

Special Use Permit #2025-00008
2525 Mount Vernon Avenue

Application	General Data	
	Planning Commission Hearing:	May 6, 2025
Public hearing and consideration of a request for a special use permit for a parking reduction with yard and open space modifications.	City Council Hearing:	May 17, 2025
Address: 2525 Mount Vernon Avenue	Zone:	CL/Commercial Low
Applicant: Ganges Property Group, LLC represented by M. Catharine Puskar, attorney	Small Area Plan:	Potomac West & Mount Vernon Avenue Business Area Plan

Staff Recommendation: *APPROVAL* subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff: Catherine McDonald, catherine.mcdonald@alexandriava.gov
Sam Shelby, sam.shelby@alexandriava.gov

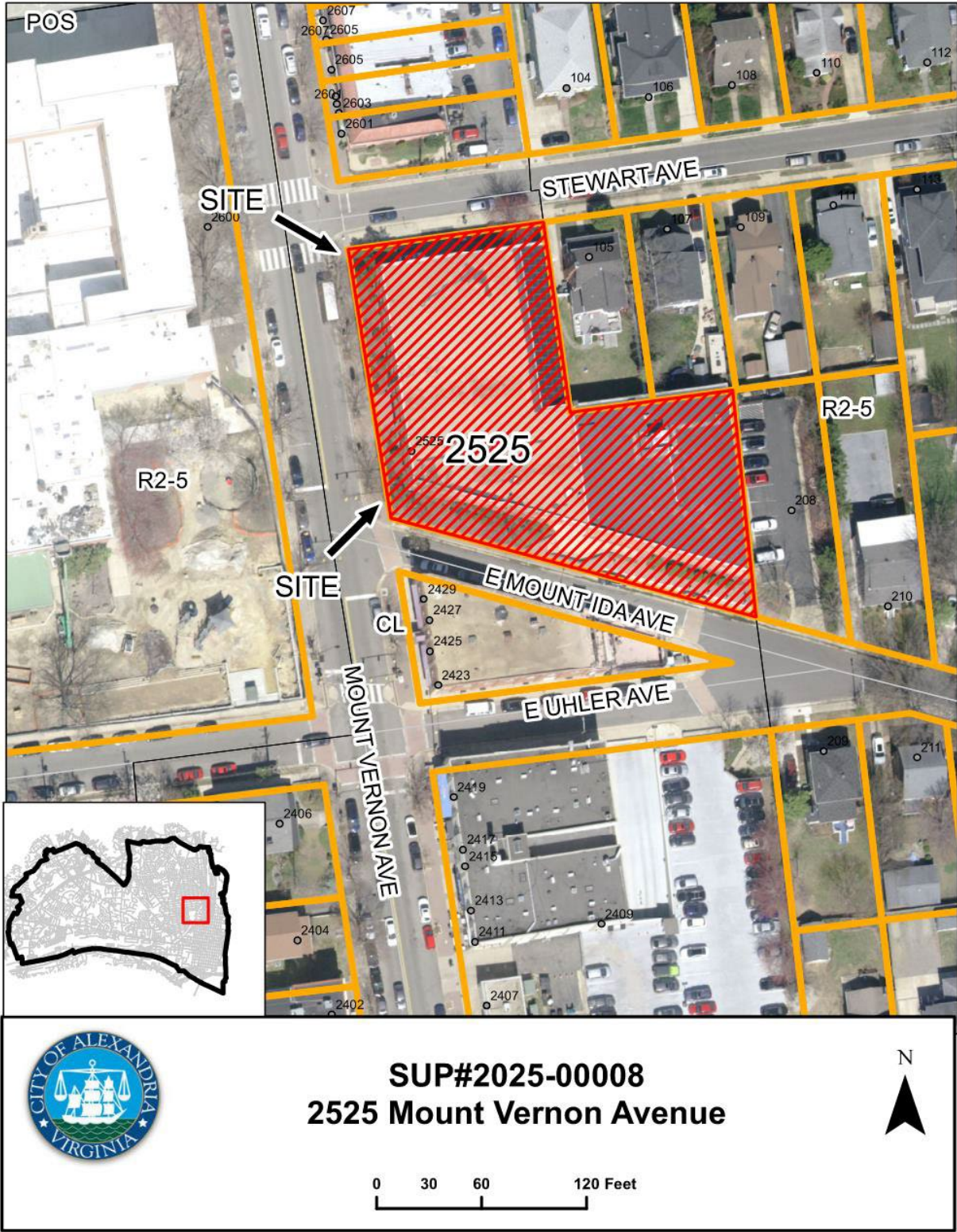
PLANNING COMMISSION ACTION, MAY 6, 2025: On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission moved to recommend approval of SUP #2025-0008. The motion carried on a vote of 7 to 0.

Reason:

The Planning Commission agreed with staff's analysis and recommendation.

Discussion: Chair McMaohn asked staff to clarify the approval process for the day care's pick up and drop off operations. Staff explained that the day care is a permitted use in the CL zone. The CL zone's use limitations require an operator to submit a pick up and drop off plan for staff approval prior to issuance of the business license.

Commissioner Lennihan asked the applicant to provide more information about the nature of the proposed short-term rentals. The applicant's attorney, M. Catharine Puskar, stated the short-term residential rental concept would likely serve visitors with family nearby. Ms. Puskar also explained that, because the applicant requested relief from the multi-unit off-street parking requirement instead of the short-term rental requirement, there would be flexibility to convert the building to long-term leases if desired.



I. DISCUSSION

The applicant, Ganges Property, LLC, represented by M. Catharine Puskar, attorney, requests special use permit (SUP) approval for a parking reduction with yard and open space modifications. The request would allow for conversion of the building's second floor to residential.

SITE DESCRIPTION

The subject property is one lot of record with 158.38 feet of frontage along Mount Vernon Avenue, 220.85 feet of frontage along East Mount Ida Avenue, and 115.02 feet of frontage along Stewart Avenue. Its size is 29,749 square feet. The two-story building that occupies the subject property is currently vacant; it was formerly used by the City's Department of Community and Human Services (DCHS). A mix of commercial and residential uses surround the subject property.



Figure 1 – Subject property

BACKGROUND

Prior to 1984, the property operated as a commercial building which for many years contained the retail furniture store, C.L. Barnes. On January 21, 1984, the City Council voted to award a contract with Poladian Construction Corporation to rehabilitate the former furniture store as the Alexandria Human Services office building. Subsequent approvals for the rehabilitation of the building are as follows:

- On March 8, 1984, the Board of Zoning Appeals approved a variance from the then-required zone transition setback (BZA Case #5031);
- On May 1, 1984, Planning Commission approved Site Plan #84-00015 to expand the existing building for the new Alexandria Human Services office building; and
- On May 12, 1984, City Council approved Special Use Permit #1666 for a request to extend off-street parking into a residential zone.

The building operated as one of the City's DCHS offices from 1985 until early 2023.

PROPOSAL

The applicant proposes converting the existing office building to a mixed-use building with daycare and retail/restaurant uses on the ground floor and residential uses on the upper floor. The residential portion of the building would provide 30 dwelling units which the applicant intends to use as short-term rentals. To facilitate this conversion, the applicant requests SUP approval, with yard and open space modifications, for a 38 space parking reduction.

PARKING

The recently adopted Short-Term Residential Rental Regulations require 0.25 parking spaces per bedroom for sites within the Enhanced Transit Area. The applicant proposes 34 bedrooms total, four two-bedroom units and 26 one-bedroom units. Therefore, nine off-street parking spaces would be required for the proposed short-term residential rental use on site or within 500 feet of the property. However, because the applicant would like flexibility to offer long-term rentals in the future, the parking requirement for multi-unit dwellings will be applied for the purposes of this application.

Zoning Ordinance section 8-200(A)(2)(a)(i) requires one off-street parking space per bedroom for multi-unit dwellings outside the metro walkshed. The parking requirement is reduced by 10 percent because the subject property is within the Bus Rapid Transit Half-Mile Walkshed. Additionally, the parking requirement is reduced by five percent because the subject property has a walkability index score of 85. The final parking requirement is 0.85 spaces per bedroom. Given that the applicant proposes 34 total bedrooms, 29 off-street parking spaces would be required for the proposed residential use. The ground floor daycare use would require three off-street parking spaces. The ground floor restaurant/retail uses would require an additional nine spaces and one loading space. Overall, the applicant's proposal would require a minimum of 41 off-street parking spaces.

The subject property currently provides four off-street parking spaces on site along Stewart Avenue. The applicant intends to remove these spaces and utilize this area as a loading zone. There are also currently four handicapped parking spaces on East Mount Ida Avenue that are located partially on the subject property. There is also a parking garage across East Mount Ida and Uhler Avenues in the 2400 block of Mount Vernon Avenue. The applicant would provide 20 parking spaces for the proposed daycare use. The applicant therefore requests a 38-space parking reduction for the proposed residential and ground floor retail/restaurant uses pursuant to 8-100(A)(4).

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned CL/Commercial Low. The applicant's proposed addition of residential uses to the building requires compliance with the CL zone's bulk and open space requirements. The existing building is not subject to bulk or open space requirements because the CL zone exempts nonresidential uses from bulk and open space requirements.

The CL zone requires multi-unit dwellings to provide 35 percent of the total lot size as open space. Because the building covers almost the entire site, only providing small front yards along each of

its frontages, it cannot meet the CL zone requirement to provide 10,412 square feet of open space.

