
[EXTERNAL]2051 Jamieson Avenue redevelopment

From Paul Ruden <pmruden@icloud.com>

Date Sun 10/12/2025 5:49 PM

To PlanComm <PlanComm@alexandriava.gov>

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I write as a resident of the condominium building at 2151 Jamieson Avenue, immediately adjacent to the planned redevelopment of the office building at 2051 Jamieson, involving expansion and conversion into apartment units. This development, perhaps inevitable given the market conditions affecting commercial real estate in the area, is certain to have major impacts on the adjacent and nearby properties. Observation of construction projects of similar nature suggests that, absent extraordinary preventive measures, the streets adjacent to the 2051 property will suffer major destruction from construction equipment and activity. Access to Englehardt Lane, which is one of two major ingress paths into the 2151 Jamieson condominium, will almost certainly be constrained if not completely obstructed with major damage to the road surface.

Observation of construction projects in Alexandria and elsewhere indicates that in virtually every case, construction companies work has major negative effects on road surfaces with the apparent expectation that the damage will be fixed later, at, presumably, considerable cost to the city and, in any case, often considerable inconvenience to the public.

I write now to urge the Planning Commission to anticipate these impacts and impose advance conditions on the developer of 2051 to prevent the destruction of the road surfaces on Englehardt Lane and Jamieson. Consideration should also be given to posting signs on Eisenhower and other adjacent roads to alert drivers to likely construction obstacles they will face if they continue to use Jamieson as a high-speed access road between Eisenhower and Duke Street.

Another consideration is that the developer should be required to reduce to the maximum extent possible the inconvenience to residents of adjacent properties resulting from obstruction of Englehardt Lane. The timetable for construction and its adverse effects on adjacent properties should be communicated regularly to the residents of Carlyle Towers Condominiums.

Thank you for your attention to these important issues.

Paul M. Ruden
2151 Jamieson Avenue
Unit 2107 South
Alexandria, VA 22314
703-915-2481

Author: Not to Yield (2 Vols.)

Blog:<https://ShiningSeaUSA.com>
BlueSky: shiningseausa.bsky.social

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[EXTERNAL]2051 Jamieson office-to-residential conversion

From Barbara Sverdrup Stone <bjsstone@gmail.com>

Date Sun 11/2/2025 8:32 PM

To PlanComm <PlanComm@alexandriava.gov>

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Good evening,

I am writing to voice my **opposition** to the 2051 Jamieson office-to-residential conversion.

There are several other buildings in this area that could be converted without changing their heights. The contractor has proposed painting the building white. This proposal does not fit into the aesthetics of the Carylye community. It is very inappropriate for this area.

At one meeting, a (Carlyle Towers Condominium) CTC resident mentioned that their view would be blocked and the contractor came back with the response that they could put in larger windows into 2051. That doesn't make any sense. How can a contractor who answers a concern like that be trusted?

The disruption for the three CTC buildings will be huge and last for several years. Three buildings of residents would have their vehicle access into and out of the Three buildings at the east end blocked for several years. Additionally, the sidewalk most certainly will have to be blocked off for the work to be completed so three buildings of residents will have to cross Jamieson several times to turn left on Dulany to access the tunnel under Duke to get to the metro. This adds much additional foot traffic crossing Jamieson, which is a street that cars, buses and trucks drive faster than the speed limit on a daily basis. This will create a dangerous situation.

Please consider denying the proposal to change/add floors to/change the color of 2051 Jamieson.

Thank you,
Barbara Sverdrup Stone
2121 Jamieson Avenue
#1205

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[EXTERNAL]11/6 Hearng re 2051 Jamieson Avenue

From Charles Rademaker <crademaker1@gmail.com>

Date Sun 11/2/2025 1:32 PM

To PlanComm <PlanComm@alexandriava.gov>

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Please consider the following comments regarding the proposal to expand the property located at 2051 Jamieson Avenue:

The existing commercial building appears to be largely vacant and the proposal seems to be an attempt to convert the property to residential use. However:

- 1) The basics have not been addressed: The proposal does not properly address parking access, residential design or the use of the existing green areas around the existing building.
- 2) If additional floors are to be added to the existing structure, shouldn't additional parking space be a basic part of the proposal? Existing street parking is very limited and inadequate; future needs must be considered.
- 3) What is the purpose of painting the building white? There are no other nearby buildings that are painted. Is the use of white paint to make the rather ordinary structure stand out? There are better ways to add visual interest - such as structural design. Do the planners believe white paint will cause folks to want to live in the redesigned building? How will the areas painted relate to the proposed expanded upper levels which will be painted black? What is wrong with the existing brick that fits in well with the neighborhood? White paint seems to be a flashy and cheap trick.
- 4) Green space is already very limited in this neighborhood. The proposal makes no mention of the small park located behind the existing structure. Will the green space be swept away in favor of additional concrete?
- 5) The proposal seems short on basic design. If the use of this building is to be improved, the basic design should present something of interest that will appeal to residential users and the neighborhood. As presented, the design, to my eye, shows nothing of interest.

Suggestion: The needs of the existing neighborhood merit careful study. Any proposal should be based on a basic design that fills the needs of the neighborhood - and goes way beyond the use of white paint.

Charles Rademaker
Carlyle Towers resident - 2121 Jamieson Avenue

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Outlook

[EXTERNAL]2051 Jamieson

From Marjorie Colletta <mcolletta@mac.com>**Date** Sun 11/2/2025 11:01 AM**To** PlanComm <PlanComm@alexandriava.gov>

[You don't often get email from mcolletta@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good morning,

Although I don't like the empty buildings in Carlyle and see the need for more housing, is this building appropriate for residential? Isn't it square? Won't most people want windows in all of their rooms? Assuming no matter what neighbors say it is rebuilt as apartments, please keep the brick, don't paint it white. And during construction keep the sidewalk pathway clear to the Metro as much as possible, with scaffolding we can walk underneath, instead of completely blocking the sidewalk, so we don't have to cross the street, then cross back to access the Duke street tunnel.

The final comment I have is, why are so many of the buildings apartments and condominiums?

Thank you,
Marge Colletta
2121 Jamieson Ave resident

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Outlook

[EXTERNAL]office-to-residential conversion at 2051 Jamieson

From mstegman4@comcast.net <mstegman4@comcast.net>

Date Mon 11/3/2025 9:55 AM

To PlanComm <PlanComm@alexandriava.gov>

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To Planning Commission staff,

I am not in favor of this conversion project "as proposed". I live at 2121 Jamieson which is adjacent to the proposed conversion. Construction (due to structural changes) will be a huge inconvenience to myself and those of my neighbors. And the proposed design is not complimentary to our neighborhood.

1. Does this proposed conversion include any "affordable units"? I believe that everyone in our city needs the opportunity to be housed safely without respect to the income level of the neighborhood. As you already know, we need more affordable housing in Alexandria.
2. Adding height and a glass addition is not in keeping with other Carlyle structures.
3. Painting the façade white is an affront to the neighborhood and seems unnecessary.
4. I am also very concerned about increased traffic (due to increased number of tenants) that will coincide with my pattern of traffic. I leave and return via Englehardt Lane.
5. If the developer cannot make due with the existing structure, then I ask you to disapprove this project. Please consider home/condo owners as your priority, rather than this developer.

Thank you for your attention to my input.

Marilyn Stegman

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October 31, 2025

Paul Stoddard, Director
Alexandria Department of Planning and Zoning
301 King Street, Suite 2100
Alexandria, VA 22314

Re: 2051 Jamieson Adaptive Reuse
Red Fox Development

Dear Mr. Stoddard,

The Eisenhower Partnership heard from the development team for the 2051 Jamieson Adaptive Reuse Project ("the Project") by Red Fox Development at our September 19, 2025, Board Meeting. The Eisenhower Partnership advocates for a future focused community built with economically vibrant, high-density, walkable neighborhoods that offer a strong sense of place. This project meets all those goals.

