



***Special Use Permit #2022-00018,  
1605 and 1611 Mount Vernon Avenue;  
Special Use Permit #2022-00063,  
1707, 1709, 1711 Mount Vernon Avenue;  
Special Use Permit #2022-00064, 1801 Mount Vernon Avenue  
Alexandria Hyundai***

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Applications	General Data	
<b>Requests:</b> (1) Public Hearing and consideration of a request for a Special Use Permit to extend the Special Use Permit until December 31, 2045 for the continued use of a nonconforming vehicle parking and storage lot associated with an automobile sales and repair dealership (amending Condition 13 of Special Use Permit #2010-00052);  (2) Public Hearing and consideration of a request for a Special Use Permit for the expansion of a noncomplying automobile sales and service use (amending SUP #2006-0019)  (3) Public Hearing and consideration of a request for a Special Use Permit for the expansion of a noncomplying automobile sales and service use (amending SUP #2006-0021)	<b>Planning Commission Hearing:</b>	October 6, 2022
	<b>City Council Hearing:</b>	October 15, 2022
<b>Addresses:</b> 1605, 1611, 1707, 1709, 1711, 1801 Mount Vernon Avenue	<b>Zone:</b>	CL/Commercial Low
<b>Applicant:</b> Alexandria Hyundai, LLC, represented by M. Catherine Puskar	<b>Small Area Plan:</b>	Potomac West
<b>Staff Recommendation:</b> DENIAL		
<b>Staff Reviewer:</b> Ann Horowitz. ann.horowitz@alexandriava.gov		

**PLANNING COMMISSION ACTION, OCTOBER 6, 2022:**

- 1) On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend denial of SUP #2022-00018. The motion carried on a vote of 5-2.
- 2) On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of SUP #2022-00063 as it conforms to the City master plan, subject to all conditions, code requirements, ordinances and amendments proposed by the applicant to Conditions 13, 29 and 42. The motion carried on a vote of 4-3.
- 3) On a motion by Commissioner Lyle, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of SUP #2022-00064 as it conforms to the City master plan, subject to all conditions, code requirements, ordinances and amendments proposed by the applicant to Conditions 10, 34 and 45. The motion carried on a vote of 4-3.

**Reasons:**

- 1) SUP #2022-00018: The Planning Commission agreed with staff analysis to recommend denial to extend the expiration date of the accessory parking lot at 1605-1611 Mount Vernon Avenue from December 31, 2025 to December 31, 2045.
- 2) SUP #2022-00063: The Planning Commission disagreed with staff analysis and recommended approval for the expansion of the noncomplying automobile sales and service use at 1707-1711 Mount Vernon Avenue.
- 3) SUP #2022-00064: The Planning Commission disagreed with staff analysis and recommended approval for the expansion of the noncomplying automobile sales and service use at 1801 Mount Vernon Avenue.

**Discussion:**

Commissioner Koenig confirmed with staff that noncomplying uses may remain unchanged unless SUP approval is granted for an expansion or intensification and nonconforming uses are accompanied by an SUP expiration date. Additionally, staff confirmed that the existing parking lot SUP expiration of 2025 purposely coincides with the SUP expiration of the service station located next door at 1601 Mount Vernon Avenue, freeing up the entire 1600 block for coordinated redevelopment. Planning Director Karl Moritz responded to his question about the difference in staff position from a 2010 SUP, in favor of a parking lot extension date. Mr. Moritz explained that the real estate market had collapsed at that time and economic conditions did not support redevelopment of the lot, unlike today when economic indicators strongly support the redevelopment potential for residential or commercial uses at the Hyundai lots.

Mr. Koenig recognized that the business operator, Kevin Reilly, has had a positive impact on the Del Ray community, however, believed the commission's decision rested on a larger community concept – conformance with the small area plan. As decades have passed since the 1992 ordinance change, that does not permit auto dealerships, and the 2005 approval of the Mount Vernon Area Business Plan, he considered the time was right now to move forward in compliance with the

master plan. As such, he stated he would not support the SUP for the accessory parking lot as well as possibly not supporting the two SUPs for expansion of noncomplying uses.

Commissioner Lyle stated her support for the three SUP requests as developers have not inquired about the sites and Del Ray citizens largely support the continuation of the Hyundai business. She estimated that even if a developer were interested in the lots today, it would take 10-15 years before new buildings could be constructed.

Commissioner Brown supported Commissioner Koenig's comments and staff recommendations of denial. Although he hoped to see the Mount Vernon Avenue small area plan revised within five years, he stressed the importance of adhering to the current plan, which he felt was still generally relevant.

Vice Chair McMahon agreed with Commissioners Koenig and Brown. She expressed comfort with supporting staff recommendations of denial, however, was willing to consider a differing opinion about the dealership sites. Nonetheless, Ms. McMahon could not reconcile a 20-year extension to 2045 of the parking lot as economic conditions are not the same as 2010 and a 20-year extension would freeze redevelopment of the parking lot for several years.

Commissioner Ramirez noted her support for the SUP requests and disagreement with the staff recommendation. As the business is an integral part of the community, she believed it conformed to the small area plan in terms of supporting the neighborhood character and culture of Del Ray. Allowing a 20-year extension of the parking lot would provide time for the City to determine what would be best for the site.

Chair Macek generally supported staff recommendations. The parking lot creates a schism between the business districts to the north and south ends of the avenue. He believed the same rationale for adhering to the SUP termination date applied to the nonconforming parking lot as it did to the dealerships on King Street. He stated that no issue with 1700 and 1800 block proposals but would have liked to see the buildings closer to the street with parking behind the buildings, similar to the Pork Barrel redevelopment. The Chair found the continued existence of the dealerships on the lots acceptable until development was ready.

Speakers:

Sarah Haut, 228 East Nelson Avenue, spoke in support of the application as she believes the business is a benefit to the community and the area has blossomed since the 2005 plan was adopted.