The applicant proposes 5,289 square feet, or approximately 17.7 percent of the total lot size, of open space. 3,359 square feet of ground level open space would be provided within the subject property's two secondary front yards along Stewart and East Mount Ida Avenues. An additional 1,930 square feet of open space would be provided in the form of open terraces. The applicant requests a modification to reduce the open space requirement from 35 to 17.7 percent.

The existing building provides 39,993 square feet of non-residential floor area or a floor area ratio (FAR) of 1.34. When the building was expanded in the 1980s, the subject property was zoned C-2/Commercial. The C-2 zone allowed a maximum FAR of 3.0. Along with the City's 1992 comprehensive Zoning Ordinance re-write, the subject property was rezoned to CL/Commercial Low. The CL zone permits a maximum FAR of 0.50 for non-residential uses and 0.75 for residential uses. The existing building became noncomplying with regard to FAR with the 1992 rezoning.

With the proposed renovations, the building would provide 19,414 square feet of non-residential floor area or a non-residential FAR of 0.65. It would also provide 19,864 square feet of residential floor area or a residential FAR of 0.67. The proposed residential floor area would comply with the CL zone's maximum residential FAR. The proposed non-residential floor area would significantly decrease the building's noncompliance with regard to non-residential FAR.

The CL zone would also require the building to provide front yards, as well as side yards based on height-to-setback ratios of 1:2 and each with a minimum depth of 16 feet. The existing building provides a primary (west) front yard of 13.2 feet on Mount Vernon Ave. and two north and south secondary front yards of 15.8 feet and 18.1 feet on Stewart (north) and East Mount Ida (south) Avenues, respectively. To accommodate the conversion, although no expansion to the building's footprint is proposed, the applicant requests modifications from the CL zone's north front and north and east side yard requirements.

The Potomac West Small Area Plan (SAP) and the Mount Vernon Avenue Business Area Plan (BAP) identify the subject property for low-density commercial and medium-density residential. Additionally, the BAP specifically encourages first floor retail uses and second floor residential or office uses along Mount Vernon Ave. As such, the proposed mixed-use of the building would be consistent with the SAP and the BAP.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to convert the existing building from commercial office use to restaurant/retail and daycare uses on the ground floor and to residential uses on the second floor, and recommends approval of the SUP for the parking reduction and yard modifications. The applicant's proposal would be consistent with the Mount Vernon Avenue BAP which encourages second floor residential uses with retail and restaurant uses concentrated on the ground floor to provide a "...level of activity desirable for a successful retail environment." Conversion of the existing ground floor office spaces to restaurant/retail and daycare space would increase the site's consistency with the Mount Vernon Avenue BAP by activating the ground floor.

PARKING REDUCTION

Staff recommends approval of the parking reduction SUP. Providing the required parking spaces on site would not be feasible without demolishing the existing building. The parking garage, located across East Mount Ida and Uhler Avenues, would also not be a feasible location for the required parking. It contains a total of 138 off-street parking spaces with 28 standard and 109 compact spaces. 79 percent of the total spaces are compact. Section 8-200(E)(1) only allows up to 75 percent of spaces to be compact so providing complying off-street parking spaces in the garage would not be feasible. Further, parking for the multi-unit residential use in the garage would not technically comply with section 8-200(C)(2) which requires multi-unit parking to be located directly across a single street. Users would have to cross both East Mount Ida and Uhler Avenues to access the parking garage from the subject property.

Staff does not expect the parking reduction to have an adverse impact on the neighborhood. The subject property is located in an amenity-rich neighborhood with a walk score of 85, providing easy access to shops, restaurants, parks, schools, and grocery stores. There are also two Capital Bike Share stations within one-half mile of the subject property. Further, the site is well served by public transit with a bus stop directly in front of the building on Mount Vernon Avenue. The DASH 33 and 10A and 10B Metrobuses all serve this bus stop.

The subject property is also a half mile to the National Landing – Potomac Yard Metroway Bus Rapid Transit Lane and about a mile to both the Potomac Yard-VT and Braddock Road metro stations. Given the walkability and transit accessibility of the site, many visitors and residents could easily access the site without a car.

Although the residential blocks surrounding Mount Vernon Avenue are not currently within a Residential Parking Permit (RPP) district, staff has included Condition #3 which would preclude residents of the building from obtaining RPPs if one were to be established. Staff has also included Condition #4 which requires the applicant to notify residents about alternative forms of transportation and locations of off-street parking facilities in lease or purchase agreements.

MODIFICATIONS

Staff also recommends approval of the applicant's modification requests. These requests are technical in nature as the building would not be physically expanded. Staff supports the requested yard and open space modifications because they are necessary to allow for residential use of the upper floor of the building. If the modifications were not granted, the building would have to be demolished and rebuilt to provide side yards and open space in compliance with the CL zone's requirements for residential uses. The demolition of existing buildings is not desirable in this case as it would adversely impact the fabric and character of the street, harming the existing streetscape and detracting from the qualities that make Mount Vernon Avenue an attractive street.

The applicant's requested front yard modification would be to accommodate a proposed fence located in the required yard along Stewart Avenue. This fence would provide screening of the off-street loading space from the residential properties along Stewart Avenue.

Section 2-180 states that “the purpose of open and usable space is to provide areas of trees, shrubs, lawns, pathways and other natural and manmade amenities which function for the use and enjoyment of residents, visitors and other persons.” Given that some on-site open space would be provided, staff finds the purpose of the open space requirement to be upheld.

Overall, none of the requested modifications would impact the surrounding neighborhood because no expansion to the building is proposed. All are necessary to facilitate the conversion of the building. The applicant has also proposed additional screening to mitigate any potential impacts that the proposed second-floor residential patios could have on adjacent neighbors.

OTHER CONSIDERATIONS

Staff attended a meeting with the Del Ray Citizens Association’s Land Use Committee and the applicant on March 25, 2025. Attendees expressed concerns regarding the proposed short-term residential rentals specifically possible noise, trash, and safety issues. The applicant’s representative and City staff explained that the short-term residential rentals proposed must adhere to the City’s recently adopted Short-Term Residential Rental regulations. Additionally, there were concerns regarding the requested parking reduction for the residential use. The applicant’s representative explained that their client intends to reserve spaces, as needed, for renters in the parking garage located in the 2400 block of Mount Vernon Avenue. Further, staff explained that, considering the walkability and access to public transit, renters would have multiple options to get around.

The Del Ray Citizens Association (DRCA) also sent a letter of support for the project on April 17, 2025. In the letter, the DRCA requests a traffic study to analyze overlap in pick up and drop off times of the existing school and proposed future day care use.

The 2020/21 Housing Contributions Policy Update established a new voluntary monetary contribution policy for commercial to residential building conversions. The contribution to the City’s Housing Trust Fund is based on existing floor area proposed to be converted from commercial to residential use. The subject property is converting 19,865 square feet of commercial floor area, as defined by Section 2-145(B), to residential use. The contribution resulting from the proposed conversion totals \$36,353 based on a 2025 contribution rate of \$1.83 per square foot.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. A minor site plan amendment to Site Plan #1984-00015 is required. (P&Z)
2. Prior to the issuance of the Certificate of Occupancy, contribute \$36,353 to the City’s Housing Trust Fund. Make out all payments to the City of Alexandria and submit them to

the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing)

3. If a Residential Parking Permit (RPP) district is established in the vicinity of the subject property and if the proposal includes more than 10 dwelling units at the time of building permit submission, based on the City's RPP for New Development Policy, residents and guests would not be eligible to obtain City-issued residential parking permits. (P&Z)
4. The applicant shall provide information regarding alternative transportation options and nearby off-street parking facilities with lease or purchase agreements. (P&Z)

STAFF: Tony LaColla, AICP, Division Chief, Department of Planning and Zoning
Sam Shelby, Principal Planner, Department of Planning and Zoning
Catherine McDonald, Urban Planner, Department of Planning and Zoning

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

F-1 DROW, SWM, OEQ, and Resource Recovery have no comments.

R-1 Provide a copy of a lease agreement, or similar, for the three off-street spaces for the day care use. (Transportation Planning)

R-2 Provide a pick up and drop off plan for the day care use. (Transportation Planning)

Code Administration:

C-1 A building permit is required.

Fire:

No comments or concerns.

Office of Housing:

Health:

Food Facilities:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- C-2 Construction plans shall be submitted to the Health Department located at 4850 Mark Center Drive and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria- fee must be paid separate from any other departmental fees.
- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-4 A Food Protection Manager shall be on-duty during all operating hours.
- C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C-7 Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.
- F-1 Starting on 1/1/2023, The Virginia Department of Agriculture and Consumer Services (VDACS) is the point of contact for the following type of establishments: grocery stores, convenience stores, ice cream stores, wine shops, or bakeries. The divisions of Food Safety can offer further guidance. Please use the following contact information:

VDAC's Food Safety Program
804.786.3520
804.371.7792
foodsafety@vdacs.virginia.gov

Child Care Facility:

- C-8 An Alexandria Health Department Permit is required for all regulated facilities that are serving and/or preparing food. A permit shall be obtained prior to operation, and is not

transferable between one individual, corporation or location to another.