- 1. The Project expands the number and type of residential opportunities in the Carlyle neighborhood by creating more rental options in close proximity to transit creating an easy walkable commute for its new residents.*
- 2. Red Fox is helping to reduce the office vacancy with this adaptive reuse project, ensuring the building continues to generate tax revenue for the City.*
- 3. The unique design of the project increases the density of the building while still maintaining an appropriate scale in the neighborhood.*

For all these reasons, the Eisenhower Partnership Board lends their support for the approval of this Project as long as it is within the guidelines of the Carlyle Streetscape and ask that the Planning Commission and City Council favorably receive and approve it when it comes forward for public hearings later this fall.

Sincerely,

A handwritten signature in black ink, appearing to read "RF", with a long horizontal line extending to the right.

Ryan Fowler, President
On Behalf of The Eisenhower Partnership

Cc: Adam Peters, Red Fox Development
Ken Wire, Wire Gill, LLP



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]office-to-residential conversion at 2051 Jamieson

From Keith Sverdrup <ksverdrup@gmail.com>

Date Tue 11/4/2025 8:39 AM

To PlanComm <PlanComm@alexandriava.gov>

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

I am writing to express my opposition to plans to add floors to the building at 2051 Jamieson for residential units. I am a resident of 2121 Jamieson. I oppose the plans because I believe they would create additional traffic problems in the area as well as obstruct views from floors of 2121 Jamieson that would reduce property values. If this construction is approved it will effectively close Engelhart and shut off access to the east entrance to the rear of the CTC complex of buildings. This would be potentially dangerous if emergency vehicles needed to access the rear of these buildings.

I am also concerned about the effect this would have on pedestrian safety in this area of Jamieson. The speed limit on Jamieson is 25 MPH. Unfortunately, Alexandria does not monitor the speed on Jamieson and, as a result, vehicles (including buses) routinely speed on the street. This is especially dangerous because the street curves and the pedestrian crosswalks are minimally marked. It is not at all uncommon for vehicles to speed through crosswalks even when pedestrians are in them. Increasing the population density in this area would only increase the danger.

There are other areas in the immediate vicinity (along Eisenhower) where new high rise buildings are either planned or could be built. There are also underutilized buildings that could be converted for housing. There is no need to convert 2051

Keith Sverdrup
2121 Jamieson Ave.
Unit 1204

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[EXTERNAL]Fwd: Nov 6 Planning Commission Public Hearing - 2051 Building Design Question #2

From Linda Calvert <chessie08@gmail.com>

Date Tue 11/4/2025 3:34 PM

To Ashley Casimir <ashley.casimir@alexandriava.gov>

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Ms. Casimir,

A second question is whether the glare from the extensive glass windows on 2051 will be excessive on our ground floor patios and upper floor glass balconies in the East Bldg of Carlyle Towers across the street?

Thank you.

Linda Calvert
Carlyle Towers
Alexandria, VA 22314
Sent from my iPhone

Begin forwarded message:

From: Linda Calvert <chessie08@gmail.com>

Date: November 3, 2025 at 7:55:04 PM EST

To: ashley.casimir@alexandriava.gov

Subject: Nov 6 Planning Commission Public Hearing - 2051 Building Design

Ms. Casimir:

Below are my comments of the Building 2051 Jamieson Avenue, Alexandria, VA. Other next-door neighbors to this building will be there in person. I will attend via Zoom

Comment to Alexandria Planning Board on Building 2051 Jamieson Avenue Painting of Red Brick White

Painting the 2051 building's red brick white is not in architectural synchronization with the John Carlyle complex. As a long-time next-door neighbor to this building, this jarring change is offensive to our long-time cohesive and appealing environment. Asserting a right "to paint it any color I want" sets a tone we don't want in our neighborhood.

When the late Mr. Giuseppe Cecchi, president of the IDI company that was building Carlyle Towers next door, the Alexandria Architecture Board required him to build 6 townhouses in front of the 3 - 21 story buildings to give these buildings more streetscape, integrating them into the Alexandria community better. Is this design being reviewed by the Alexandria BAR for its jarring change to the architectural standards of the Carlyle neighborhood?

Thank you.

