
Fwd: Re: Fwd: apartment building response

From MARK MCNUTT <markmcnutt@comcast.net>

Date Tue 10/28/2025 5:54 PM

To PlanComm <PlanComm@alexandriava.gov>

Cc Courtenay Hansen <courtenayhansen@gmail.com>; Elizabeth Ward <eward@comcast.net>; Kendall Fitzgerald <pmacommunities@gmail.com>

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I am forwarding a history and summary of the residential parking adjacent to 1600 Prince Street in regards to the parking exceptions to be considered by Planning Commission on Thursday 11/6 at 7:00.

My apologies for not having the exact relevant numbers but believe they are very close to correct. I will attend the meeting live and hope that the input of current residents will be valued in achieving a good result for all parties. I'll try to get registered on the speakers docket.

Thanks for your help

Mark McNutt
1600 Prince Street
Alexandria VA 22314
markmcnutt@comcast.net
703.517.4566

----- Original Message -----

From: MARK MCNUTT <markmcnutt@comcast.net>

To: "Property Management Associates Inc." <pmacommunities@gmail.com>

Cc: Courtenay Hansen <courtenayhansen@gmail.com>, Edward Ward
<eward8876@gmail.com>

Date: 10/19/2025 3:42 PM EDT

Subject: Re: Fwd: apartment building response

There are two current request for exemptions to provide residential parking on properties adjacent to 1600 Prince.

Peyton Street apartment 7? spaces

Prince Street apartment conversion 26? spaces

They need to be considered together for total impact on residential parking.

The two most impacted parties are 1600 Prince Condo and the Hilton Hotel.

History

When the Hilton Hotel was constructed a large number of exemptions ? were granted to facilitate hotel development. Additional spaces ? were exempt because the hotel used concierge parking. This means they could stack and bury parking spaces limited to the hotel personnel moving cars. The result is very limited parking provided by the hotel. At the time the hotel exemption was granted the current Prince Street applicant Office/Apt was 100% office space with no consideration given for any potential conversion to residential.

At that time; the residents of 1600 Prince Street petitioned the city to consider making the north side of Prince Street across from the building available as residential parking. Residential Parking status does not preclude other users but gives Resident Permits parking not subject to the regular time limitations. We provided signed petition, spoke up at council meetings, were provided "lip service" and ignored. So much for confidence in the City's process.

More recently the city has removed residential parking spaces ?? on both sides of Peyton Street and carved the entire middle of the east side of the block as a loading zone for the ACPS building. (ACPS also have a large open lot next to the building). The Prince St. property proposed to convert to residential is one of three buildings that have two levels of available parking (estimate 70 spaces per level), one above ground and one below surface.

The Peyton Street apartment would have some spaces on Commerce Street and providing residential parking on both sides of Peyton might work.

The Prince Street Apartment conversion should be able to reduce exemptions by better use of the existing lot. Prince Street could be made residential parking on both sides. Hotel use needs to be considered.

The applicant for the conversion "says" that most tenants would be likely to use Metro and not have cars. Our experience in this building has been that residents still prefer to own a car despite using Metro for work. Currently we have 5 residents of the 96 units that do not own a vehicle.

Hope this helps to put these request in perspective. My apologies for not knowing the exact numbers.



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

[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>

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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]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.

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Thank you

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City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 4, 2025

TO: CHAIR MCMAHON AND MEMBERS OF THE PLANNING COMMISSION

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

SUBJECT: SPECIAL USE PERMIT #2025-00052 – 1625 PRINCE STREET

The purpose of the memo is to clarify discrepancies between the final docket language and the staff report for 1625 Prince Street. The applicant originally submitted a request for a parking reduction special use permit (SUP) along with a modification request from minimum side yard requirements.

Between finalization of the docket language and publication of the final docket, staff determined that the subject property comprised of a single lot of record with frontage on public streets on all sides. The subject property therefore has no side lot lines and no side yard requirement. Because the subject property has no side yards, there is no side yard requirement and the modification is not needed. Page 5 of the published staff report also explains these matters. Staff has re-advertised the case for the City Council hearing so the final docket language for that hearing will match the current staff report.

The only request before the Planning Commission and City Council is a parking reduction SUP. Staff continues to recommend approval of the request.

[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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[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>

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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 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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