- C-9 Construction plans shall be submitted to the Health Department located at 4850 Mark Center Drive and through the Multi-Agency Permit Center. Construction plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
- C-10 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-11 A Food Protection Manager shall be on-duty during all operating hours.
- C-12 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

Recreation, Parks and Cultural Activities:

- C-1 Confirm the proposed building is consistent with the design guidelines of the Mount Vernon Urban Overlay District in order for the requested modification to open space standards to be granted.

Police Department:

No comments received.

Historic Alexandria (Archaeology):

No comments.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 2525 Mt. Vernon Avenue

TAX MAP REFERENCE: 024.04-05-01 **ZONE:** CL

APPLICANT:

Name: Ganges Property Group LLC

Address: _____

PROPOSED USE: SUP for a reduction in required parking spaces,

with modifications to the front and side yard setbacks, open space, and to permit a 6-ft fence within a secondary front yard

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Revised: 4/8/2025

Ganges Property Group LLC By: M. Catharine Puskar Attorney/Agent

Print Name of Applicant or Agent

MCPuskar

Signature

2/10/2025

Date

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

Telephone #

Fax #

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of See attached, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the (check one):

☐ Owner

☒ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

See attached.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Ganges Property Group LLC		See attached
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2525 Mount Vernon Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. DE Mt. Vernon Ave LLC		See attached
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Ganges Property Group LLC	None	None
2. DE Mt. Vernon Ave LLC	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/10/2025

Date

Ganges Property Group LLC By: M. Catharine Puskar Attorney/Agent

Printed Name



Signature

DE Mount Vernon Ave, LLC



Alexandria, VA 22314

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

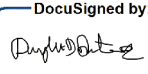
Re: Consent to File for a Special Use Permit
2525 Mt. Vernon Avenue, Alexandria, VA 22301, Tax Map No. 024.04-05-01
(the "Property")

Dear Mr. Moritz:

DE Mt. Vernon Ave LLC, as owner of the above-reference Property, hereby consents to the filling of a Special Use Permit on the Property and any related requests by Ganges Property Group, LLC.

Very truly yours,

DE Mt. Vernon Ave LLC

By:  DocuSigned by:
C8E6741CD5B8403...

Its: Founder/CEO

Date: 2/10/2025

APPLICANT OWNERSHIP BREAKDOWN

Owner of 2525 Mt. Vernon Avenue (TM No. 024.04-05-01)

DE Mt. Vernon Ave LLC (Title Owner)

[REDACTED]
Alexandria, VA 22314

Member(s):	Percent Ownership:
See attached org chart	

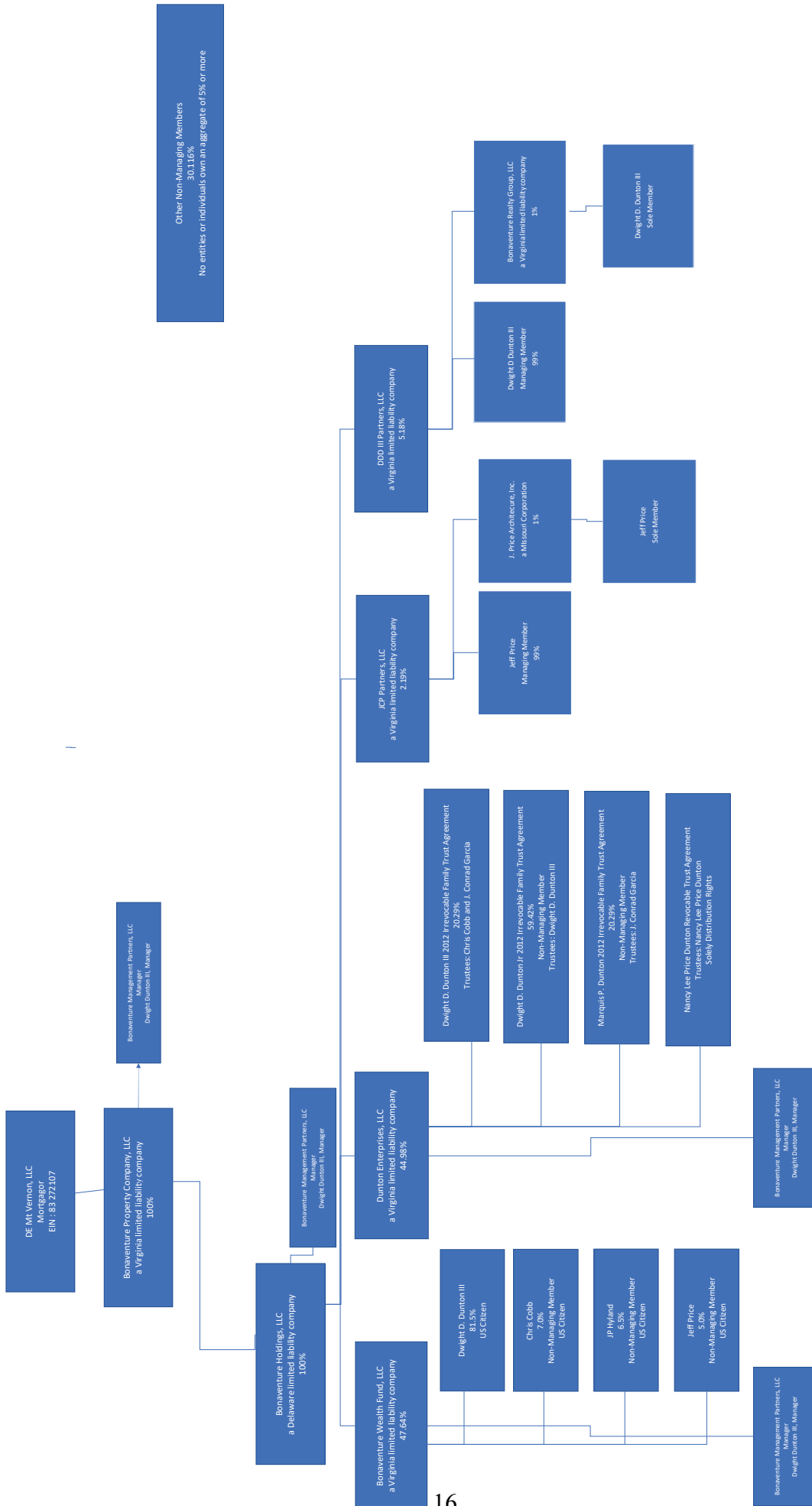
Note: None of the people or entities listed above have a business or financial relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

DocuSigned by:



C8E6741CD5B8403...

2/10/2025



Ganges Property Group LLC

Ashburn, VA 20147

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File for a Special Use Permit
2525 Mt. Vernon Avenue, Alexandria, VA 22301, Tax Map No. 024.04-05-01
(the "Property")

Dear Mr. Moritz:

Ganges Property Group LLC, hereby authorizes Walsh, Colucci, Lubeley, & Walsh, P.C. to act as agent on its behalf for the filling and representation of an application for a Special Use Permit on the Property and any related requests.

Very truly yours,

Ganges Property Group LLC

By: Ajay Malpani

Its: AJAY MALPANI, MG-MEMBER

Date: 02.07.2025

APPLICANT OWNERSHIP BREAKDOWN

Contract Purchaser/Applicant of 2525 Mt. Vernon Avenue (TM No. 024-04-05-01)

Ganges Property Group LLC (Contract Purchaser/Applicant)

Ashburn, VA 20147

Member(s):	Percent Ownership:
MANDI GANDHI	50%
AJAY MALPANI	50%

Note: None of the people or entities listed above have a business or financial relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☒ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Residential: Sunday - Saturday

Hours:

24/7

Commercial: to be determined

to be determined

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A

B. How will the noise be controlled?

N/A

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:

N/A

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

N/A

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

N/A

- C. How often will trash be collected?

N/A

- D. How will you prevent littering on the property, streets and nearby properties?

N/A

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No. **N/A**

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
N/A

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☐ No **N/A**

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

0 _____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

- B. Where is required parking located? (*check one*)

☐ on-site
☐ off-site N/A

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[✓] Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 1

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

B. Where are off-street loading facilities located? _____

An on-site surface loading space is proposed to be accessed from Stewart Avenue

C. During what hours of the day do you expect loading/unloading operations to occur?

Between 7:00am to 11:00pm

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

As often as necessary to serve the residential and the to be determined commercial uses.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

The existing street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building?

☒ Yes

☐ No

Do you propose to construct an addition to the building?

☐ Yes

☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

39,993 sq. ft. (existing) + _____ sq. ft. (addition if any) = 39,279 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☒ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

***Note: proposed building changes result in a reduction from the amount of existing floor area**

End of Application



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The applicant is requesting a reduction of 38 parking spaces. Currently 0 parking spaces are allocated for the proposed residential and retail/restaurant uses, which would require a minimum of 38 parking spaces.

2. Provide a statement of justification for the proposed parking reduction.

See attached.

3. Why is it not feasible to provide the required parking?

See statement of justification.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

☒ Yes. ☐ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a ***Parking Management Plan*** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.
See statement of justification.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

Statement of Justification/Parking Management Plan

The Applicant, Ganges Property Group LLC, is the contract purchaser of Property located at 2525 Mt. Vernon Avenue (the "Property"), which is currently improved with a two-story office building constructed in 1985. The Property contains approximately 29,747 SF (0.68 ac) and is located in the CL zoning district, which permits a number of uses by-right. The Applicant proposes to convert the existing office building to a mixed-use building including daycare and retail/restaurant uses on the ground floor with a multi-unit dwelling on the second floor. The proposed uses are permitted by-right in the CL zone. However, the Applicant is requesting an SUP for a parking reduction associated with the retail/restaurant and multi-unit dwelling uses, with modifications to the side yard setback and open space requirements associated with the multi-unit dwellings. With the proposed conversion, the building will contain approximately 10,914 SF for daycare use, approximately 8,500 SF for retail and/or restaurant uses on the ground floor and thirty (30) multi-unit dwellings on the second floor, including 26 one-bedroom and 4 two-bedroom units.