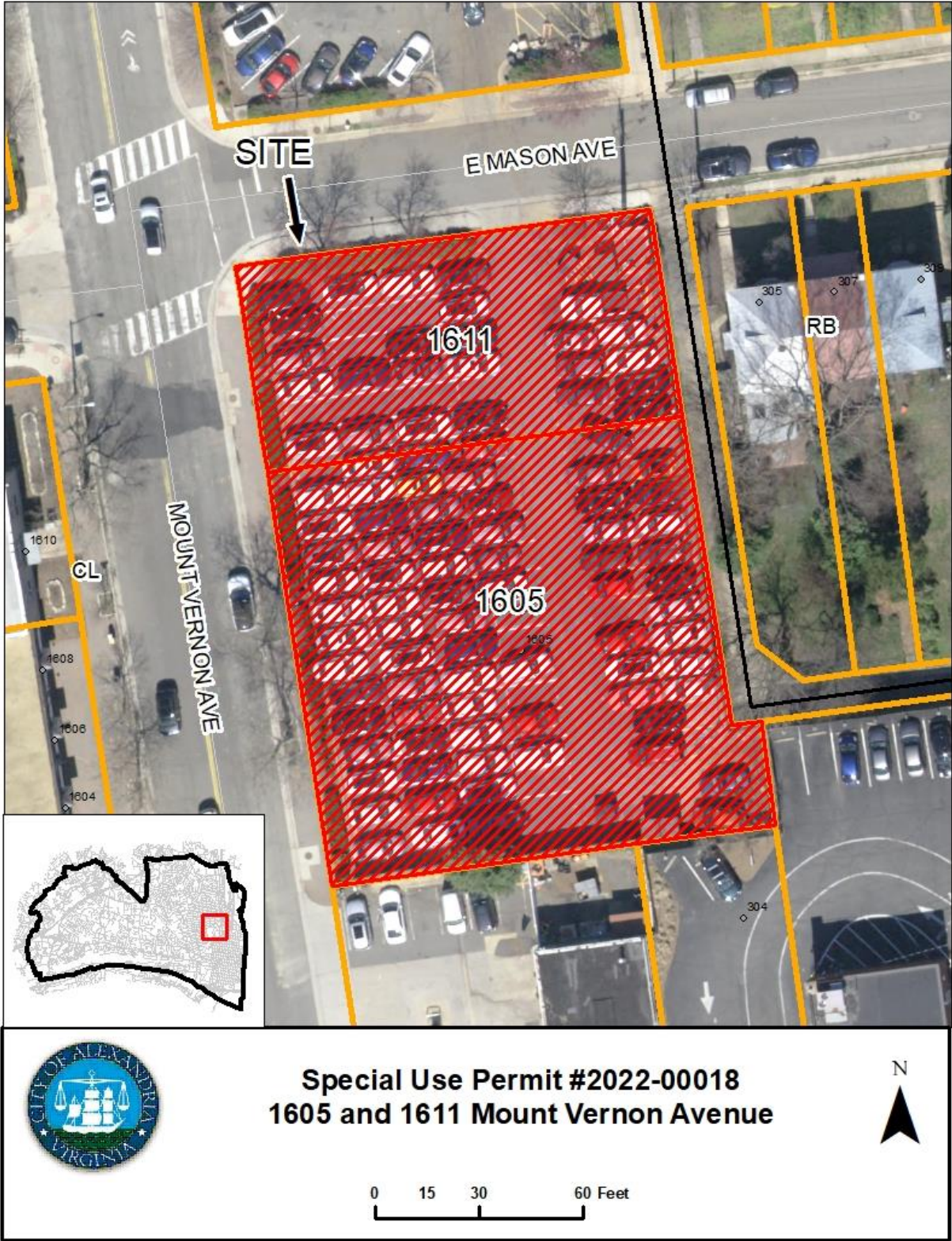
Maria Wasowski, 306 Hume Avenue, spoke in support of staff recommendations of denial. Although she recognized the business operator as a great citizen, she believed it was important at this time to look forward and implement the overall aspirations of Mount Vernon Area Business Plan, fostering an important north and south connection to the existing commercial centers.

Zachary DesJardins, spoke in opposition of the requests, noting that property tax assessments would increase if the lots were redeveloped and that the auto dealership could thrive at more appropriate location as other similar businesses have done before.

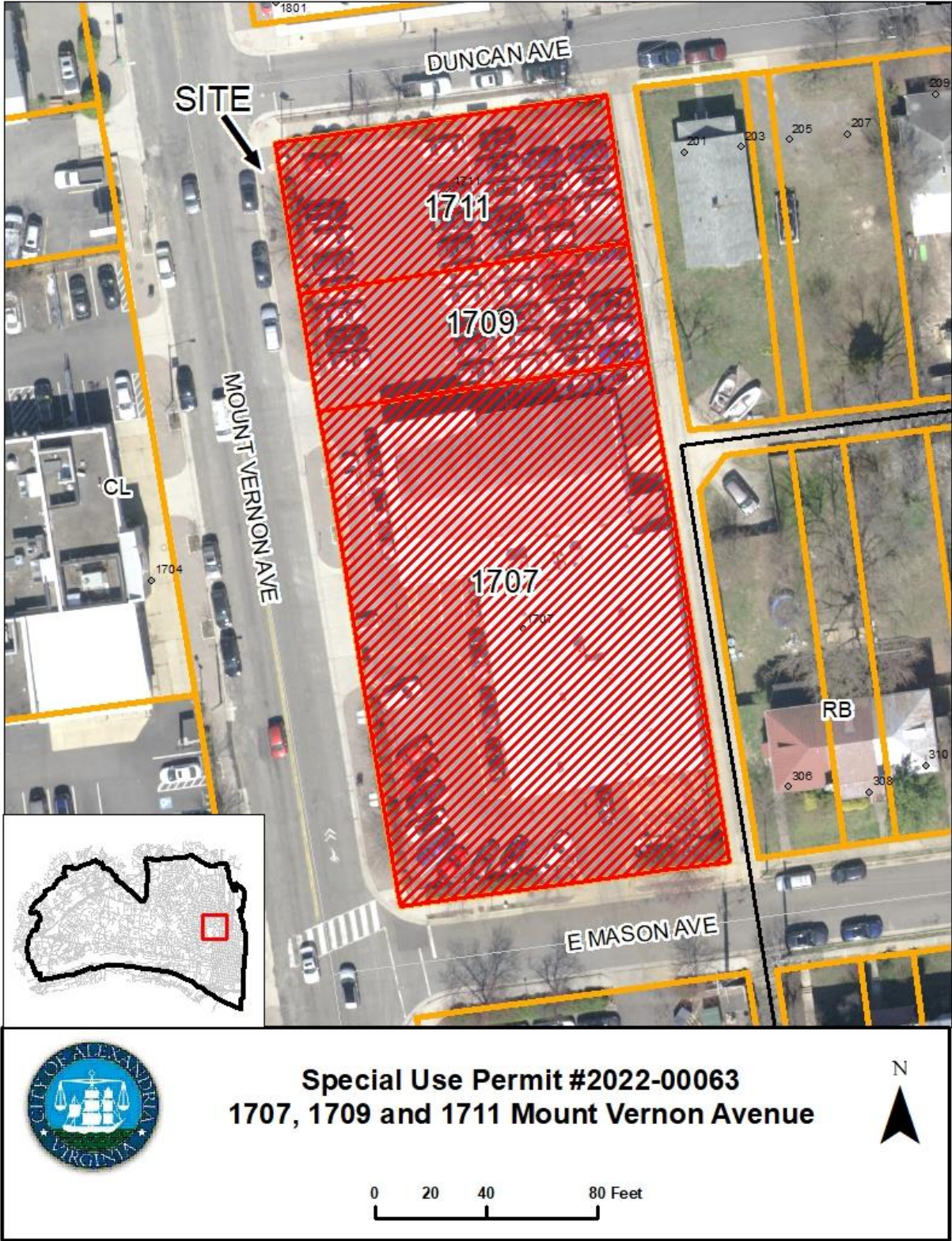
Gail Reuter, 110 East Del Ray Avenue, spoke in support of applications, noting that the applicant is a supportive neighbor and the importance of maintaining an excellent business in the community. She stressed that the Del Ray civic and business groups support the continuation of the Hyundai dealership at its present location.

