 6:42 PM

To Shelley McCabe <mccabepyhoa@outlook.com>; PlanComm <PlanComm@alexandriava.gov>

Cc Michael Franken <4frankensense@gmail.com>; John Mansell <jman72pyhoa@gmail.com>; Patrick Doherty <patrickdohertypyhoa@outlook.com>

 1 attachment (1 MB)

PYHOA .pdf;

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

To the Planning Commission and Staff,

We are writing regarding item eight on the docket for the Nov. 6th Planning Commission meeting, the amendments to the master plan, zoning text and development district plan for Potomac Yard.

We represent the Potomac Yard Homeowners Association, the master HOA for the 725 condominiums and townhomes that were built during earlier phases of development in Potomac Yard. We understand that the new townhouse development proposed for Landbay H will be the only owned residential development in Potomac Yard that is not part of our HOA. Because of that, we are writing to request that the parcel of open space in front of Alexandria Fire Station 209, currently owned and maintained by our HOA, be transferred to the new HOA once it is up and running. The parcel, on Main Line Blvd. between Seaton Ave. and Maskell St., is contiguous to the proposed development. It is not connected to any part of our community. We have attached a PDF map labeled PYHOA to illustrate that.

[As you can see on page 25 of the DSUP for the fire station parcel](#) (Landbay G), our HOA's responsibility for this open space parcel was created in 2007, a time when city planners believed that there would be one master HOA for all of the owned housing in Potomac Yard. The document says the 9,100 square-foot parcel will become the responsibility of "a subsequent homeowners association," but does not specify ours. In fact, we didn't realize we owned this land until the City called us this year about an electrical outage at the site.

Our HOA is currently handling many other responsibilities that were created during the initial phases of planning and development in Potomac Yard. We maintain two tot lots, the small park on Nelson St. near Main Line Blvd., Conoy Park on Main Line and the open space at the Dylan on Swann Ave., in addition to other small open spaces throughout the community. We have voluntarily entered into an agreement with the City to provide supplemental maintenance at the public finger parks on Custis, Swann and Howell, which run through the heart of our community. In addition, our HOA serves as the manager for the stormwater management system that all building owners in Potomac Yard pay into. Our managing agent is responsible for, among other things, maintaining the pond adjacent to the

Potomac Yard Metro station, even though the site is blocks away from our development.

It may have made sense for the Potomac Yard HOA also to be responsible for the firehouse open space parcel back when the City envisioned that the contiguous residential development would be part of our HOA. But if the City wishes to change the original plan and allow the new development to form its own HOA, then it no longer makes sense to ask homeowners who don't live near that parcel to bear the expense of maintaining it when there will be a new development that is right next door.

We are of course willing to continue owning and maintaining the parcel until the new development and HOA are up and running. And we would be happy to discuss this further at any time.