The Applicant requests an SUP for a reduction in the required parking spaces for the retail/restaurant and multi-unit dwelling uses. Pursuant to the Zoning Ordinance, a minimum of 29 parking spaces are required to be provided for the proposed multi-unit dwelling use and a minimum of 9 parking spaces are required for the restaurant/retail uses (the higher restaurant parking ratio has been used given that the tenants are to be determined) for a total of a minimum of 38 required parking spaces for the proposed uses.

Given that the Applicant intends to retain the existing building and provide an off-street loading space on Stewart Avenue, there are no parking spaces on site. There is an adjacent parking lot located at 208 E. Mt Ida Ave., which is not part of this Application, that will be removed to accommodate play equipment accessory to the day care use, so long as the day care is a tenant of the building. There is also a parking lot across E. Mt. Ida Ave in the 2400 block of Mt. Vernon Avenue. Dedicated parking spaces for the day care use will be provided in this lot, as permitted by the Zoning Ordinance, given the fact that many individuals drop off and pick up children via single occupancy vehicles. However, the Applicant does not intend to dedicate parking spaces for the proposed retail/restaurant uses or multi-unit dwelling in the 2400 lot, given the walkability of the neighborhood and the fact that, given the smaller size of the units and the flexibility for the multi-unit dwelling to be for typical rentals or short term residential rentals, there will either be renters who are carless by choice or who will access the property via other transit modes such as uber, taxi, metro, bus, walking or biking.

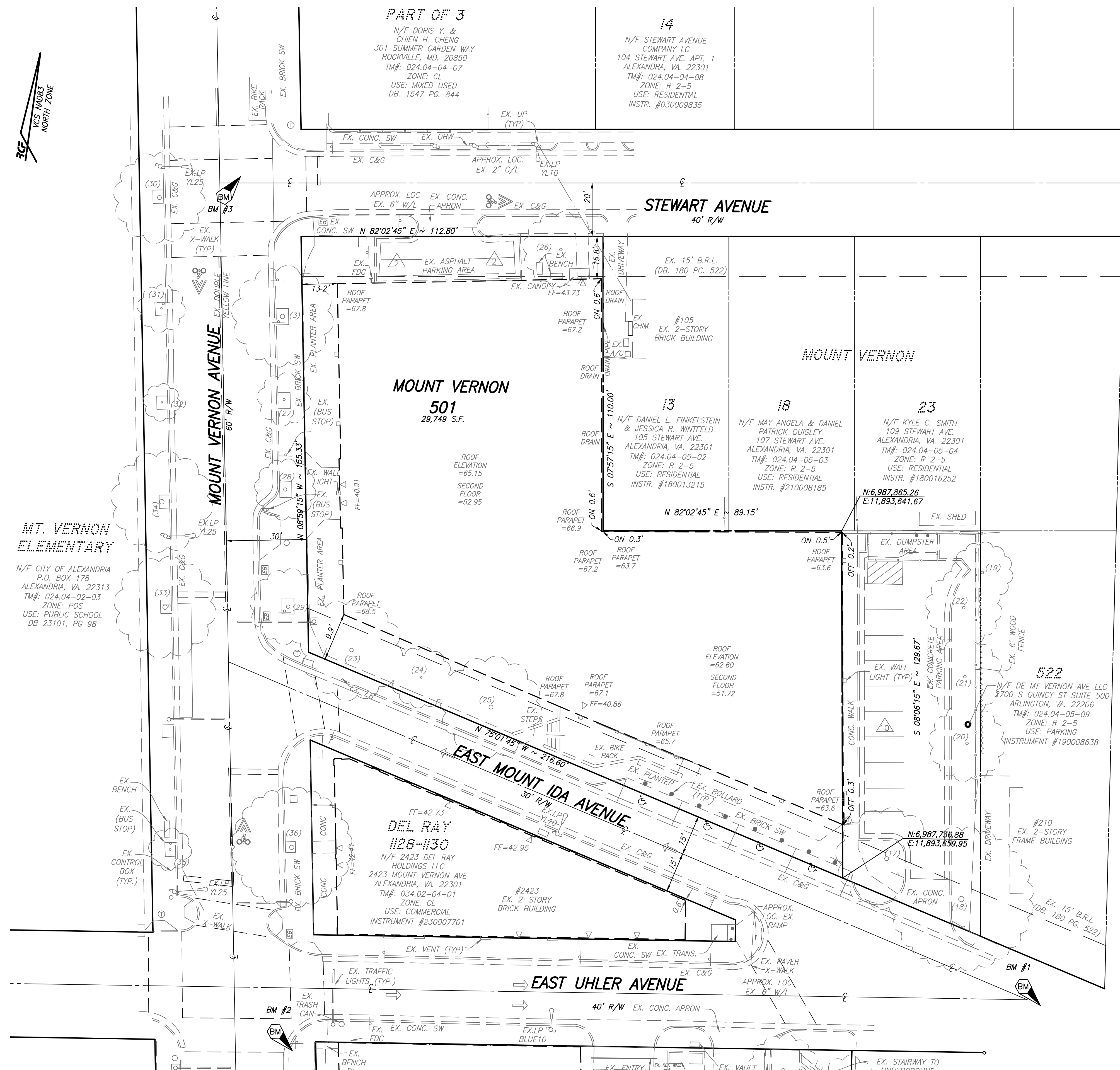
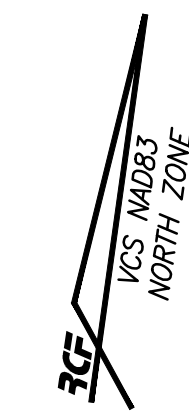
While there will not be any dedicated spaces for the multi-unit dwelling or restaurant/retail uses in the 2400 lot, spaces will be available in the lot, for a fee, for those who need them. In addition, there will be short term parking spaces dedicated on E. Mt Ida for pick up/drop off and deliveries. Given that there is on street public parking adjacent to the building and available parking in the neighboring lot, there will be no negative impact on the neighborhood from the parking reduction.

The Applicant also requests a modification to the required front and side yard setback for the multi-unit dwelling use as the existing building layout prevents compliance with the residential requirements of the CL zoning district. The existing office building is located on the adjoining side yard property lines. The CL zone does not have any side yard setback requirements for non-residential components, but with the proposed residential conversion on the second floor, the residential use would be unable to meet the side yard setback ratio of 1:2. As the Applicant is retaining the existing building it is not possible to increase the setbacks. Finally, the Applicant requests a modification of the open space requirement. Given that the existing building footprint covers a majority of the Property it is not possible for the Applicant to provide the required 35% (10,411 SF) open space.

In addition, although there is open area along Mt Vernon Avenue, it cannot technically be counted as open space as the Applicant intends to use that area as accessory dining or other outdoor area for the restaurant/retail tenants. There will be some outdoor space created on the second level of the building for occupants of the multi-unit dwellings. Finally, in response to a request from the neighbors regarding screening for the loading area, the Applicant is requesting a modification to permit a 6-ft tall fence in the secondary front yard along Stewart Avenue.

The proposed conversion of this Property will facilitate the adaptive re-use of an existing vacant office building to provide child care, restaurant, retail and residential uses that will provide 24/7 activity, enhance the pedestrian experience along this portion of Mt. Vernon Avenue, and add to the overall vibrancy of the neighborhood. Furthermore, this proposal is in keeping with the vision expressed by the community during previous conversations regarding the reuse of this building.

A:\2025\25026\25026.DWG (REV) 1. EXISTING CONDITIONS & REMEDIATION PLAN.dwg
Tue Apr 08 2025 - 2:05:25pm



TEXT LEGEND:

=DEGREES
=MINUTES (OR FEET)
=SECONDS (OR INCHES)
%=PERCENT
#=NUMBER
@=AT
A/C=AIR CONDITIONER
APPROX.=APPROXIMATE
BM=BENCHMARK
BF=BASEMENT FLOOR
C/L=CENTERLINE
C.O.=CLEAN OUT
CIP=CAST IRON PIPE
CHIM.=CHIMNEY
CONC.=CONCRETE
CPC=COMMUNICATION PEDESTAL
C&G=CURB & GUTTER
DB=DEED BOOK
E=EAST
EB=ELECTRIC BOX
ESMT=EASEMENT
EX=EXISTING
FF=FINISHED FLOOR
FDC=FIRE DEPARTMENT CONNECTION
FH=FIRE HYDRANT
FT=FEET
G/L=GAS LINE
G/S=GAS SERVICE
HDPE=HIGH-DENSITY POLYETHYLENE
IPF=IRON PIPE FOUND
IRF=IRON ROD FOUND
INV.=INVERT
LOC.=LOCATION
PP=PIPE
RCP=REINFORCED CONCRETE PIPE
RET.=RETAINING
R/W=RIGHT-OF-WAY
PG.=PAGE
S=SOUTH
SAN.=SANITARY
STM.=STORM
NAD=NORTH AMERICAN DATUM
N=NORTH
OHW=OVERHEAD WIRE
PED.=PEDESTRIAN
PB=PLANTER BOX
R=RADIUS
RCP=REINFORCED CONCRETE PIPE
RET.=RETAINING
R/W=RIGHT-OF-WAY
PG.=PAGE
S=SOUTH
SAN.=SANITARY
STM.=STORM
SEW.=SEWER
S.F.=SQUARE FEET
SW=SIDEWALK
UP=UTILITY POLE
VCS=VIRGINIA COORDINATE SYSTEM
W=WEST
WV=WATER VALVE
WL=WATER LINE
WS=WATER SERVICE
WM=WATER METER
W.W.=WINDOW WELL
YL=YELLOW