Kevin Reilly, applicant, expressed his appreciation for being part of the Del Ray community, detailing his support for charitable causes and an electric vehicle future. He detailed how he must comply with the Hyundai corporate rebranding program, which will cause him to invest \$7 to \$9 million in his business, hence his need to amortize the investment until 2045.

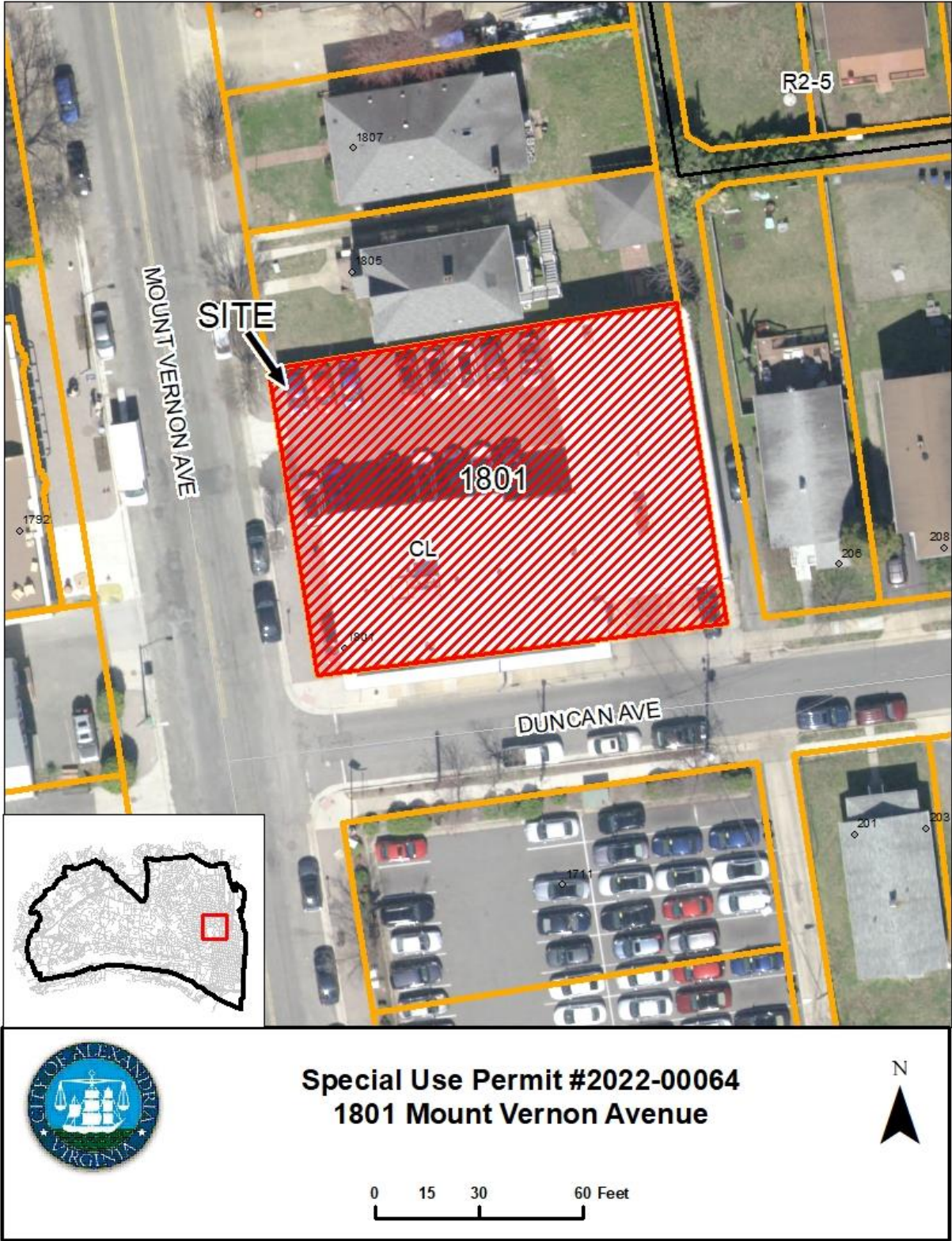
M. Catherine Puskar, applicant's attorney, spoke in support of the applications as the community supported the proposals, negative impacts did not exist and the Mount Vernon Area Business Plan has not been recently revised. She submitted proposed conditions amendments for commission consideration.











## I. DISCUSSION

### REQUEST

The applicant, Alexandria Hyundai, LLC, represented by M. Catherine Puskar, attorney, requests to amend three Special Use Permits associated with Alexandria Hyundai: (1) Special Use Permit (SUP) #2010-00052, Condition 13, to extend the expiration of the nonconforming use parking lot, located at 1605-1611 Mount Vernon Avenue, from December 31, 2025 to December 31, 2045; (2) SUP #2022-00063 to allow for the expansion of the legal noncomplying automobile sales and service use at 1707, 1709 and 1711 Mount Vernon Avenue; and (3) SUP #2022-00064 for the expansion of the legal noncomplying automobile sales and service use at 1801 Mount Vernon Avenue.

