



Dec. 28, 2023

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

RE: SUP2023-00097
1601 Mt. Vernon Ave

Dear Mr. Moritz,

The Del Ray Citizens Association (DRCA) voted to support the extension of the SUP at 1601 Mt. Vernon Ave for the Del Ray Service Center until 2045.

The Del Ray Citizens Association Land Use Committee (DRCA LUC) held a public Zoom meeting on Wednesday, Nov. 29, 2023. Members of the community, the applicant and the applicant's representative were in attendance and reviewed the presentation prepared by the LUC of the proposed SUP and given the opportunity to address questions and comments. On Wednesday, Dec. 13, 2023, during the regular DRCA Zoom membership meeting, the membership reviewed the presentation, the motion set forth by the LUC was discussed, and the applicant's representative answered questions from the membership. An amendment to change the sign to a monumental type sign was submitted and seconded but did not pass. The original motion was then voted on and passed.



Another DRCA member stated a concern about the extension of the SUP and the transition to a net-zero greenhouse gas emission economy by 2050 and phase-out of fossil fuels. Many members voiced their support of the City's objective to reduce community-wide greenhouse gas emissions while still supporting the SUP and this long-standing Del Ray business.

Sincerely,

Kristine Hesse, DRCA LUC Co-Chair
Lisa Lettieri, DRCA LUC Co-Chair

Katie Waynick
DRCA President

cc: Ann Horowitz, P & Z
Lauren Riley, Walsh, Colucci, Lubeley & Walsh, P.C.



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WALSH COLUCCI
LUBELEY & WALSH PC

January 2, 2024

Mr. Nathan Macek
Chairman, Alexandria Planning Commission
301 King Street, Room 2100
Alexandria, Virginia 22314

**Re: Docket Item #5 – SUP #2023-00097
MVSC, Inc. (the “Applicant”)**

Dear Mr. Chairman and Members of the Planning Commission:

On behalf of the Applicant, I am writing to request that Condition 23 of SUP #2023-00097 be amended as follows:

23. **CONDITION AMENDED BY STAFF:** The Special Use Permit shall be docketed for City Council’s review sometime within the year 2040 to determine whether the use is still suitable for this location. If the SUP is allowed to continue at that time, it will expire on December 31, 202535 with the option for an extension to December 31, 2045 as reviewed by the Director of Planning and Zoning, with notice to the community, in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time.

This condition is consistent with the expiration condition for the Alexandria Hyundai SUP (#2022-00018) for the adjacent parking lot. Thank you for your attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Lauren G. Riley

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From: Praveen H. Kathpal praveen@kathpal.name

Sent: Wednesday January 3, 2024 11:23 PM

To: PlanComm

Subject: Pedestrian improvements: Del Ray Service Center SUP

Chair Macek and Planning Commission members,

I'm writing to you about Docket item #5 on your January 4, 2024 meeting, the extension of SUP #2023-00097 for Del Ray Service Center.

I encourage you to recommend additional pedestrian and streetscape improvements on the site. Specifically:

- The site has four very large curb cuts, two on Mt Vernon and two on Monroe, which add up to the majority of its ~200 feet of its combined frontage on those two streets. I suggest reducing this to one smaller cut on Monroe Ave, farthest from the intersection.
- Extending the brick sidewalk to the removed curb cut areas and adding street trees where appropriate.
- The site has minimal landscaping and I recommend adding a landscaping buffer, similar to the nearby Junction, Hyundai, and Caliber/Audi sites.
- Moving the retail entrance to be adjacent to the sidewalk.

These suggestions are consistent with the Mount Vernon Avenue Business Area Plan. I have cited some relevant excerpts below from the Plan.

Thank you,

Praveen

Support from the [Mount Vernon Avenue Business Area Plan](#)

- p15: There is a discontinuity of street tree planting on portions of the Avenue, with some portions completely lacking in street trees

- p17: Thus, there are a number of instances in the main retail core of the Avenue where the area of private property between the building wall and the property line consists of asphalt or concrete, rather than pavers or landscaping.
- p53: The Monroe Gateway can reinforce the sense of entrance into a special place by creating a distinction through signage, landscaping and scale. These concepts should be incorporated to showcase the identity of the Avenue and surrounding community, and to create a sense of arrival.
- p53: This section of the Avenue currently includes a combination of retail, service and residential uses. Although it has the same Main Street scale as the Historic Core, it lacks the continuous retail street frontage given the mix and location of service and automobile-oriented uses. There is an opportunity to strengthen the traditional Main Street retail environment by filling the gaps in street wall where incompatible uses or underutilized parcels exist and by improving uses that currently detract from the quality of the street environment.
- p74: Allowing direct access via curb cuts on Mt. Vernon Avenue is not desirable as such curb cuts conflict with pedestrian movement and safety, interrupting the continuity of the retail street wall.
- p95: Gaps in the continuity of the street wall are minimized and the pedestrian experience is strengthened by prohibiting curb cuts along Mt. Vernon Avenue and restricting the width and number of curb cuts along side streets. ... Curb cuts along Mt. Vernon Avenue are strongly discouraged.
- p96: Curb cuts are prohibited along Mt. Vernon Avenue for corner sites. ... While 100% street frontage is encouraged, one curb cut with a 15-foot drive lane is permitted along the cross street provided it is set back 50 feet from the property line at Mt. Vernon Avenue.
- p97: Storefront Design. The primary pedestrian entrance should directly front along the sidewalk or at the corner

From: Tom VanAntwerp tom@tomvanantwerp.com

Sent: Wednesday January 3, 2024 2:54 PM

To: PlanComm

Subject: Resident comments on docket items 5 and 6

I'm writing to express my views regarding docket item 5 (service station at Monroe and Mount Vernon Ave, Special Use Permit #2023-00097) and docket item 6 (404A E Alexandria, Special Use Permit #2023-00076).

I am against the extension of the SUP for the service station. The dual curb cuts for the service station on both Mount Vernon and Monroe make it treacherous for pedestrians walking by it on any side. It contributes to danger to pedestrians on Mount Vernon Ave, a street mostly geared toward pedestrian-friendly commercial. This service station contributes to making Monroe a busier street than it ought to be, creating a hazardous divide between north and south ends of Del Ray. This service station exists in contradiction to the aims of the Mount Vernon Avenue Area Business Plan. A 20 year extension of this SUP locks the neighborhood into a poor allocation of this land, which doesn't well serve the actual residents versus those driving through. I encourage you to not support this SUP.

I am for the SUP for 404A E Alexandria. I live very near to the lot in question, and it has always perplexed me why that land stood empty. Putting a new home there would be an excellent addition to the neighborhood.

Thank you for taking the time to review my comments.

Best,

Tom VanAntwerp

Resident, Del Ray