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON FEBRUARY 5, 2025; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

EXISTING TREE TABLE

- | | |
|------|------------------|
| (1) | 19" TREE |
| (2) | 17" TREE |
| (3) | 20" TREE |
| (4) | 13" MAPLE |
| (5) | 15" MAPLE |
| (6) | 14" MAPLE |
| (7) | 18" MAPLE |
| (8) | 10" MAPLE |
| (9) | 14" OAK |
| (10) | 11" TREE |
| (11) | 14" PEAR |
| (12) | 10" PEAR |
| (13) | 17" TREE |
| (14) | 10" TREE |
| (15) | 24" TREE |
| (16) | 18" TREE |
| (17) | 18" TREE |
| (18) | 24" OAK |
| (19) | 12" Crape Myrtle |
| (20) | 12" TREE |
| (21) | 12" TREE |
| (22) | 12" TREE |
| (23) | 16" TREE |
| (24) | 8" OAK |
| (25) | 18" OAK |
| (26) | 12" TREE |
| (27) | 10" TREE |
| (28) | 15" TREE |
| (29) | 16" TREE |
| (30) | 18" TREE |
| (31) | 7" TREE |
| (32) | 7" TREE |
| (33) | 20" TREE |
| (34) | 21" TREE |
| (35) | 8" TREE |
| (36) | 20" TREE |

EXISTING SANITARY SEWER INFORMATION

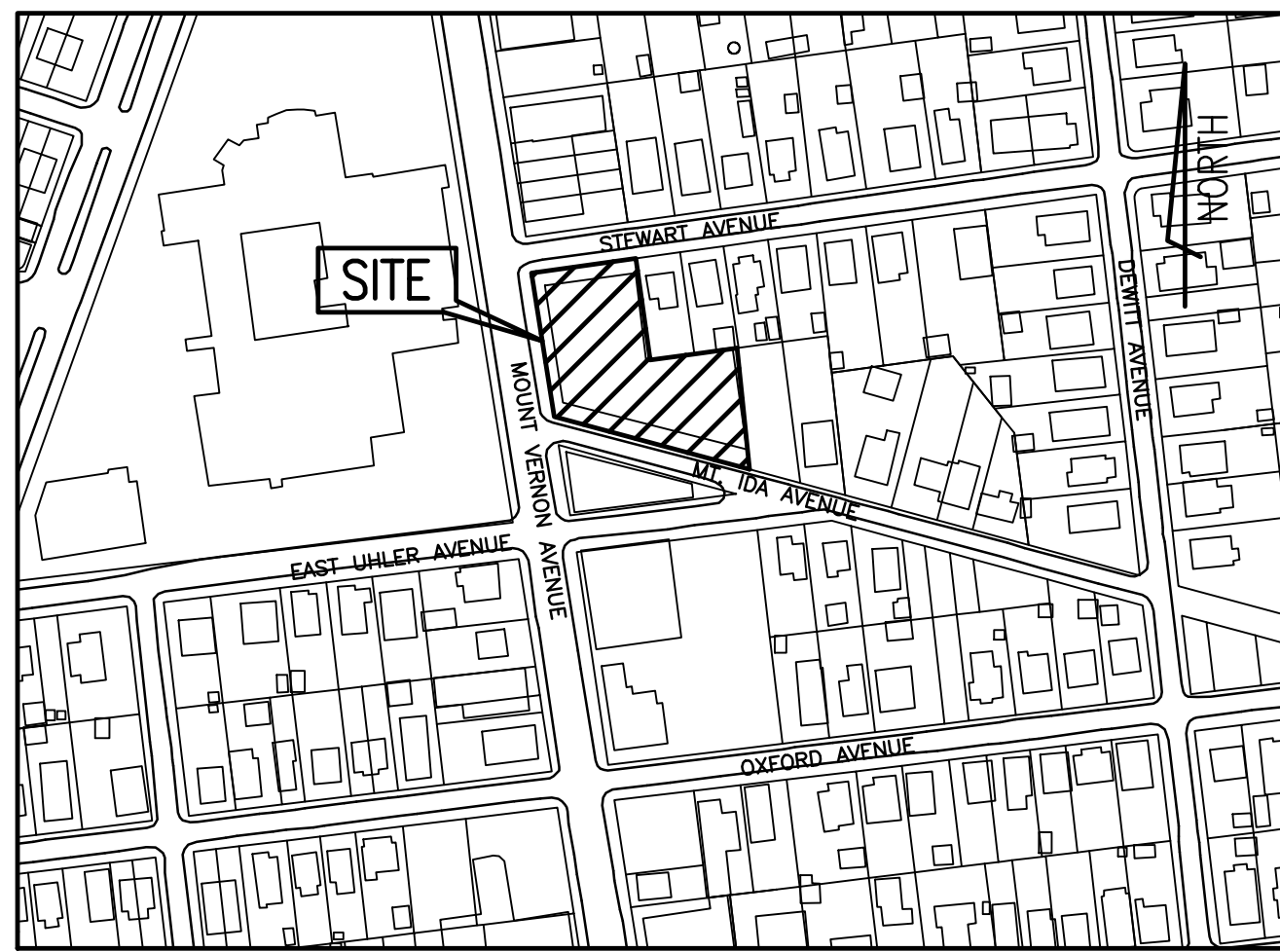
- D BENCHMARK #1
EX. SAN. M.H.
TOP=41.93
INV. IN=37.65
INV. OUT=37.60
- E EX. SAN. M.H.
TOP=41.58
INV. IN(A)=34.58
INV. IN(B)=34.58
INV. IN(C)=34.58
INV. OUT=34.53
- F EX. SAN. M.H.
TOP=42.61
INV. OUT=35.66
- G EX. SAN. M.H.
TOP=40.66
INV. IN(A)=33.51
INV. IN(B)=32.91
INV. OUT=32.84
- H BENCHMARK #3
EX. SAN. M.H.
TOP=39.82
INV. IN(A)=31.10
INV. IN(B)=31.27
INV. OUT=30.92
- I EX. SAN. M.H.
TOP=44.03
INV. IN=36.68
INV. OUT=36.63
- J EX. SAN. M.H.
TOP=44.07
INV. IN=38.22
INV. OUT=38.17

EXISTING STORM SEWER INFORMATION

- 16 EX. CURB INLET
TOP=41.93
(NO ACCESS)
- 17 EX. CURB INLET
TOP=41.34
(NO ACCESS)
- 18 EX. STM. M.H.
TOP=41.52
INV. IN(A)=39.12
INV. IN(B)=39.12
INV. OUT=39.02
- 19 BENCHMARK #2
EX. CURB INLET
TOP=41.66
INV. OUT=35.91
- 20 EX. STM. M.H.
TOP=41.38
INV. IN(A)=36.43
INV. IN(B)=32.18
INV. IN(C)=32.98
INV. OUT=32.13
- 21 EX. STM. M.H.
TOP=41.55
INV. IN=38.75
INV. OUT=37.85
- 22 EX. STM. GRATE
TOP=43.65
(FULL OF DEBRIS)
- 23 EX. STM. M.H.
TOP=44.39
INV. IN(A)=41.89
INV. IN(B)=42.14
INV. OUT=41.89
- 24 EX. CURB INLET
TOP=43.75
INV. OUT=39.35
- 25 EX. STM. M.H.
TOP=43.50
INV. IN(A)=40.60
INV. IN(B)=39.22
INV. OUT=39.15
- 26 EX. STM. DRAIN
TOP=40.41
(COULD NOT OPEN)
- 27 EX. STM. M.H.
TOP=42.01
INV. IN=38.41
INV. OUT=38.26
- 28 EX. CURB INLET
TOP=41.04
INV. IN=38.14
INV. OUT=38.04
- 29 EX. CURB INLET
TOP=41.05
INV. OUT=38.35
- 30 EX. STM. M.H.
TOP=40.82
INV. IN(A)=35.37
INV. IN(B)=34.62
INV. IN(C)=35.37
INV. IN(D)=37.82
INV. OUT=34.52
- 31 EX. STM. M.H.
TOP=40.86
INV. IN=38.26
INV. OUT=36.81
- 32 EX. STM. M.H.
TOP=40.44
INV. IN(A)=35.89
INV. IN(B)=31.21
INV. IN(C)=32.04
INV. OUT=31.14
- 33 EX. CURB INLET
TOP=40.00
INV. IN=37.95
INV. OUT=37.30
- 34 EX. CURB INLET
TOP=39.66
INV. IN=36.71
INV. OUT=36.21
- 35 EX. CURB INLET
TOP=39.53
INV. IN=35.03
INV. OUT=34.43
- 36 EX. STM. M.H.
(APPROX. LOC.)
(BURIED)

CIVIL LEGEND:

