

February 28, 2025

Matthew J. Allman, Esq.

Via Electronic Mail

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

**RE: DOCKET ITEM #9
CDD CONCEPTUAL DESIGN PLAN AND CONDITIONS – CDD #21**

Dear Members of the Planning Commission,

My firm represents Morgan Properties, the owner of several retail and multifamily residential properties located within the Alexandria West neighborhood. On behalf of my client, thank you for the opportunity to provide feedback on the revised CDD Conceptual Design Plan and Conditions for CDD #21. As a stakeholder in the neighborhood, Morgan Properties is very pleased to be engaging with City Staff and community stakeholders in the effort to align the provisions of CDD #21 with the exciting vision of the recently adopted AlexWest Small Area Plan.

As we contemplate the long-term future of the Morgan Properties site, we are aligned with many of the goals identified in the AlexWest Small Area Plan, such as the benefits of increased housing availability and choice, the importance of thoughtfully planned transportation networks, and the need for new and improved open space amenities. In general, we believe that proposed updates to the CDD #21 Conditions are largely positive and that they successfully reflect the guidance of the AlexWest Small Area Plan.

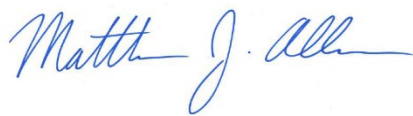
However, we remain concerned about the 25% open space requirement contained in Condition 24.c. As currently written, the open space calculation would exclude public open space and right-of-way areas. The 25% threshold represents an increase over current CDD requirements for the Morgan Properties site (15-20%, depending on the location), and it will likely be difficult to achieve for development sites where the AlexWest Plan contemplates significant contributions of land for public open space and other infrastructure. We respectfully request that the Condition be amended to allow public open spaces to count towards the 25% requirement, as further detailed below.

24.c: ~~In addition to the publicly accessible parks and open space specified by Figure 5.3 and Table 8.13 of the AlexWest Small Area Plan, Each residential development will provide at least 25% on-site open space, including ground-level and above-grade open space. This percentage of open space shall exclude public rights-of-way, and streets with public access easements, and but it may include required public open spaces reflected in the AlexWest Small Area Plan. The ground level open space may be~~

required to provide a public access easement if deemed appropriate as part of the preliminary DSUP.

Thank you again for the opportunity to provide feedback on this item. I look forward to discussing the CDD Conceptual Design Plan application with you at the Planning Commission hearing.

Sincerely,

A handwritten signature in blue ink that reads "Matthew J. Allman". The signature is written in a cursive style with a long horizontal flourish at the end.

Matthew J. Allman