



City of Alexandria

Special Use Permit #2025-00008 2525 Mount Vernon Ave

City Council
May 17, 2025



Agenda



1. Summary
2. Background Information
3. Proposal
4. SUP considerations
5. Planning Commission Guidance



Summary

SUP Request:

- Parking reduction with yard and open space modifications

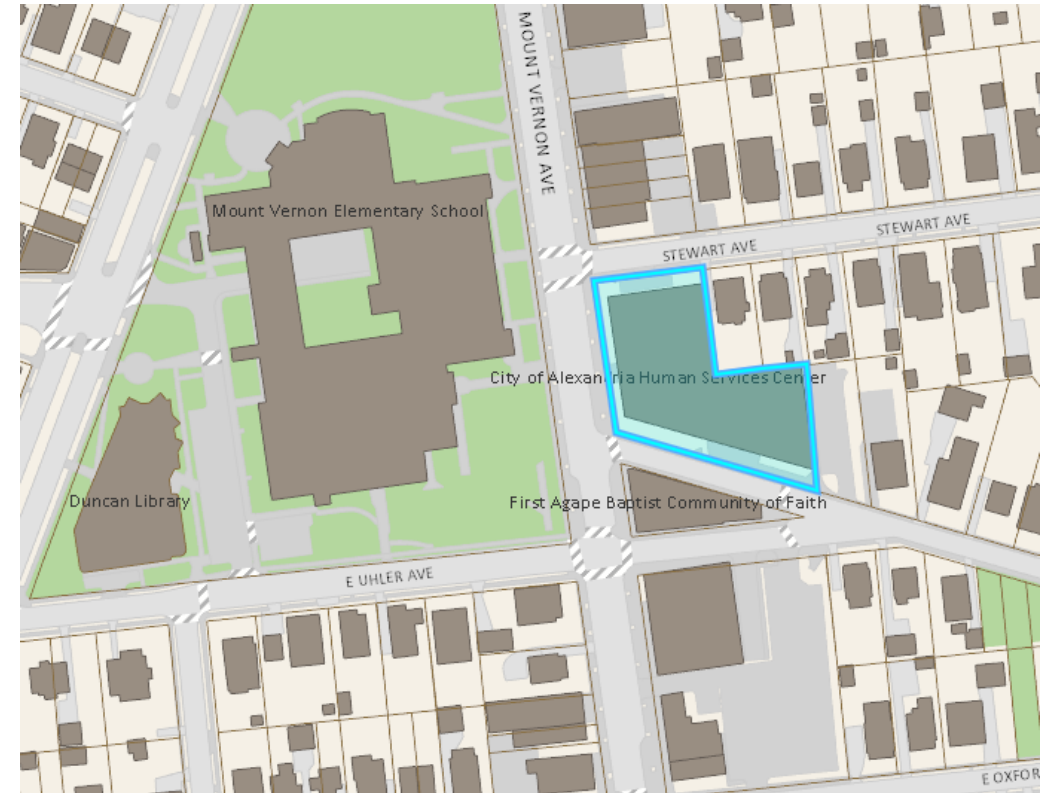
Key Elements:

- Add 30 apartments and active ground floor uses (restaurant/retail and day care) to vacant office building
- Providing parking spaces on site is not feasible
- Transit and amenity rich neighborhood



Background Information

- Zone:
 - CL/Commercial Low
- Small Area Plan:
 - Potomac West & Mount Vernon Avenue Business Area Plan
- Surrounding uses:
 - Commercial and Residential





Proposal

- ▶ Re-activate vacant office building
- ▶ 30 short-term rental apartments on second floor
- ▶ Restaurant/retail and day care on the ground floor
- ▶ Parking reduction required as on-site parking is not feasible



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SUP Considerations

- ▶ Parking Reduction
 - ▶ Not feasible to provide required parking on site or in nearby parking garage
 - ▶ More than 75 percent of the spaces are compact
 - ▶ Garage would not meet locational requirements
 - ▶ No impacts to surrounding neighborhood
 - ▶ Amenity rich, pedestrian-friendly neighborhood
 - ▶ Robust access to public transportation
 - ▶ Recommended conditions further reduce potential for parking impacts



SUP Considerations

► Modifications

- Modifications are technical in nature as it's an existing building
- Not feasible to provide required residential setbacks and open space without demolishing the existing building
- Necessary to facilitate residential use of the building

Other Findings and Recommended Conditions



- A residential/commercial mixed-use building is compatible with surrounding commercial and residential uses, and follows the goals of the SAP
- Provides additional amenities for the neighborhood, with a focus on active ground-floor uses
- Conditions #3 and #4 related to off-street parking

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**Staff and Planning Commission
recommend approval subject to
conditions**