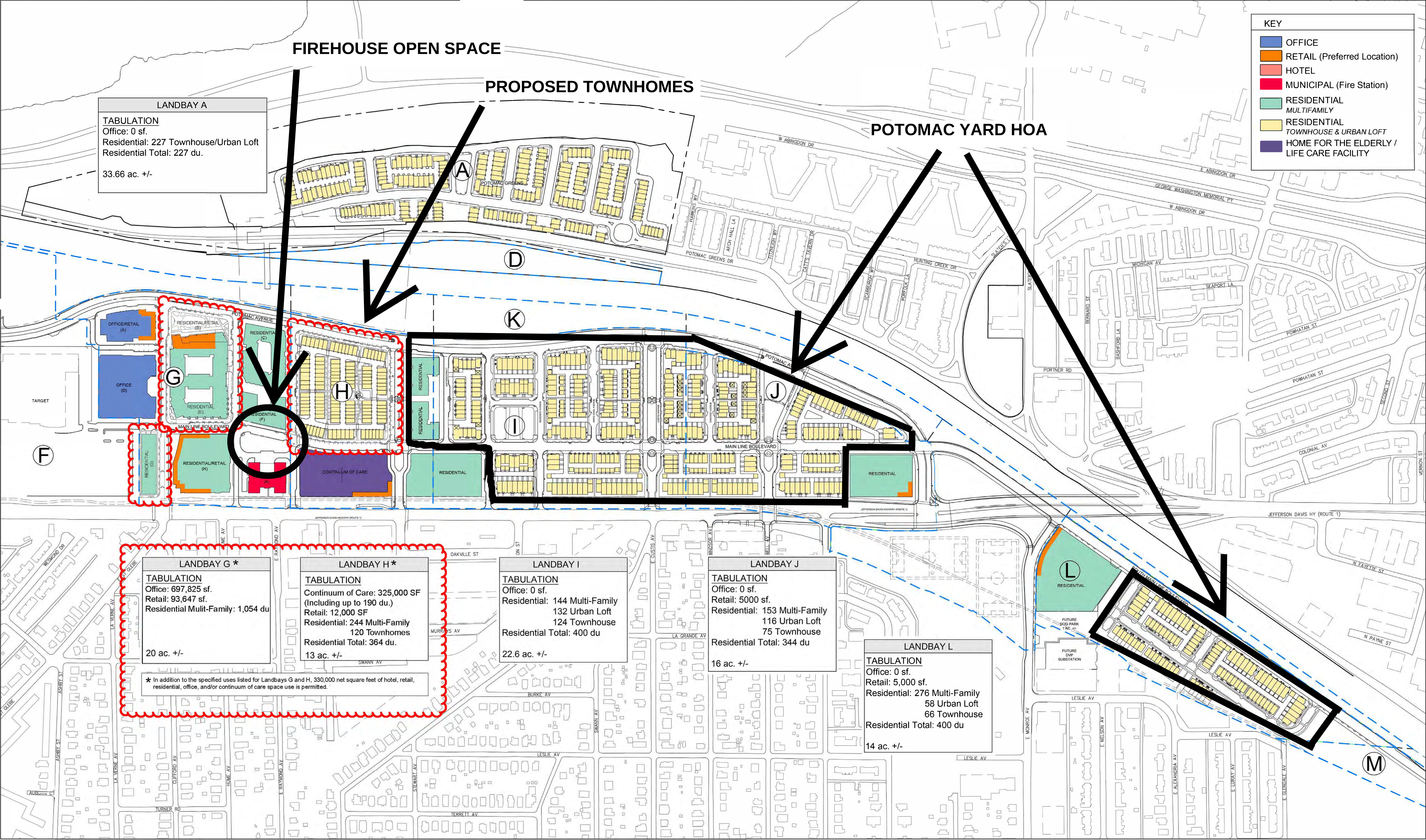
Thank you very much for considering this proposal.

Sincerely,

Clea Benson, Board President, Potomac Yard Homeowners Association

Shelley McCabe, Board Vice President, Potomac Yard Homeowners Association

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6 November 2025

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYs of Northern Virginia, we are excited to see three housing developments on today's docket, in addition to two subdivisions and 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 **676** desperately needed new homes to Alexandria.

Docket item 4, 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 6, 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 7, 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 8 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



Office of Government &
Community Relations
3625 Potomac Avenue
Mail Code 4116
Alexandria, VA 22305
P: (540) 231-7111
www.govrel.president.vt.edu

November 4, 2025

City of Alexandria Planning Commission:

Virginia Tech was drawn to the Potomac Yard community because it represents a forward-thinking place where innovation, connection, and opportunity converge. The recent opening of the Potomac Yard Metro Station shows what is possible when long-term vision meets community collaboration. JBG Smith's proposal represents another step toward creating a more vibrant, welcoming neighborhood that benefits everyone who lives, works, and studies here.

We're especially encouraged by the proposal's plans for a variety of housing options, including affordable housing, in the planned 640 new homes. As our students, faculty, and staff continue to join Virginia Tech's Academic Building One, these housing choices will provide them with additional choices to become part of the neighborhood, building lives and connections here in Alexandria.

We're also encouraged to see the new retail options near the Metro Station. These spaces will add energy and activity to the area, creating the kind of lively, walkable environment that makes Potomac Yard such a special place to be.

Together, these efforts reflect the shared vision we all have for Potomac Yard, a community that celebrates innovation, fosters connection, and grows with purpose.

Sincerely,

A handwritten signature in black ink that reads 'Lauren Augustine' in a cursive script.