### SITE DESCRIPTIONS

The six adjacent lots compose a total of 87,754 square feet (two acres) of area with 545 feet of frontage along Mount Vernon Avenue. A mix of commercial and residential uses surrounds the lots. Commercial uses are concentrated along Mount Vernon Avenue: Arlandria Floors and a mixed-use building across Mount Vernon Avenue to the west; Caliber Collision located to the northwest; and the Del Ray Service Center automobile service station sited to the south at 1601 Mount Vernon Avenue. The nonconforming service station shares the same SUP expiration date of December 31, 2025 with the Hyundai nonconforming parking lot (Figure 1).

Specific features of each SUP site are outlined:

#### 1. 1605 and 1611 Mount Vernon Avenue

The subject site at this location includes two lots of record with 180 feet of

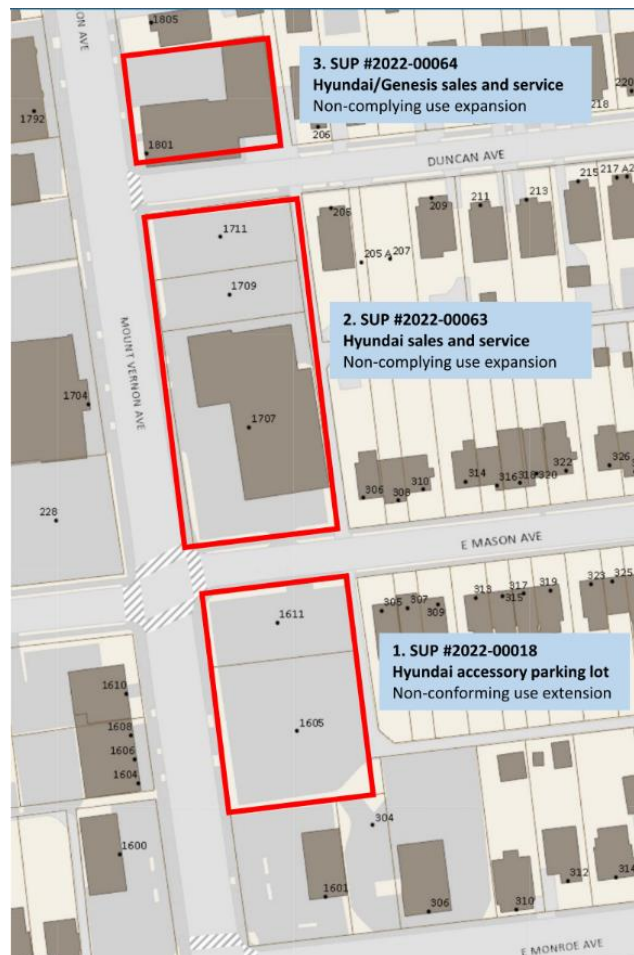


Figure 1: Sites for the three SUP requests



combined frontage on Mount Vernon Avenue, 120 feet of frontage on East Mason Avenue and a total lot area of approximately 22,000 square feet. The site is developed with an asphalt-surfaced parking lot with 125 spaces, where Hyundai and Genesis vehicles inventory for sale and vehicles awaiting repair are stored. The parking lot is accessed from a curb cut on East Mason Avenue. Residential uses abut the parking lot to the east. (Figure 2).



*Figure 2: 1605 and 1611 Mount Vernon Avenue*

## **2. 1707, 1709 and 1711 Mount Vernon Avenue**

The Alexandria Hyundai automobile sales office, showroom and service area is across East Mason Avenue from the Hyundai parking lot, immediately to the north at 1707-1711 Mount Vernon Avenue. The site consists of three lots of record with 275 feet of combined frontage on Mount Vernon Avenue, 119 feet of frontage on East Mason Avenue, 121 feet of frontage on East Duncan Avenue and a combined total lot area of approximately 33,016 square feet. The site is developed with a 10,885 square foot building, where the main Hyundai office and service area are located, and an asphalt-surfaced parking lot with 63 spaces. Two curb cuts exist on Mount Vernon Avenue and one curb cut provides access from East Mason Avenue (Figure 3).



*Figure 3: 1707, 1709 and 1711 Mount Vernon Avenue*

### **3. 1801 Mount Vernon Avenue**

The applicant's Genesis dealership, which is Hyundai's luxury line, and service area are located at 1801 Mount Vernon Avenue, another block to the north across from and at the corner of Duncan Avenue. The lot has 90 feet of frontage on Mount Vernon Avenue, 116 feet of frontage on East Duncan Avenue and a total lot area of approximately 10,738 square feet. A 6,355 square foot building and a seven space parking lot exist on the site. One curb cut provides access from Mount Vernon Avenue and one from East Duncan Avenue (Figure 4).



*Figure 4: 1801 Mount Vernon Avenue*

## **BACKGROUND**

### **Introduction**

When the Zoning Ordinance was rewritten in 1992, the zone where the subject properties are located changed from C-2 to CL/Commercial low. The CL zone did not allow for automobile sales and repair uses, rendering the automobile uses on the 1700 and 1800 blocks as

noncomplying. The parking lot on the 1600 block continued as a nonconforming use. The properties are also included in the Mount Vernon Overlay, which was created in 2004. The Alexandria Toyota dealership originally operated at the sites until 2000 and in 2006, the applicant was granted SUP changes of ownership to operate Alexandria Hyundai at the subject properties. Recent SUP zoning inspections for the three SUPs revealed compliance with all conditions. A detailed regulatory history for each of the three sites follows:

**1. 1605-1611 Mount Vernon Avenue**

The parking lot at 1605-1611 Mount Vernon Avenue was approved by the Planning Commission in December 1992 as Site Plan #82-055 for Alexandria Toyota. In 1998, the nonconforming use rules were amended to require the abatement of these uses within seven years or apply for a special use permit to continue the specific use. Subsequently, the owner of the Toyota dealership, Jack Taylor Jr., applied for a special use permit in 2000 to continue use of the dealership's parking lot. Staff recommended denial as the continuation of a nonconforming automobile-oriented use did not comply with CL zoning or the Mount Vernon Avenue corridor planning goals. City Council disagreed with staff analysis and approved SUP #2000-00110 on November 18, 2000, including a condition that applicant renew the SUP in 10 years in January 2011. In January 2001, City Council reappraised the SUP to correct an ownership error on the part of the applicant.