ITEM	EXISTING
CURB & GUTTER	
SIDEWALK	
FIRE HYDRANT	
STRUCTURES	
WATER MAINS	
GAS MAINS	
COMMUNICATION LINES	
STORM SEWER	
SANITARY SEWER	
PAVING	
FENCES	
POWER LINES	
SPOT ELEVATIONS	
CONTOURS	
BUILDING ENTRANCES	
UTILITY POLE	
LIGHT POLE	
STREET LIGHT	
BOLLARD	
SIGN	
COMMUNICATION MANHOLE	
WATER MANHOLE	
WATER VALVE	
WATER METER	
OVERHEAD WIRE	
GUY WIRE	
CLEAN OUT	
GAS VALVE	
ELECTRIC MANHOLE	
PARKING SPOTS	
ACCESSIBLE PARKING	
TRAFFIC LIGHT	



VICINITY MAP
SCALE 1" = 200'

GENERAL NOTES:

- TAX MAP: #024.04-05-01
- ZONE: CL
- OWNERS: DE MT VERNON AVE, LLC.
2700 S QUINCY STREET SUITE 500
ARLINGTON, VA 22206
INSTRUMENT #190008639
- CLIENT: MANOJ GANDHI
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #550. ELEVATION = 42.80'
- HORIZONTAL DATUM REFERENCED TO VIRGINIA COORDINATE SYSTEM, 1983. MONUMENTS USED: CITY OF ALEXANDRIA GPS #550 N=6,987,412.15 E=11,893,460.43 SCALE FACTOR=0.999955044 CITY OF ALEXANDRIA GPS #538 N=6,988,248.29 E=11,893,327.11 SCALE FACTOR=0.999955192
- TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE #0TA1602043 DATED FEBRUARY 12, 2016. AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 29,749 S.F. OR 0.6829 ACRES

SPECIAL USE PERMIT
LOT 501

MOUNT VERNON
(2525 MOUNT VERNON AVENUE)
CITY OF ALEXANDRIA, VIRGINIA

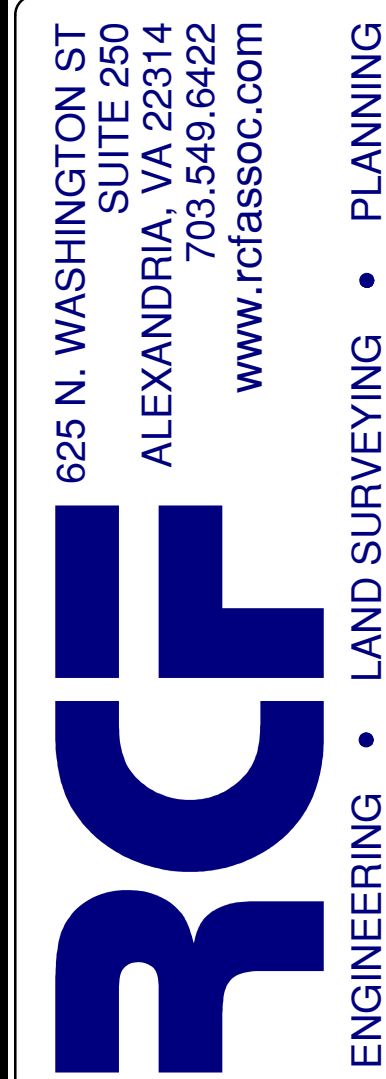
DATE REVISION

DESIGN: DJM
CHECKED: VMM
SCALE: AS NOTED
DATE: APRIL 8, 2025

EXISTING
CONDITIONS
PLAN

SHEET 1 OF 3
FILE: 25-026

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com
ENGINEERING • LAND SURVEYING • PLANNING



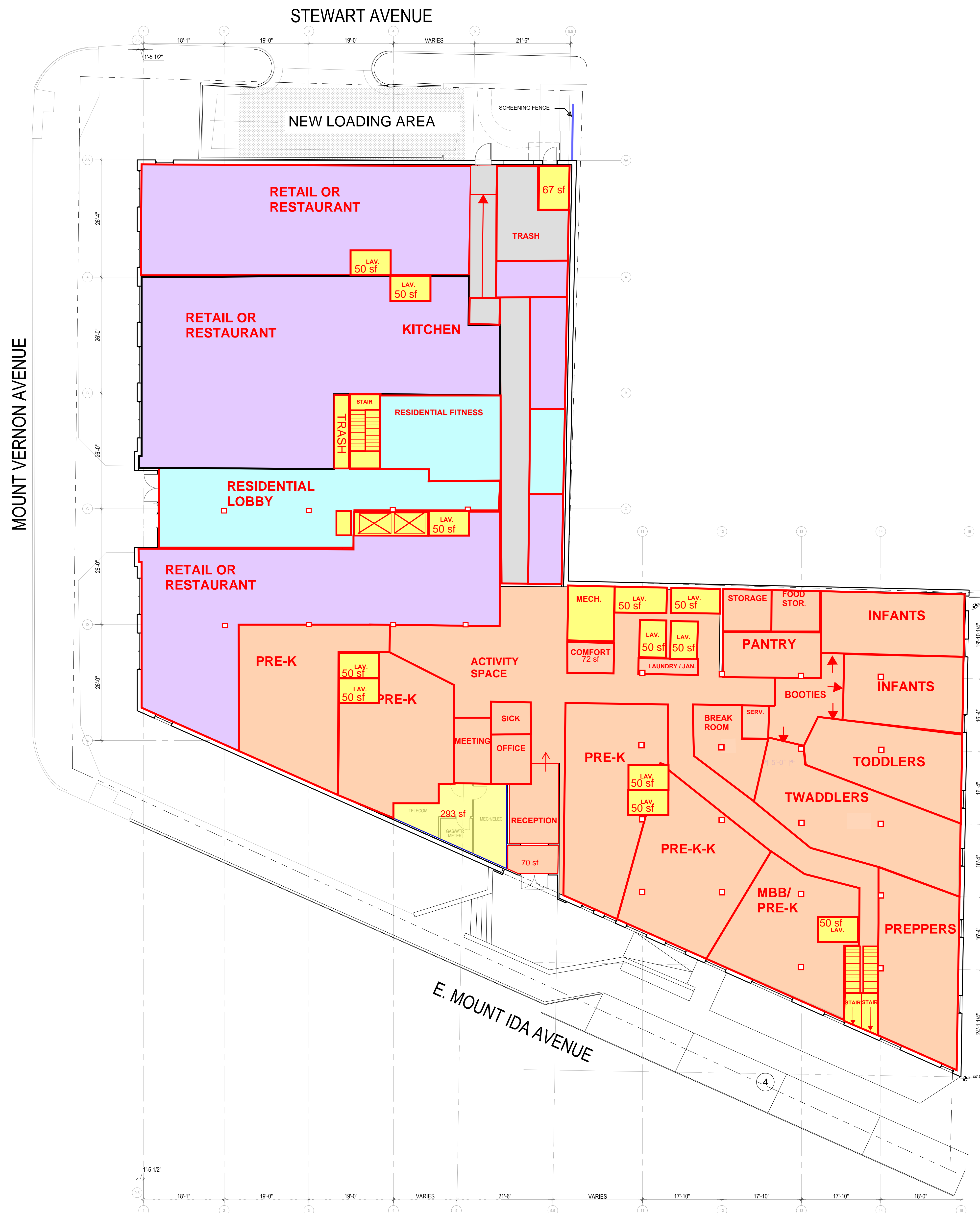


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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA, VIRGINIA. © 2024 R.C. FIELDS & ASSOCIATE, INC.





BUILDING UNIT MATRIX

	Quantity / Enrollment
Dwelling Multi-unit	30
2 Bedroom	4
1 Bedroom	26

KEY:

- EXCLUDED AREA
- RETAIL/ RESTAURANT
- SHARED CORE AREA
- DWELLING MULTI UNIT
- DAY CARE

PROPOSED SECOND FLOOR

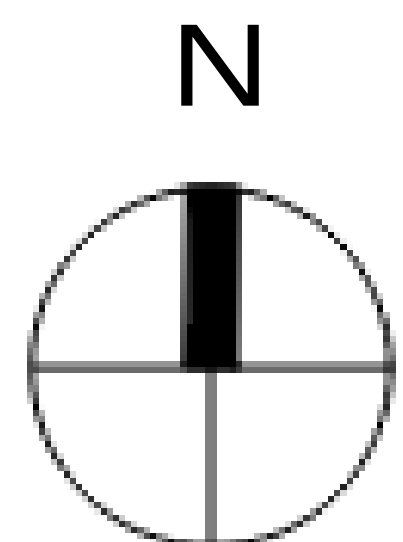
2525 MT VERNON

04.01.25

MAGINNIS+
DEL NINNO
ARCHITECTS

SCALE: 3/32 = 1'-0"

0' 4' 8' 16' 32'

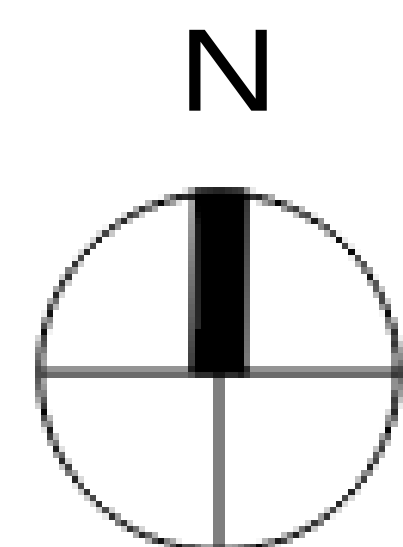




04.01.25

2525 MT VERNON

SCALE: $3/32 = 1'-0''$





KEY:

- EXCLUDED AREA
- EXCLUDED ATRIUM AREA (OPEN TO BELOW)

EXISTING SECOND FLOOR

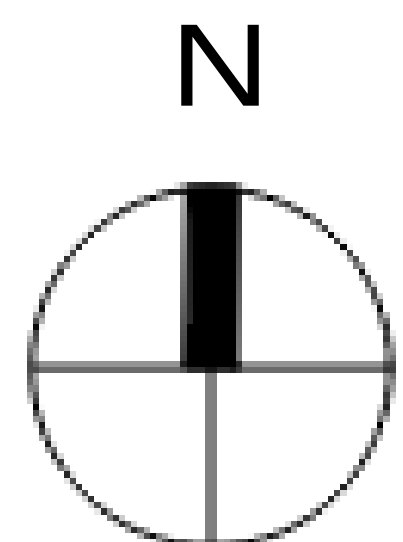
2525 MT VERNON

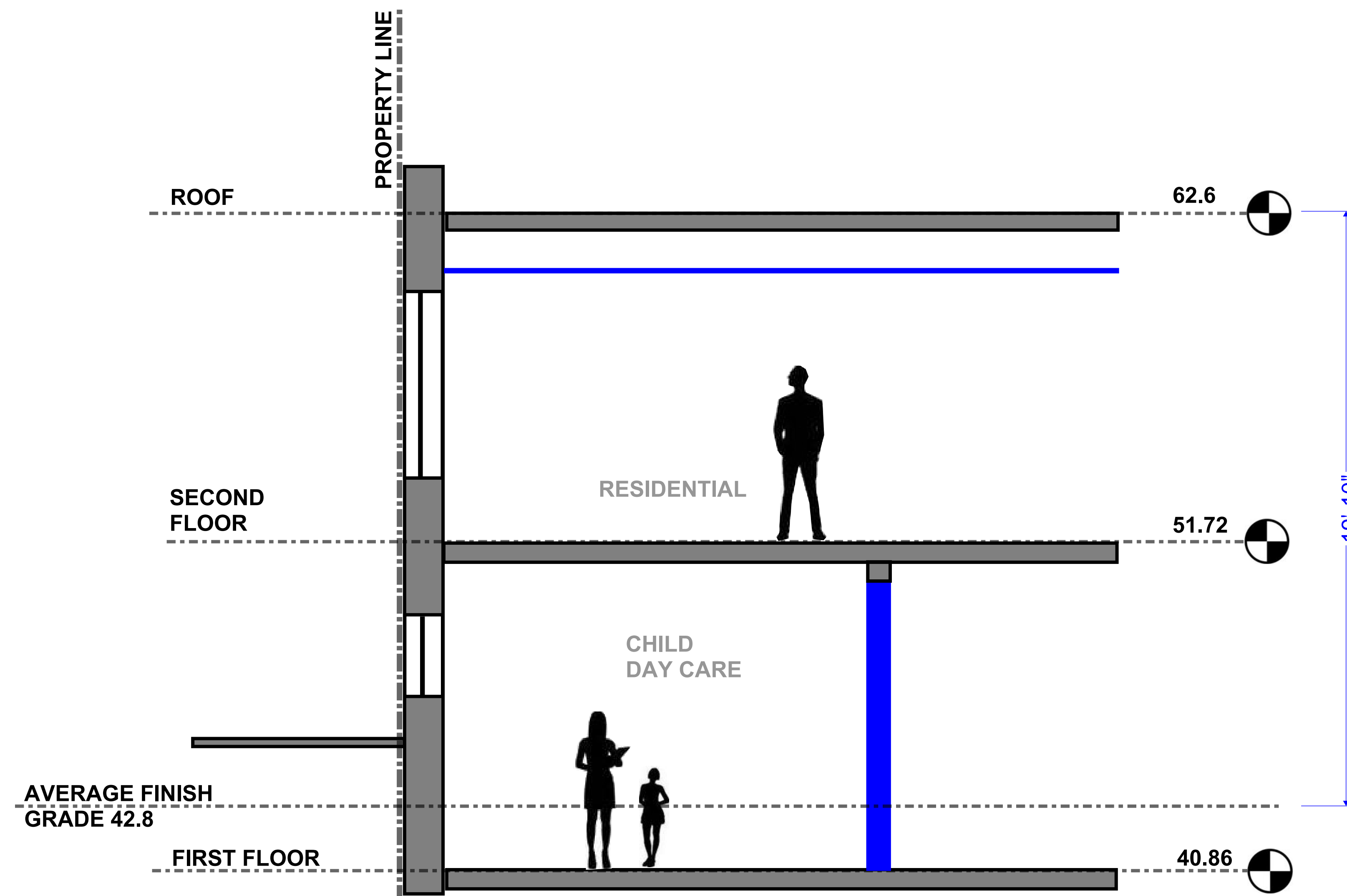
04.01.25

**MAGINNIS+
DEL NINNO
ARCHITECTS**

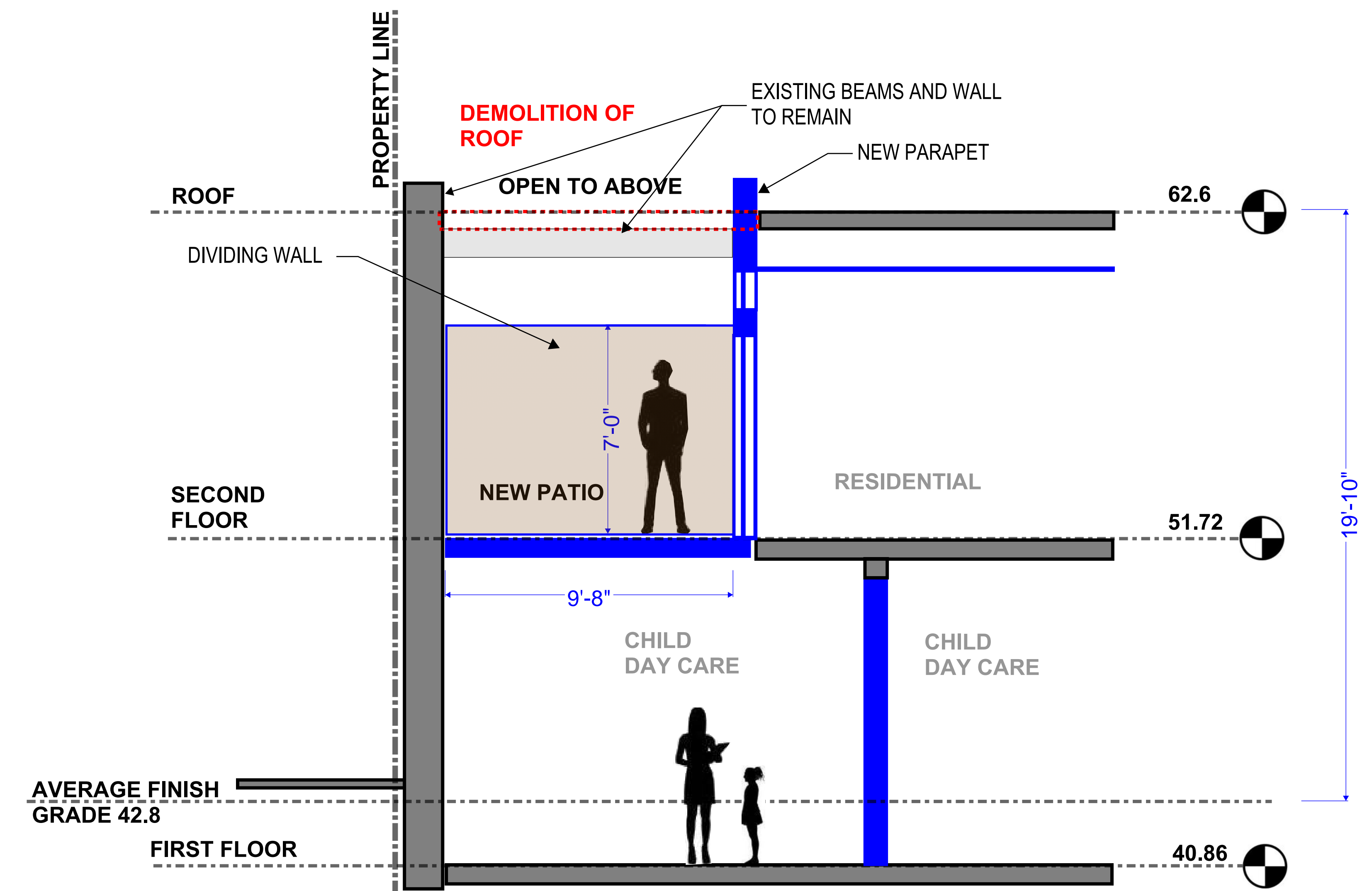
SCALE: 3/32" = 1'-0"

0' 4' 8' 16' 32'