Lauren Augustine
Director of Government & Community Relations

[EXTERNAL]Support Items 4, 6, 7, and 8

From Peter Carlson <peter.d.carlson@gmail.com>

Date Tue 11/4/2025 11:36 AM

To PlanComm <PlanComm@alexandriava.gov>

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

Planning Commission,

Please support the proposals on your docket at items 4, 6, 7, and 8. Item 8 is particularly exciting, as it will allow hundreds more homes that were originally envisioned adjacent to Potomac Yard Metro. This is exactly the kind of project we need to see more of in Alexandria as we try to build out more transit-oriented homes. Thank you.

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[EXTERNAL]Support Items 4, 6, 7, and 8

From Lindsey Bachman <lindsey.bachman@gmail.com>

Date Tue 11/4/2025 10:57 AM

To PlanComm <PlanComm@alexandriava.gov>

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

Planning Commission,

Please support the proposals on your docket at items 4, 6, 7, and 8. Item 8 is particularly exciting, as it will allow hundreds more homes that were originally envisioned adjacent to Potomac Yard Metro. I live in Lynhaven - just across Route 1 from this project. This is exactly the kind of project we need to see more of in Alexandria as we try to build out more transit-oriented homes. Thank you.

Lindsey Bachman

City Resident

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[EXTERNAL]Input for docket item 8 on your Nov 6 agenda

From Jo Belser <priest@welcometoresurrection.org>

Date Tue 11/4/2025 11:00 AM

To PlanComm <PlanComm@alexandriava.gov>

You don't often get email from priest@welcometoresurrection.org. [Learn why this is important](#)

Dear Planning Commission members,

I understand that you will be meeting on November 6 and, among other items, will be considering Master Plan updates (docket item number 8) that would enable Wesley Housing to deliver 88 attainable rental homes at 30–80% AMI for families, most with 2–3 bedroom units, very near Metro.

This is in line with:

- * the City's Zoning for Housing priorities and its transit-oriented development,
- * the City's Housing Master Plan priorities for more housing with deeper affordability, and
- * equity in where affordable housing gets built in our City,
- * housing near jobs, a key [concern of voters](#) throughout Virginia, and
- * an interfaith perspective that views adequate housing as a necessary condition for human flourishing.

I urge you to do what is necessary to allow these affordable homes to be built.

The Rev. Jo J. Belser
Rector, Episcopal Church of the Resurrection
2800 Hope Way, Alexandria VA 2231-2220
(C) 703-244-2566

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November 3, 2025

City of Alexandria Councilmembers and City Manager:

The American Physical Therapy Association has been a member of the Alexandria community for over twenty years. Our headquarters was located on North Fairfax Street until 2020 when we opened our new headquarters on Potomac Avenue. Throughout we have been an engaged member of the community through participation in the Alexandria Chamber of Commerce, hosting meetings in our conference center, and supporting local businesses and charities.

APTA was drawn to the Potomac Yard location because of the city's vision for a vibrant and inclusive community. The new metro station, the Virginia Tech campus and the mix of retail, residential and commercial office space demonstrate the vision coming to fruition. We are excited that the city and JGB continue to move forward with the development of the area.

APTA is supportive of JBG's proposal for new housing in South Potomac Yards. The proposal includes a range of housing options that address the needs of families across the income spectrum. We believe that this will help address the affordability of housing in the area and support the growth of retail business in the Potomac Yard area.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Keen", is written over a horizontal line.

David Keen
Chief Financial Officer

[EXTERNAL]Support Items 4, 6, 7, and 8

From Alexandra Laney <alexandra.n.laney@gmail.com>

Date Wed 11/5/2025 7:42 AM

To PlanComm <PlanComm@alexandriava.gov>

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

Planning Commission,

Please support the proposals on your docket at items 4, 6, 7, and 8.

Item 8 is particularly exciting, as it will allow hundreds more homes that were originally envisioned adjacent to Potomac Yard Metro. This is exactly the kind of project we need to see more of in Alexandria as we try to build out more transit-oriented homes.

Thank you

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Wednesday, November 5, 2025

City of Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

RE: Master Plan Amendment 2025-00003 Zoning Text Amendment #2025-00006 Coordinated Development District Concept Plan #2025-00002 601 E Glebe Road, 2601& 2901 Main Line Boulevard, and 2900 Potomac Avenue

Dear Members of the Planning Commission,

Thank you for the opportunity to share comments on the Potomac Yard Master Plan and CDD Amendments. My name is Hanna Metuda, and I am the Deputy Director at Northern Virginia Affordable Housing Alliance (NVAHA), and serve as the Alexandria Director for the organization.

