



City of Alexandria

# AHAAC Development Preview

**Potomac Yard Landbay G-G  
DSUP #2025-10024**

October 15, 2025





# PY Landbay G-G: Background

- Half-acre lot located in CDD #10, Potomac Yard Small Area Plan
- DSUP one of three submitted for development
  - ▶ Block G-B&E: 432-unit market rate residential project
  - ▶ **Block G-G**: 88-unit affordable residential project
  - ▶ Block H: 120-unit for-sale townhouse project
- Original CDD housing contribution met with Station at Potomac Yard, future contribution(s) additional







# PY Landbay G-G: Proposed Affordable Project



- Wesley Housing (applicant) proposes **88-unit, 100% affordable multifamily rental project**
- JBG SMITH to donate land upon DSUP approvals
- **No Housing Trust Fund dollars anticipated** for the project
- Affordability to range from 30-80% AMI, wtd. average under 60% AMI
- Unit mix: studio through three-bedroom units proposed
  - ▶ 82% of units proposed as family-sized (two+ bedrooms)
- Completeness review; AHAAC Aff. Housing Plan review November, PC/Council anticipated December 2025

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