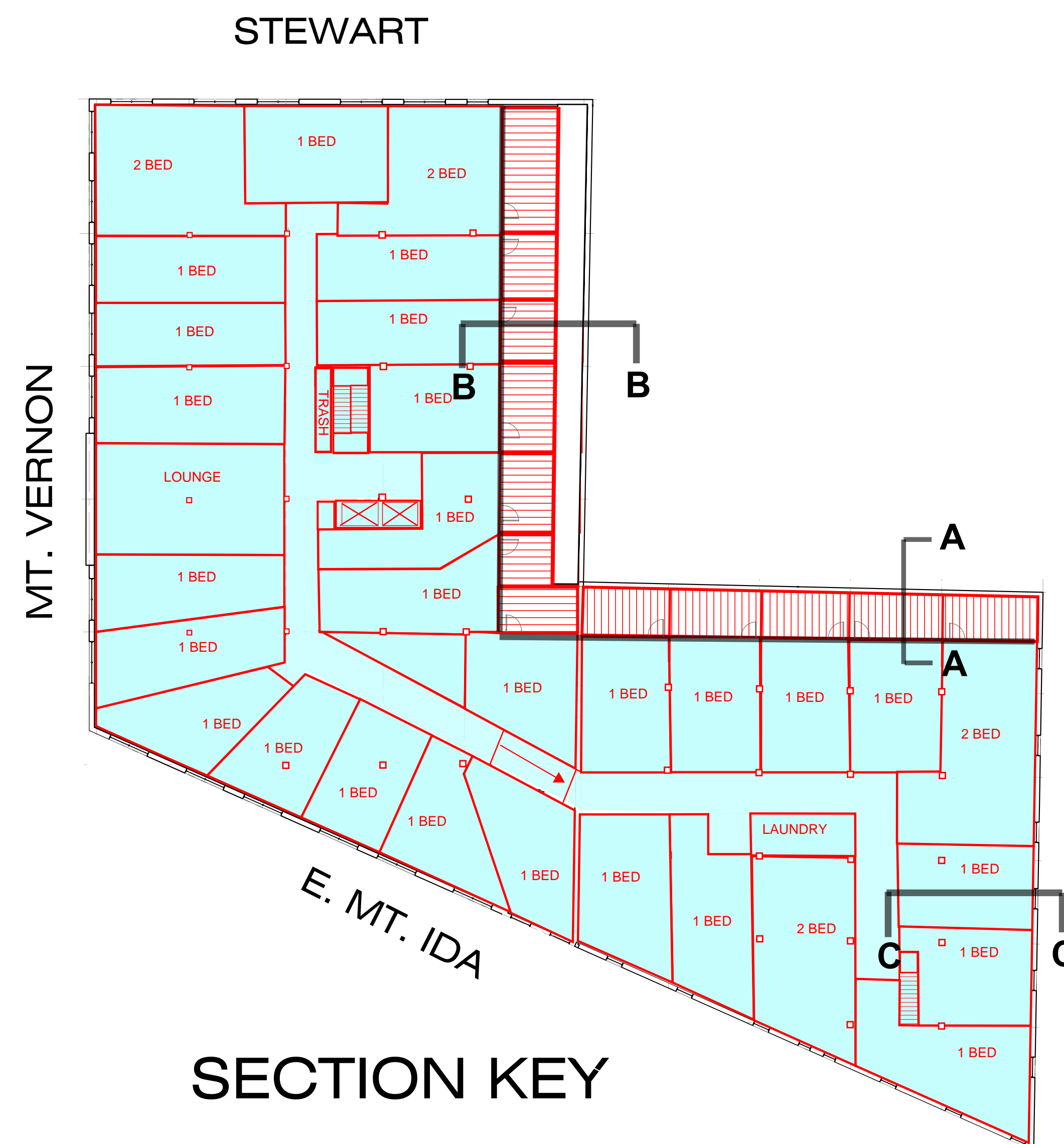




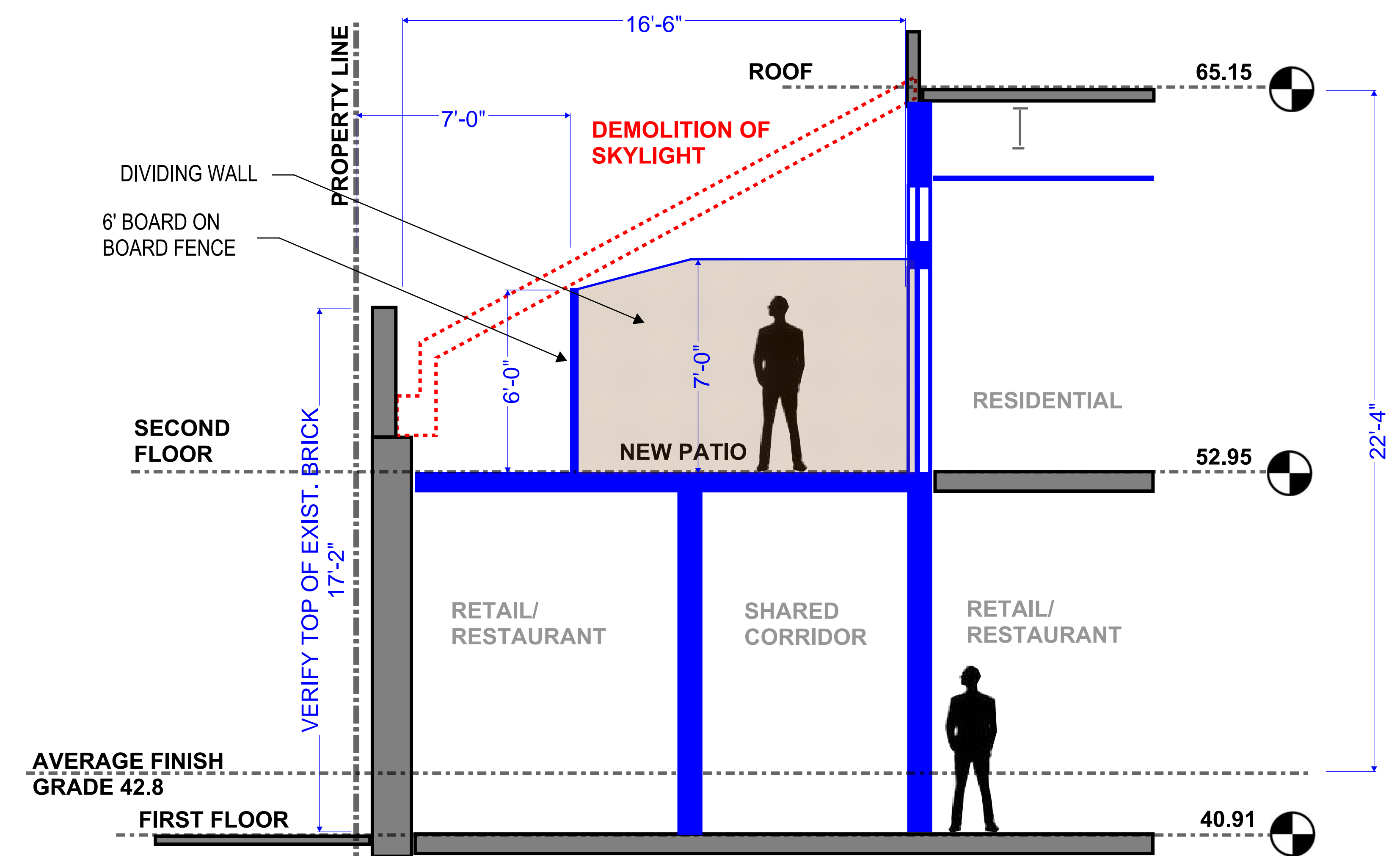
C - EAST SECTION



A - NORTH SECTION



SECTION KEY



B - NORTHEAST SECTION

KEY:

— EXISTING

..... DEMO

— NEW WALL/ FLOOR

PROPOSED SECTIONS

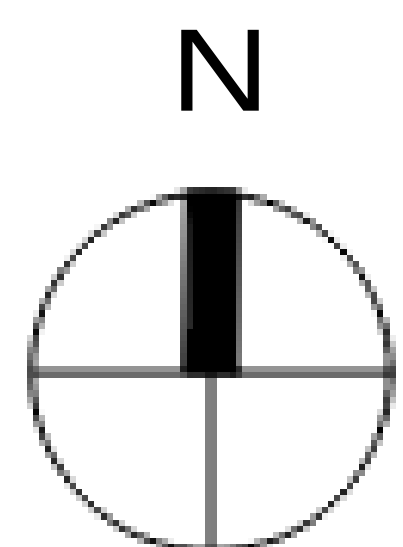
2525 MT VERNON

MAGINNIS+
DEL NINNO
ARCHITECTS

04.01.25

SCALE: 3/8" = 1'-0"

0' 1' 2' 4' 8'



2525 MOUNT VERNON AVE	SF of site	FAR Allowed	Total Allowable Area	FAR existing	Total Existing Building GSF
TOTAL ALLOWABLE SF CL ZONE					
LOT 501 - 2525 Mt Vernon Ave	29,749	0.75	22,311		44,359
TOTAL	29,749	0.75	22,311	1.49	44,359
			GSF	Exclusions	Floor Area
TOTAL EXISTING			44,359	4,366	39,993
TOTAL PROPOSED					
2-133 - Day care center			11,855	941	10,914
2-137 - Dwelling, multi-unit			23,798	3,933	19,865
2-190 - Restaurant 2 - 191 Retail			8,706	206	8,500
TOTAL			44,359	5,080	39,279

EXISTING & PROPOSED SECOND BUILDING CALCULATIONS

04.01.25



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