I am writing in strong support of the proposed amendments for Potomac Yard Landbays G and H that will allow Wesley Housing to move forward with its 88-unit affordable housing development. This project offers a rare opportunity to create affordable housing on land generously donated by JBG Smith, just blocks away from the Potomac Yard Metro Station and BRT, connecting residents to jobs, schools, and essential services.

In Alexandria, too many residents are struggling to keep up with the cost of housing. Nearly half of renters are cost-burdened, spending more than 30% of their incomes in housing. As rents continue to rise faster than wages, more residents are continually priced out of their communities. The current supply falls far short of demand, especially for larger, deeply-affordable units. The Wesley Housing development directly responds to this need by creating 88 affordable units for households earning 30 - 80% AMI.

The proposed amendments take an important step toward addressing the shortfall in housing supply, while also tackling affordability. Shifting underused office capacity toward new residential and mixed-use development, including affordable housing, aligns future growth with the realities residents face today.

On behalf of NVAHA, I respectfully urge the Planning Commission to recommend approval of the proposed amendments so this project can move forward. Doing so will help ensure that Potomac Yard's continued growth includes affordable homes, reflects the city's changing needs, and keeps Alexandria a place where residents of all incomes can live and thrive.

Sincerely,

Hanna Metuda
Deputy Director and Alexandria NVAHA Director
Northern Virginia Affordable Housing Alliance (NVAHA)



November 5, 2025

City of Alexandria
Department of Planning and Zoning
301 King Street, Suite 2100
Alexandria, VA 22314

RE: Master Plan Amendment #2025-00003,
Coordinated Development District Concept Plan #2025-00002,
Zoning Text Amendment #2025-00006
601E Glebe Road, 2601 and 2901 Main Line Boulevard and 2900 Potomac Avenue-
Potomac Yard

Chair McMahon and members of the Planning Commission,

My name is Bobby Zeiller. I am Co-CEO of Silverstone Senior Living. I will be returning from a business trip on the evening of November 6, 2025, and may be unable to attend the Planning Commission Hearing. I have signed up to speak at the hearing with the hope that I will be able to deliver my feedback in person. I am writing this letter to ensure my feedback and support for the application is received in the event I cannot attend.

Silverstone Senior Living owns the Landing located at 2620 Main Line Boulevard and the Riviera located at 2700 Main Line Boulevard, both senior living communities on Landbay H West directly across the street from the application site. The Landing which opened in 2022 and the Riviera, which is expected to open early next year, will be home to more than three hundred seniors and employ more than two hundred associates. Through our residents' council and individually, we encourage all our residents to express their individual opinions. Please accept this letter on behalf of Silverstone Senior Living representing the ownership of the communities.

Fortunately, I have been involved with Potomac Yard for close to 25 years and have a unique perspective. My prior company, Crescent Resources, purchased the 300+ acres that made up the entire Potomac Yard assemblage from RF&P and Commonwealth Atlantic Properties in early 2001. At that time, my exposure to the Potomac Yard vision was entirely on paper. The shopping center was relatively new as an "interim" use and the focus for development was the southern portion of Potomac Yard or what is now known as CDD #10. The original CDD Concept Plan included a carefully linked network of parks and pedestrian friendly streetscapes stitching the neighborhood together, office and retail development, and a diverse offering of residential product types including rental apartments, townhomes, urban lofts, and condominiums.

In 2018, now with Silverstone Senior Living, I had the unique opportunity to bring senior living to Potomac Yard on one of the last remaining undeveloped parcels of CDD#10, further diversifying the uses within Potomac Yard. Seeing Potomac Yard transform from a mostly vacant, decommissioned railroad yard into an incredible vibrant neighborhood in less than 25 years, a brief period in development, was one of the primary reasons we chose to invest heavily in Potomac Yard.

I have witnessed and been a part of the dynamic evolving markets for office and residential development in the area. Given the post Covid changes to the office market, including the increase in telework, offices are not the highest and best use in this neighborhood, which is why I support the proposed conversion of office density to residential use. I have also very closely followed the approval and vision for North Potomac Yard and look forward to the implementation of that Plan, where both additional height and density are appropriate and can best be accommodated. Completing the development of Potomac Yard will support the overall vision and will attract additional mixed-use development in North Potomac Yard.