The 1982 site plan was administratively amended in 2002 to allow 125 parked vehicles on the lot and it was determined that no change to Special Use Permit #2000-0110 was required. Additional SUP approvals followed for the parking lot at 1605-1611 Mount Vernon Avenue. An SUP change of ownership (SUP #2006-0020) from Alexandria Hyundai, LLC and John E. Taylor, Jr. to Alexandria Hyundai, LLC and Kevin P. Reilly was administratively approved in 2006. At that time, Condition 2 was amended to allow 125 vehicles to align with the 2002 minor site plan amendment. Prior to the January 2011 expiration of the SUP, the applicant requested an extension for use of the lot associated with the dealership until December 31, 2025 through an application filed as SUP #2010-00052. City Council approved the request on November 13, 2010. Although acknowledging the inconsistency of the use with the Mount Vernon Avenue Area Business Plan, staff recommended approval as slow economic growth at the time limited the potential for site redevelopment.

**2. 1707, 1709 and 1711 Mount Vernon Avenue**

An automobile repair garage, Tony's Service, was first approved at this location as SUP #1026 in 1975. The Alexandria Toyota automobile dealership was approved as SUP#1041 in 1976. The current building was constructed according to Site Plan #76-055, which the Planning Commission approved on March 3, 1976. A rear yard setback variance was approved for an addition through BZA #1533. On November 18, 2000, City Council approved SUP #2000-0123 for a change of ownership for the dealership from Alexandria Toyota, Inc. to Alexandria Hyundai, Inc. and John Taylor, Sr. City Council approved SUP#2001-0055 on September 15, 2001, for a change in the hours of operation. Staff administratively approved Special Use Permit #2006-0019, for a change the ownership of the existing dealership to Alexandria Hyundai LLC and Kevin P. Reilly on June 2, 2006.



### **3. 1801 Mount Vernon Avenue**

An automobile dealership was approved through SUP #1393 in 1981 for Alexandria Toyota. Staff administratively approved Special Use Permit #2006-0021 to change the ownership of the existing dealership to Alexandria Hyundai LLC and Kevin P. Reilly.

#### **Hyundai Motor Company's plans and implications for Alexandria Hyundai**

In recent years, Hyundai Motor Company committed to gradually shifting from the production of combustion engine-powered vehicles to electric vehicles. Along with Hyundai Motor Company's transition and expansion of electric vehicle (EV) models, it is requiring dealers to upgrade their facilities to accommodate sales and service changes related to electric vehicle sales and repair and to update its branding image through new interior and exterior design. The applicant is obligated to incorporate these changes at 1701-1711 and 1801-1803 Mount Vernon Avenue into his business to continue as a Hyundai dealer.

In late 2021 and early 2022, the Department of Planning & Zoning staff discussed redevelopment options for the sites with the applicant in response to the Hyundai Motor Company's new design mandates. Given that continuation of automobile uses at this location is inconsistent with the Potomac West Small Area Plan, staff suggested solutions that would better coordinate with City planning objectives. Moving the parking lot and dealership to another auto-centric location, redeveloping 1701-1711 and 1801-1803 as an urban dealership model with commercial on the ground level and housing above, or storing vehicles for sale at an off-site location rather than in the 1605-1611 parking lot were discussed (Figure 5). The applicant explored the various options and found that the existing location proved the most practical as alternative sites for redevelopment, lease or vehicle storage were not available. Having received variances from the Hyundai Motor Company to adapt the rebranding requirements to the size-limited Mount Vernon Avenue sites, the applicant submitted an SUP application for the Planning Commission June 7 docket for an SUP extension of the parking lot at 1605 and 1611 Mount Vernon from 2025 to 2045. It deferred the application review prior to the publishing of the docket to allow for a comprehensive consideration of the entire business's plans at public hearings, including the expansions of the noncomplying automobile sales and service uses at 1701-1711 and 1801-1803 Mount Vernon Avenue with the SUP extension for the parking lot.

#### **Future Trends for Automobile Sales and Repair**

Staff researched future trends for automotive dealership sales and repair which indicated practices trending toward online sales and a reduction of on-site inventory for automobile display. Additionally, as several major automakers are solely investing in research and development for electric vehicle technologies, the number of vehicles with combustion engines and all related mechanisms will gradually drop, reducing the need and frequency for complex automobile repairs. Repairs will be largely limited to software updates and tire rotations on electric vehicles. If these forecasted trends hold true, automobile dealers' reliance on expansive parking lots for sales display and repair vehicles is expected to sharply diminish.



*Figure 5: Example of a mixed-use building with urban automobile dealerships on the ground floor and residential units on upper floors in a Bethesda, MD pedestrian-oriented commercial core area*

## PROPOSALS

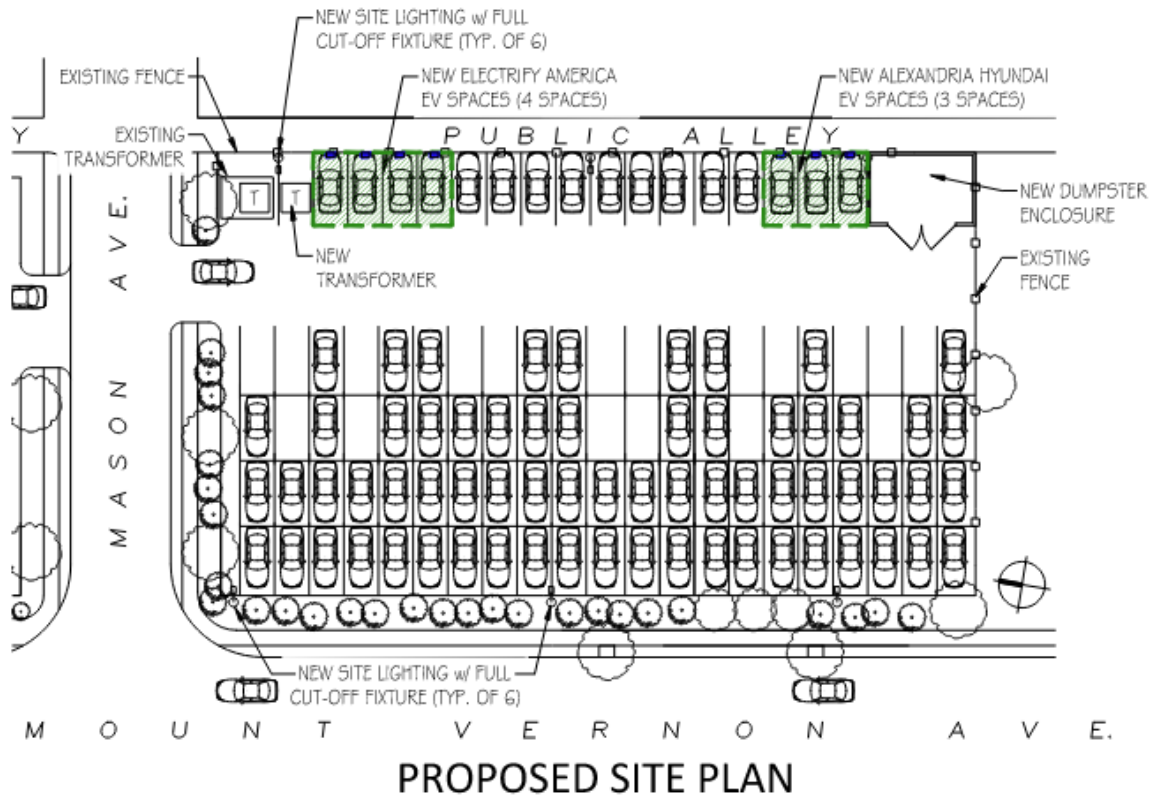
The applicant, Alexandria Hyundai, LLC, requests amendments to three existing SUPs:

### **1. SUP #2022-00018 for 1605 and 1611 Mount Vernon Avenue**

The applicant requests to extend the use of the Hyundai parking lot from December 31, 2025 to December 31, 2045. To amortize investment for the proposed building upgrades at 1707-1711 and 1801 Mount Vernon Avenue, the applicant asks for certainty through this amendment that the parking lot which services the dealership and repair activities will be allowed to remain for an additional 20 years.

With the SUP expiration extended, the applicant proposes to install four Electrify America Level 3 electric vehicle (EV) chargers to contribute to the City's EV charging infrastructure goals. These would be accessible to the public 24 hours a day and would be located along the eastern border of the fence, near the East Mason Avenue entrance. Three additional EV chargers would be installed and reserved for the automobile dealer use for car purchase and repair. The applicant amended its site plan in response to suggestions from the Del Ray Land Use Committee and

relocated the dumpster away from the East Mason Avenue entrance and to the southeastern corner of the lot, moved the public Level 3 EV chargers closer to East Mason Avenue, and added full cut-off lighting to all existing light fixtures around the perimeter of the lot (Figure 6).

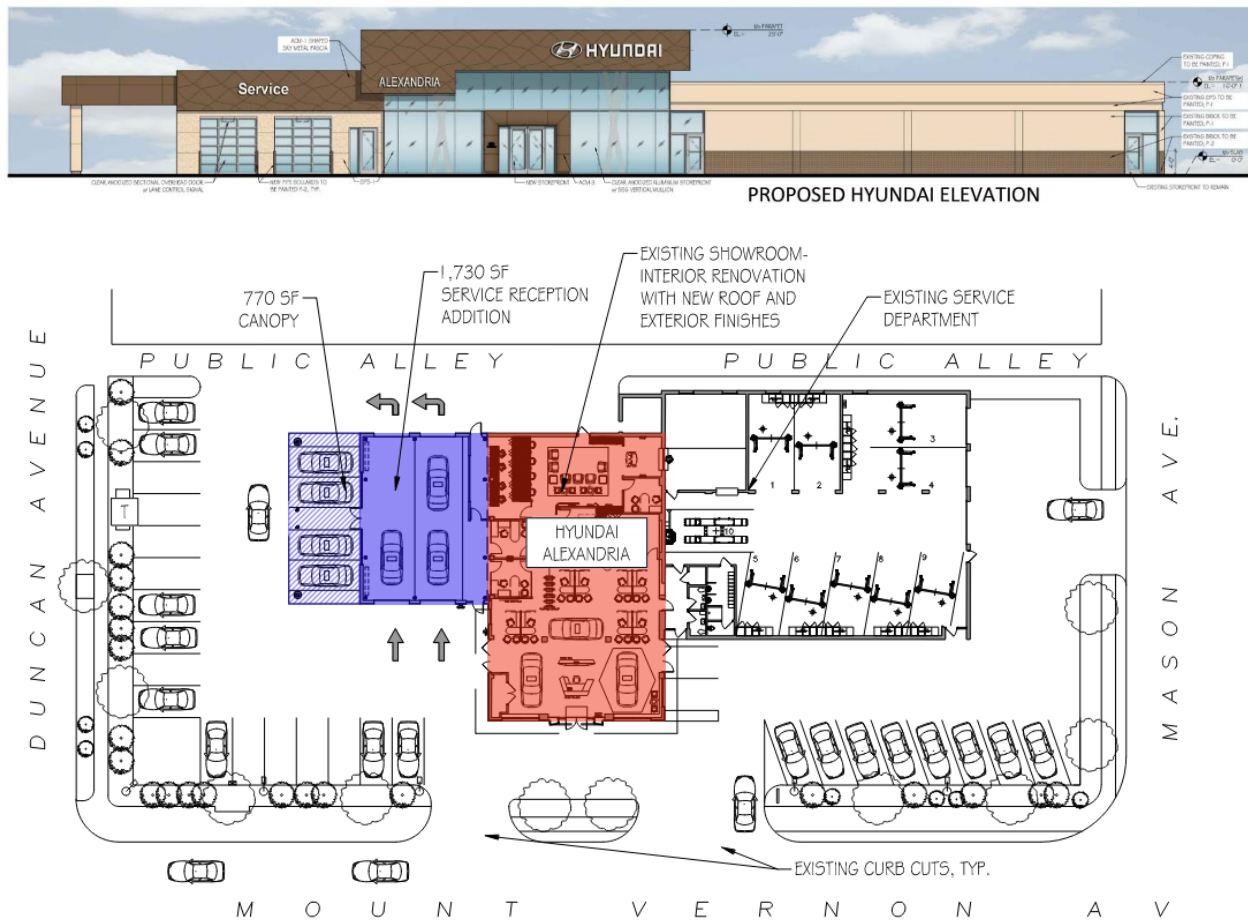


*Figure 6: 1605-1611 Mount Vernon Avenue proposed site changes*

## 2. SUP #2022-00063 for 1707-1711 Mount Vernon Avenue

The applicant requests to expand the floor area by 2,500 square feet for a total of 13,385 square feet at the existing legal noncomplying automobile sales and service use at this location. The added space would allow for the modernization of the building with a larger glass storefront and updated exterior building materials, in accordance with the manufacturer requirements (Figure 7). The addition would feature a reception area and a canopy. In addition, the applicant proposes to expand the use in terms of hours of operation, amending Condition 2. Proposed hours would allow the sales operation to open one hour earlier at 11 a.m. on Sundays and the repair business to open two hours later until 8 p.m., Monday through Friday. These hours would coordinate with those proposed for the Genesis site at 1801 Mount Vernon Avenue. As the expansion of the business would reduce the number of parking spaces onsite from 63 to 31, the applicant requests an amendment to Condition 11 to allow offsite parking at its 1605-1611 Mount Vernon Avenue parking lot.





*Figure 7: 1707-1711 Mount Vernon Avenue proposed elevation and site plan changes noted in color*

### 3. SUP #2022-00064 for 1801 Mount Vernon Avenue

The applicant requests to expand the floor area by 1,950 square feet for a total of 8,305 at the existing legal noncomplying Genesis automobile sales and service use. The added space would allow for the modernization of the building and include a larger glassed façade and updated exterior building materials, as the manufacturer requires (Figure 8). The addition would serve as a service reception area. In addition, the applicant proposes to expand the use in terms of hours of operation, amending Condition 5. The proposed hours are the same as those proposed for the Hyundai dealership at 1707-1711 Mount Vernon Avenue: Monday through Saturday from 9 a.m. to 9 p.m. and 11 a.m. to 5 p.m. on Sunday for sales; and 7 a.m. until 8 p.m., Monday through Friday and 7 a.m. to 6 p.m., Saturday for repair and service. The expansion of the business would reduce the number of parking spaces onsite from seven to three.