Linda Calvert

Carlyle Towers

Alexandria, VA 22314

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[EXTERNAL]Comments on Proposed Conversion of 2051 Jamieson Ave. Office Building to Residential Use and Addition of 4 Floors

From Tate <tatelaz@yahoo.com>

Date Wed 11/5/2025 11:45 AM

To PlanComm <PlanComm@alexandriava.gov>

Cc Tate L <tatelaz@yahoo.com>

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Dear Planning Commission,

I am writing to express my significant concerns regarding the proposed conversion of the existing 2051 Jamieson Ave office building into a residential building, along with the addition of 4 additional floors. While I understand the need for urban development, I believe this proposal warrants further scrutiny due to the significant impact it will have on our already congested neighborhood.

1. Increased Traffic Congestion:

One of the primary concerns I have is the effect this conversion will have on our neighborhood's traffic patterns. The area is already heavily congested, particularly during rush hour, both in the morning and in the afternoon. The existing road infrastructure, with its narrow, single-lane roads in each direction, is not equipped to handle the additional traffic that will result from the increased number of residents. As it stands, these roads are often at a standstill during peak times, and adding more vehicles to the area will exacerbate this issue.

The development of the building where Wegmans is located as well as the surrounding new apartment complexes significantly deteriorated and negatively impacted the traffic in the area. As a long term resident, I have seen how traffic went from "normal rush hour" traffic to significant bumper to bumper traffic and delays. Two lane roads (one in each direction) cannot hold the additional traffic expected from this development and the additional proposed development just 2 blocks away (Eisenhower East).

This second proposal includes over 700 units. This will immensely impact the quality of life of the existing residents.

I cannot enforce enough how the area is not designed to accommodate such a big increase in residents/cars; the infrastructure is simply not adequate.

2. Safety Concerns:

The addition amount of units plus 4 floors, will bring hundreds of new residents, (double the amount of cars), raises significant concerns about the safety of pedestrians and drivers. With limited road space and existing traffic challenges, the neighborhood's infrastructure will struggle to support the demands of additional vehicles, delivery trucks, and emergency responders.

This could compromise safety, especially if evacuation routes or access for emergency vehicles are blocked or hindered by congestion.

3. Strain on Local Services:

Beyond traffic, the proposed expansion will place additional strain on essential services, including public transportation, waste management, and emergency services. The increased population density could exacerbate existing service limitations, leading to a decline in quality of service for current residents. These factors should be thoroughly assessed as part of the planning process.

4. Impact on Quality of Life:

The neighborhood, while dense, still maintains a sense of community and relative peace. The introduction of a large number of residents into a building with limited access could disrupt the character of the area, contributing to overcrowding and diminishing the quality of life for existing residents. We are particularly concerned about the loss of open spaces, parking, and the potential for an increase in noise levels.

5. Environmental Impact:

Finally, the environmental impact of this project should be thoroughly evaluated. Expanding the building by four floors could potentially lead to blocking views, and increased demand on local utilities such as water, electricity, and sewer

systems. Additionally, the construction phase itself could have a temporary but significant impact on the environment due to noise, dust, and other disruptions.

Suggestions for Consideration:

- A comprehensive traffic and infrastructure study to evaluate the impact on local roads, public transportation, and services.
- Incorporating green spaces or public parks into the development to help maintain the neighborhood's livability and improve the quality of life for all residents.
- Ensuring that all necessary utilities can accommodate the increase in population without straining current systems.

In conclusion, while the intention behind this proposed conversion is understandable, it is essential that the city carefully considers the broader implications for the neighborhood's infrastructure, safety, and quality of life.

I strongly urge the city board to not approve the proposed project. Or an alternative, approve only the conversion of the existing building without the construction of 4 floor additional floors.

Thank you for your time and consideration.

Sincerely,
Carmen Lazaro
2151 Jamieson Ave.
Tatelaz@yahoo.com

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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>

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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]Comments on the proposed residential conversion at 2051 Jamieson Avenue

From Patricia Mellen <patriciamellen314@gmail.com>

Date Wed 11/5/2025 4:19 PM

To PlanComm <PlanComm@alexandriava.gov>

You don't often get email from patriciamellen314@gmail.com. [Learn why this is important](#)

This comment is submitted for the planned residential conversion of the commercial building at 2051 Jamieson Avenue. I recognize the need for additional residential housing in Alexandria, and was pleased to learn that the plan incorporates some affordable units. Additionally, I was encouraged to see that onsite parking exceeds the planned number of dwellings, and that the building's residents will not spill over on the limited street parking in the neighborhood.