It is with my unique perspective and history with Potomac Yard that I am voicing my strong support for the approval of the application referenced above. The chance to complete the remaining undeveloped landbays and finalize a most important streetscape link between the southern landbays and North Potomac Yard is an opportunity that should not be missed. I also strongly support the application with additional affordable housing offerings that provide our many caregivers and associates with an opportunity to live closer to where they work.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'Bobby Zeiller', with a long, sweeping horizontal line extending to the right.

Bobby Zeiller
Co-Chief Executive Officer
Silverstone Senior Living

[EXTERNAL]Planning Commission Written Comments

From Ian Smith <gm.smithir@gmail.com>

Date Wed 11/5/2025 9:12 PM

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 in the upcoming November 6th meeting of the planning commission. I'm particular, I am most excited about Docket items 4 and 8 due to their close proximity to where I live in Rosemont:

Docket item 4, 1625 Prince St, will convert the upper floors of an office building close to the King St Metro station to 85 homes.

Docket item 6, 2051 Jamieson Avenue, will convert an underutilized office building in Carlyle to 187 homes, including 17 committed affordable homes.

Docket item 7, 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.

Docket item 8 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. This will pave the way for a forthcoming development proposal.

Thank you!

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November 6, 2025
City of Alexandria Planning Commission
301 King St.
Alexandria, VA 22314

Docket Item #8: Potomac Yard Landbays G and H

Members of the Alexandria Planning Commission:

Thank you for the opportunity to testify. My name is Becca Dedert, and I serve as the Virginia Housing Advocacy Specialist for the Coalition for Smarter Growth. CSG advocates for walkable, bikeable, inclusive, and transit-oriented communities as the most sustainable and equitable way for the metro D.C. region to grow and provide opportunities for all.

Between April 2024 and 2025, average home prices in Alexandria rose by [10.5%](#), and the percentage of cost-burdened renter households making below \$50K rose to over [93%](#). These metrics indicate a clear need to meet a growing demand for attainable housing, which is vital to maintaining a vibrant community that is economically resilient and culturally diverse.

We have reviewed the proposed plan and are testifying in support of the requested amendments to enable compact, mixed-use, pedestrian-friendly and transit-oriented development on Potomac Yard Landbays G and H. We strongly support prioritizing both market-rate and affordable housing in this resource-rich, high-transit capacity neighborhood, in acknowledgment of the reduced market demand for office space and the deep and documented need for new homes.

Being within walking distance of the Potomac Yard metro station, these projects offer an opportunity to capitalize on city and regional transit systems to expand housing and economic access for Alexandria residents for years to come. Ideally, we would like to see even more height and density for housing in such close proximity to the metro, but understanding the current market realities we are satisfied with establishing new minimum densities for CDD 10. As the last three remaining building sites in Potomac Yard, it is essential to meet this moment and maximize the benefits of these parcels.

The inclusion of 88 affordable units on land donated by JBG Smith makes this an especially opportune project, as it presents a model for how partnerships can be used to increase the feasibility of affordable home production throughout the city. Wesley Housing is a well-known affordable housing developer with a strong reputation for providing residents both safe homes and holistic wrap-around services that foster stability and upward mobility. In this challenging market, it is particularly vital that we take every opportunity to increase the number of affordable homes in mixed-income, high-amenity neighborhoods.

These goals are strongly aligned with those of the city. Providing a range of safe, quality housing choices that are affordable and accessible has long been a goal of Alexandria's Office of Housing. The city has made commendable progress towards meeting its housing production targets, particularly in

high-capacity transit areas. This project is a clear and necessary continuation of the city's efforts to address the housing shortage while leveraging its world-class transit system for long-term economic growth and community resilience.

We urge you to support the Potomac Yard Landbays G and H project by approving the requested amendments to advance an Alexandria where all residents have the opportunity to live and thrive.

Thank you for your consideration.

