

West Street Acquisitions LLC

Casey Nolan
Senior Managing Director

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September 5, 2025

Via Electronic Mail

City of Alexandria City Council & Planning Commission
c/o Department of Planning & Zoning
Attn: Ms. Catherine Miliaris
301 King Street, Suite 2100
Alexandria, VA 22314

Attn: Members of the City Council and Planning Commission

Re: Braddock West Development Special Use Permit Extension Request

Dear Ms. Miliaras:

The purpose of this letter is to formally request a 3-year extension to the Development Special Use Permit (DSUP) for the Braddock West project located at 727 West Street. The Applicant (West Street Acquisitions LLC) received a 3-month extension for its prior DSUP extension request, and it is currently set to expire October 18, 2025 in conjunction with a scheduled City Council hearing. On behalf the Applicant and by way of submitting this letter, we respectfully request the DSUP remain valid until such time as the City Council votes on the extension request. We understand that City Staff is writing a memo addressing the concerns raised during the June 14, 2025 City Council meeting. There have also been no changes to the project's plans since the June 14th City Council meeting, and we intend to re-use the existing Preliminary Site Plan for the project.

As presented in the June 14, 2025 City Council meeting, the Applicant has already completed a significant and extraordinary amount of offsite infrastructure, utility relocations, and sitework for the planned 180-unit mixed use residential project. The project also has an approved and released Final Site Plan, with building permits currently in review with City Staff. This project will deliver housing steps from the Braddock Metro, improve the streetscape and pedestrian experience, add retail to the community, and exceed the City's minimum stormwater management requirements.

As information, the Applicant has remained in touch with members of the community (the Braddock Metro Citizens' Coalition, the Alexandria Redevelopment Housing Authority (ARHA), and the Lincoln Lodge) since the June 14th City Council meeting. This outreach includes an in-person, productive meeting with the Lincoln Lodge representatives.

4401 Fairfax Drive, Suite 800
Arlington, Virginia 22203

We appreciate your review of this request and look forward to working with Staff to address any questions. Thank you for sharing this request with Members of the City Council, Planning Commission and other Staff as you deem appropriate.

Sincerely,

A handwritten signature in black ink, appearing to read "Casey Nolan", with a stylized, flowing script.

Casey Nolan
Senior Managing Director