I am puzzled, however, by the acceptance of what looks like a departure from the design standards set for the neighbor by the Carlyle SUP, which provides for some degree of uniformity within the sub-neighborhoods, or "precincts" within Carlyle. The proposal by the developer calls for "a lighter color treatment for the existing red brick façade, offering a nuanced contrast to surrounding buildings while maintaining the established character of the Carlyle neighborhood." While I am willing to accept that the city has somehow decided to allow the developer to exceed the square footage limits within Carlyle by its proposed glass superstructure, I question the aesthetics of a "lighter color treatment" as planned.

The Carlyle streetscape plan notes that the predominant feature of our neighborhood is the federal courthouse, and suggests that visual and physical connections should be made to this "monumental" building, and that the buildings nearby reflect a "sense of ordered grandeur" with a "peaceful" scale. As a 25-year resident of this neighborhood, I appreciate its cohesive aesthetic. The developer's staff member's assertion at a recent webinar that they wish to "modernize" the look of 2051 Jamieson to attract their tenants seems out of sync with our neighborhood. In that the glass addition on top of the building is set back, I don't think it will have as intrusive impact on neighborhood conformity as will losing the brick façade that connects that building with its adjacent structures. I urge the Planning Commission to reconsider the recommendation that the building's brick exterior be changed.

Patricia Mellen

2151 Jamieson Ave Unit 314

Alexandria, VA 22314

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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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[EXTERNAL]Special Use Permit #2025-00048 2051 Jamieson Avenue (Hearing Nov 6)

From Darlene Roquemoire <darlene.m.roquemoire@gmail.com>

Date Thu 11/6/2025 8:05 AM

To PlanComm <PlanComm@alexandriava.gov>

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Ref: Special Use Permit #2025-00048

Development Special Use Permit #2025-10015

2051 Jamieson Avenue - Jamieson/Carlyle Block

I would like to express my concern regarding this expansion project. As a resident of Carlyle Condominium, which is adjacent to 2051 Jamieson Ave, there are significant quality of life issues that seem to have been overlooked in this proposal.

While this region has seen a significant drop in office building occupancy, the immediate Carlyle community has an overabundance of high-end apartment buildings.

- Builder's proposal has an addition of 4 floors; during the community presentation on Oct 29, builder kept emphasizing 'modernizing' the building. Why not leave the building as its current height but then have those "roof top" amenities just on the existing top floor? We have an over-abundance of luxury apartments in our community so adding 4 floors for "penthouses" just seems too much for the capacity around here.
- Builder's proposal to paint the building white: again going back to 'modernizing'. The presenters emphasized that the Council allows that - but pretty much every building in our immediate Carlyle community is the red brick. It brings a quaintness to the community, and blends into Old Town.
- Increased traffic in a very limited space between 2051 Jamieson and Carlyle Condominium. The entrance on Dulany is our only entrance for deliveries (it is also a residential entrance). We (Carlyle Condominium) cannot swap our delivery entrance to the smaller gate at the other end on Mill - the Residence Inn across from us has a significant amount of traffic that regularly blocks our entrance, whether entering or exiting the complex.
- For those units directly impacted by the expansion project, their views will be blocked. Some of those residents have lived there since the building was

constructed. There seems to have been no consideration to the immediate neighbors. This will result in a depreciation of condominium values, particularly for that adjacent building.

We don't have the infrastructure in Carlyle to support yet another building of hundreds of occupants i.e., eateries, shops. Combined with the HUGE complex planned at Stovall, we absolutely do not have the roads.

We (Carlyle Condos) have suffered through several major infrastructure projects in recent years which resulted in traffic backed up along Jamieson all the way to 495. I heard very little consideration in the builder's presentation about that impact.

Alexandria has a lop-sided tax base in that we have more residential taxes than business. I would strongly encourage the City Council to continue to seek office occupants rather than continuing to build-up more luxury, high rise apartment complexes to make us look like Rosslyn.

Thank you,
Darlene Roquemore

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