Sincerely,

Becca Dedert
Coalition for Smarter Growth
VA Housing Advocacy Specialist



VIRGINIA HOUSING ALLIANCE

Bryan Ailey
People, Incorporated

Jeff Bourne
The Branch Group

Mike Chiappa
TrueGround Housing Partners

Kelly Evans
*Institute for Public Health
Innovation*

Lisa FaJohn
Dominion Energy

Jay Grant
City of Newport News

Erik Hoffman
Klein Hornig LLP

Chandra Hurst
JP Morgan Chase

Pam Kestner
*Global Policy Leadership
Academy*

Valerie Liggins
Cameron Foundation

Sunshine Mathon
Piedmont Housing Alliance

Shiree Monterio
7 & M Development

Joy Myers
Doorways

Lisa Porter
Beyond Housing

November 6, 2025

City of Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

RE: Master Plan Amendment 2025-00003 Zoning Text Amendment
#2025-00006 Coordinated Development District Concept Plan #2025-00002
601 E Glebe Road, 2601& 2901 Main Line Boulevard, and 2900 Potomac
Avenue

Dear Members of the Planning Commission,

On behalf of the Virginia Housing Alliance (VHA), I am writing to express our strong support for the proposed zoning amendments for Potomac Yard Landbays G and H, which will enable Wesley Housing to advance its 88-unit affordable housing development at 601 E. Glebe Road. This project represents an exceptional partnership between Wesley Housing, JBG Smith, and Toll Brothers—and a meaningful investment in Alexandria's future.

VHA is the statewide leader in advancing policies and investments that ensure every Virginian has access to safe, and affordable housing. There is much work to be done, including in Alexandria where we continue to see significant housing affordability challenges. Nearly half of renter households are cost-burdened, spending over 30% of their income on housing, while the supply of affordable, family-sized units remains far below demand. This project addresses that gap by providing high-quality, affordable homes where residents can access jobs, schools, and essential services.

Through JBG Smith's generous land donation, this development creates a rare opportunity to build deeply affordable homes in one of the city's most connected neighborhoods—just steps from the Potomac Yard Metro Station and bus rapid transit. The planned six-story building will feature primarily two- and three-bedroom apartments for households earning between 30% and 80% of the area median income, with rents averaging affordability at 60% AMI.



**VIRGINIA HOUSING
ALLIANCE**

The proposed amendments also reflect smart planning—transforming underutilized commercial space into a vibrant, mixed-use community that better meets the city’s current and future needs. This kind of thoughtful redevelopment ensures that Potomac Yard’s continued growth is inclusive and balanced, providing opportunities for residents across income levels to live, work, and thrive.

On behalf of the Virginia Housing Alliance, I urge the Planning Commission to recommend approval of these amendments so the project can move forward. This development is more than a housing initiative—it’s an investment in equity, sustainability, and community vitality for generations to come.

Sincerely,

Isabel McLain
Director of Policy and Advocacy
Virginia Housing Alliance

[EXTERNAL]Habitat DC-NOVA Written Comment of Support for Wesley Housing project and Potomac Yard amendments

From Regine Sellote <Regine.Sellote@habitatdcnova.org>

Date Thu 11/6/2025 1:10 PM

To PlanComm <PlanComm@alexandriava.gov>

You don't often get email from regine.sellote@habitatdcnova.org. [Learn why this is important](#)

Hello,

On behalf of Habitat for Humanity of Washington, D.C. & Northern Virginia, I am submitting our written comment of support for Wesley Housing's 88-unit affordable housing project at 601 E. Glebe Road, and encourage the Planning Commission to adopt the Potomac Yard Master Plan zoning changes that would enable the project to move forward.

We support the project for these reasons and more:

- Alexandria's housing costs remain among the highest in the region, where nearly half (40.9%) of renters spend more than 30% of their income on housing.
- The city's current housing supply does not meet demand, especially for family-sized affordable units.
- The Wesley Housing project is a strong public-private partnership that combines a land donation with LIHTC financing to make deeply affordable housing possible.
- These amendments are a direct step toward the City Council's priority to advance housing opportunities.
- The proposed amendments are necessary to update outdated zoning that limits residential growth and to help the city meet its affordable housing targets.
- Supporting these changes demonstrates that Alexandria is committed to inclusive growth and economic diversity.

Thank you for your consideration. We hope we can count on your support.

Warm regards,

Regine Sellote (she/her/hers)

Director of Policy and Advocacy

Habitat for Humanity of Washington, D.C. & Northern Virginia

4245 Fairfax Dr, Suite #650 Arlington, VA 22203

www.habitatdcnova.org | Cell: 703-862-8274

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