



April 17t 2025

Karl W. Moritz, Director  
Department of Planning and Zoning  
City of Alexandria  
City Hall, Room 2100  
Alexandria, VA 22314

**RE: SUP2025-00008 - 2025 Mt Vernon Avenue**

Dear Mr. Moritz,

The Del Ray Citizens Association (DRCA) Land Use Committee (LUC) conducted a public meeting on Tuesday, March 25th, to evaluate the application for SUP2025-00008 located at 2525 Mt. Vernon Ave. Subsequently, on Wednesday, April 9th, the LUC provided its recommendation to the Del Ray Citizens Association (DRCA).

**Del Ray Citizens Association SUPPORTS the Request by the Applicant including setback and open space modifications and parking reduction. With the following recommended conditions:**

- **Landscaping:** Maintain the existing mature street trees and provide planters on the new hardscaped area along Mt. Vernon Avenue.
- **Bike Parking:** Provide on site bike parking publicly accessible from the street.
- **Trash Screening:** Provide permanent screening/landscape buffer along MVA to shield the loading area that does not impede pedestrian or vehicular view angles while crossing the intersections.

**DRCA Requests a Traffic Study:** In addition, we ask that the city conduct a traffic study of the adjacent streets with additional attention to school drop off times (7-9am) and include members of DRCA, Mount Vernon Community School, T&ES and APD when reviewing the future daycare operation application.

#### **Supplementary Information:**

The 2525 Mt. Vernon property was reviewed in 2022, during which the applicant proposed the demolition of the existing structure to make way for a new multi-family building. This proposal faced significant opposition from the community, with many residents advocating alternative uses for the existing building.

On March 25th, the DRCA Land Use Committee (LUC) convened with attendees including Cathy Puskar, Land Use Attorney representing the applicant, Sam Shelby, Plan Reviewer, LUC committee members, and residents. This meeting functioned as a formal review for both the committee and the





community. It is important to note that an informal meeting was held on February 25th, during which recommendations were provided to the applicant to engage with neighboring residents prior to the formal session on March 25th.

During the March 25th meeting, Ms. Puskar presented the application and provided updates on the plans. The applicant initially introduced the original plans and subsequently shared the revised plans, which were developed in response to discussions with the neighbors. The applicant demonstrated a commitment to considering all feedback from the community and thoughtfully addressed their concerns. The Land Use Committee (LUC) found the revisions made to the plans and elevations to be effective. As well as the unique circumstances to request the parking reduction as they are utilizing the existing building. Throughout the meeting, Ms. Puskar responded to questions and comments from attendees.

### **Traffic Calming Request:**

Regarding traffic calming measures, this intersection has been identified as a high-risk area by Northern Virginia Families for Safe Streets, particularly during school drop-off and pick-up times. We express our concern that the current request may exacerbate issues in this area. Therefore, we recommend that the city conduct a traffic study as a condition of approval to evaluate the potential impacts of the proposed plan on Mount Vernon Avenue, focusing specifically on drop-off and pick-up safety and traffic flow at MVCS.

The Traffic Calming Committee would appreciate the involvement of city staff from the Transportation & Environmental Services (T&ES) and Alexandria Police Department (APD) to observe peak morning drop-off times and assess current traffic patterns for potential solutions.

We acknowledge that additional requirements will be placed on the daycare during its permitting process. Consequently, we would like to request: 1. the opportunity to provide input on the detailed drop-off plan when it is submitted to the Traffic and Parking Board; and 2. a scheduled review by the city after a reasonable period of operation to address any excess complaints or deviations from the established plan.

Sincerely,

Tim Laderach, DRCA President

CC:

Lisa Lettieri, DRCA LUC Co-Chair

Monica Parry, DRCA LUC Co-Chair

Rebecca Gordon, DRCA TCC Co-Chair

Leanna Saler, DRCA TCC Co-Chair





May 5, 2025

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

**RE: Support With Suggested Improvements for Proposed Rezoning of 2525 Mt. Vernon Avenue**

Dear Members of the Planning Commission,

On behalf of the Del Ray Business Association (DRBA), I write to express our general support for the proposed rezoning and redevelopment of 2525 Mt. Vernon Avenue. We appreciate the Applicant's commitment to replacing an abandoned building with a vibrant mix of daycare, retail/restaurant, and residential uses that align with Del Ray's family-oriented spirit.

Including a daycare facility is a welcome addition to the Avenue, offering a much-needed service for families in the neighborhood. However, we encourage the Applicant and the City to work collaboratively to ensure that pick-up and drop-off times are carefully managed. These periods can create concentrated traffic flows, and we urge the Applicant to provide adequate coverage and clearly marked zones that minimize disruption to surrounding businesses and pedestrian activity.

Additionally, we are excited that the project will bring many temporary residents to Del Ray. These visitors will dine in local restaurants and patronize Del Ray businesses. To ensure they have a quality experience during their stay, we request a thoughtful approach to lighting and pedestrian safety around the project, specifically on the 2500 block of Mt. Vernon Avenue. Updated and adequate lighting should be a priority to ensure a welcoming and secure environment for residents, daycare families, and evening visitors to restaurants and shops. To maximize the experience for visitors here on the weekend, we encourage coordination with the Del Ray Farmers' Market to utilize the parking lot behind the 2400 block of Mt. Vernon Avenue to provide additional space for vendors during Saturday morning market hours.

While the DRBA understands and supports a reduced parking requirement due to the neighborhood's walkability and multimodal access, we emphasize the importance of working with local stakeholders to mitigate any potential impacts, including opening the underground parking in the buildings of the 2400 block of Mt. Vernon Avenue.

We appreciate the Applicant's approach to managing parking needs, including offering spaces for a fee in nearby lots and providing dedicated spaces for daycare users. As always, we urge clear signage and communication around parking options to minimize confusion for both new residents and visitors.

In closing, the Del Ray Business Association believes that, with thoughtful implementation, this project has the potential to enhance the vitality of Mt. Vernon Avenue and support the diverse needs of our community. We thank the Planning Commission for its ongoing efforts to guide responsible development in Del Ray.

Sincerely,

Dan Roth  
Government Relations Chair  
Del Ray Business Association

Cc: Cathy Puskar