**Figure 8: 1801 Mount Vernon Avenue proposed elevation and site plan changes noted in color**

## PARKING

As a miscellaneous commercial use, automobile sales and repair service require one space of parking for every 400 square feet, pursuant to Section 8-200(A)(18) of the Zoning Ordinance. The proposed 13,385 square-foot Hyundai sales and service use at 1707-1711 Mount Vernon Avenue would require 34 spaces, which is three less than what the applicant could supply onsite with the expansion. The proposed 8,305 square foot Genesis sales and service use at 1801 Mount Vernon Avenue would be required to provide 21 spaces and would offer three with the expansion, resulting in a deficit of 18 spaces. The applicant states it could meet the parking requirements with access to its accessory lot at 1605 and 1611 Mount Vernon Avenue, which satisfies the Zoning Ordinance allowance for required parking on commercially zoned property within 1,000 feet of the business.

## ZONING/MASTER PLAN DESIGNATION

The subject properties are located in the CL/Commercial low zone and the Mount Vernon

Avenue Urban Overlay. The goal of the overlay is to supplement the traditional CL zoning to achieve a neighborhood of mixed uses and ground floor active retail serving a pedestrian-oriented community.

Although Section 4-103(H) allows motor vehicle parking and storage for more than 20 vehicles with special use permit approval, the parking area at 1605 and 1611 Mount Vernon Avenue operates as an integral part of the automobile sales and repair dealership, which is not permitted in the CL zone. Section 12-214 allows a nonconforming dealership parking lot to continue beyond the seven-year abatement period only with a special use permit, which was first granted in November 2000 with an original expiration date of January 2011.

As the CL zone and the Mount Vernon Avenue Urban Overlay do not allow for the applicant's Hyundai automobile sales and repair use at 1707-1711 Mount Vernon Avenue and the Genesis sales and service use at 1801 Mount Vernon Avenue, the uses operate as legal noncomplying uses which may continue indefinitely subject to Zoning Ordinance Section 12-302. Section 12-302(A) states that special use permit approval is required for any physical expansion, enlargement, or intensification of a noncomplying use. The physical expansions and extension of hours of operation constitute the need for special use permit approval.

The proposed uses are not consistent with the Potomac West Small Area Plan chapter of the Master Plan and as amended by the Mount Vernon Avenue Area Business Plan in 2005. The small area plan designates the property, located in the Monroe Gateway section, for limited commercial uses and excludes automobile-oriented uses. The business plan prioritizes the pedestrian experience and stresses the enhancement of pedestrian connections along the avenue. Redevelopment of mixed-use buildings with ground floor retail and residences or offices above is envisioned at the sites now occupied by the automobile dealerships and the accessory parking lot.

## **II. STAFF ANALYSIS**

Staff recognizes the applicant's impressive community and charitable contributions, positive track record as a good corporate neighbor, and impassioned advocate for an electric vehicle future. Staff, however, must analyze the proposal and develop a recommendation in a way that aligns with the City's land use principles, supporting a vibrant neighborhood economy and a favorable quality of life for residents. In doing so, it has found that the proposed extension of the parking lot use until December 31, 2045 and the expansion of the automobile dealerships do not support the long-term planning goals of the Potomac West Small Area Plan and the Mount Vernon Avenue Area Business Plan. It recommends denial of the three SUP requests. Reasons for the recommendations of denial follow:

### **Lack of Consistency with Small Area Plan**

The Mount Vernon Avenue Area Business Plan expresses the need for a transition from the automobile-oriented and service uses in the Monroe Gateway section between Duncan and Monroe Avenues to more active and pedestrian-serving uses. For example:



- The plan states on page E5 that “a key factor in improving this segment of the Avenue is addressing the existing service and automobile dealership uses with screening of parking lots, relocation of contractors’ vehicles, and materials to less visually-prominent locations on the sites, and related building and site improvements.”
- On page E7, the plan states “Prioritize the pedestrian over the automobile in the redevelopment of automobile-oriented uses, such as the gas stations, service uses, and automobile dealerships, to ensure a pedestrian friendly environment.”
- On page 14, the plan notes that “In addition, with the adoption of the CL District in 1992 a purposeful effort was made to focus the area for more pedestrian-friendly uses. Automobile-oriented uses, such drive through windows, gas stations, auto sales, and services, were removed from the listing of allowable uses. Existing uses were made noncomplying and no new ones can be established.”
- On page 17, the plan is explaining the collective concerns of the community and work group members and states “In other sections of the Avenue, additional improvements to screen parking or on-site storage, and widen sidewalks, should be undertaken to enhance the pedestrian environment and encourage people to walk comfortably along the Avenue.”
- In describing the Monroe Gateway neighborhood, the Plan states on page 22 that “The automobile dealerships and service uses interrupt the continuity of retail uses along this section of the Avenue, making it difficult to have an active retail environment.” In addition, on page 27: “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.”
- On page 28, the Plan recommends steps to “Enhance streetscape and urban design.” Specifically, “A key factor in improving this portion of the Avenue is addressing the appearance of the existing service uses. The visual appearance of automobile-oriented uses such as fuel and service stations, may be greatly minimized by orienting buildings, instead of the parking areas, onto the Avenue, and using attractive seating walls and vegetative screening to visually buffer car uses. The City should work with individual property owners on innovative ways to complement the streetscape and visual appeal of this gateway.”
- Finally, on page 58, the plan has specific recommendations for the automobile dealerships in the 1600 and 1700 blocks of Mt. Vernon Avenue: “Two automobile dealerships, Alexandria Hyundai and Audi of Alexandria, currently operate in the 1600 and 1700 blocks of Mt. Vernon Avenue. These uses are inconsistent with the Potomac West Small Area Plan and with the existing zoning that does not allow automobile-oriented uses such as automobile dealerships. Although it is unlikely that either dealership property will redevelop in the foreseeable future, mixed-use buildings, with ground floor retail and residences or offices above would be compatible with adjacent residences and would complement the Historic Core and the nearby retail area at Mt. Vernon and Monroe Avenues. On-site parking should be provided below grade, and access to the sites should be provided via a side street and not directly from the Avenue. Any new construction activity should seek to define and develop the street wall in these

blocks, while providing building breaks with publicly visible open space and landscape areas. “Recommended interim improvements to the properties include new, pedestrian-oriented signage, replacement of pavement adjacent to the sidewalk with pavers that complete the streetscape, landscaping to screen parked cars, and other similar improvements designed to enhance the appearance of the property and streetscape.”

The replacement of the nonconforming use automobile dealer lot and the sales and service uses on the 1700 and 1800 blocks, land not used to its fullest potential, with mixed-use buildings would complement the recently renovated commercial and mixed-use buildings directly across the avenue, strengthening the connection between the traditional Main Street environment found in the Historic Core area and the small commercial area south of Monroe Street (Figure 9). Presently, the automobile dealership parking lot and buildings along the 545-foot stretch of Mount Vernon Avenue significantly contribute to the interruption of an active commercial corridor, discouraging pedestrians from walking the entirety of the Avenue between neighborhood business serving centers. With the growth of new commercial business districts in the City – Potomac Yard and Old Town North – the Mount Vernon Avenue commercial core must adapt to remain a competitive shopping and entertainment destination. Maintaining the parking lot use expiration as December 31, 2025 rather than extending it to 2045 and not supporting expansion of the dealership buildings would encourage opportunities for redevelopment in a manner compatible with the small area plan goals.



*Figure 9: Conceptual drawing for a mixed-use building on the 1605 and 1611 Mount Vernon Avenue lots.*

### **Redevelopment Potential in Del Ray on Mount Vernon Avenue**

Staff believes the redevelopment potential of the six subject lots is favorable in the short-term as proven in CoStar data for commercial and multi-family uses in Del Ray (Table 1). In summary, the data indicates that the commercial center is vibrant due to a stable vacancy rate. The five-year forecast for a 12% increase in rents signals an increase in demand. The potential for multi-

family redevelopment, either standalone or above ground floor commercial, is significant as the projected low vacancy rate and a 15% increase in lease and sales prices combine to indicate the Del Ray area is lagging in meeting multi-family unit housing demand. Furthermore, the recently completed mixed-use building at 1800 Mount Vernon Avenue provides evidence of recent developer interest along Del Ray's commercial corridor. Developers would likely find the relatively large and contiguous six subject lots as preferable for new projects compared to many of the characteristically small and shallow lots on Mount Vernon Avenue.

*Table 1: Commercial and Multi-family Housing Vacancy Rates and Costs (source: CoStar)*

<b>Del Ray commercial</b>	<b>2021</b>	<b>2022</b>	<b>2027</b>	<b>comments</b>
vacancy rate	3.5%	1.9%	2.8%	Within typical vacancy range.
market rent per square foot	\$34.62	\$33.28	\$38.00	Forecast indicates healthy local economy/retail center and increased demand. Leasing activity sharply increased between second and fourth quarters of 2021.
<b>Del Ray multi-family housing</b>	<b>2021</b>	<b>2022</b>	<b>2027</b>	<b>comments</b>
vacancy rate	6.2%	4.1%	5.5%	Relatively low compared to City's vacancy rate which hovers around 7%.
price per unit square foot	\$322	\$359	\$425	Forecast identifies a lag in meeting multi-family housing demand because prices are significantly increasing.
rental price increase over previous year		10%		
sales price increase over previous year		12%		

#### **Upcoming Expiration of SUP on Adjoining Parcel (1601 Mt. Vernon Avenue)**

Maintaining the 2025 expiration date for the dealership's parking lot and restricting expansion of the automobile sales and service buildings is also critical to facilitate the redevelopment of not only the three SUP sites, but also the 1601 Mount Vernon Avenue parcel next door. The parking lot that is the subject of this application shares Mount Vernon Avenue frontage on the 1600 block with one other business, an automobile service station. Similarly, this business is subject to a special use permit (SUP #2010-00051) allowing a time-restricted continuation of a nonconforming use until December 31, 2025. The SUP expiration date for the service station was purposely set to coordinate with the expiration date of the Hyundai dealership lot to increase the redevelopment potential of both sites, as recommended in the Mount Vernon Avenue Area Business Plan (pages 58-59). In November 2010, the City Council approved a 15-year continuation of the service station use. The SUP staff report explains:



*“The 1992 rezoning of this area to CL, coupled with the long range planning goals now reflected in the Mount Vernon Avenue Area Business Plan, have been effective at preventing the establishment of new automobile-related uses on Mount Vernon Avenue. However, staff believes that it is appropriate for some automobile - related uses already existing on the Avenue to continue operation for some period of time, particularly if the uses have demonstrated a willingness to work with the community or if the desired alternative uses are not realistic in the near term.*

*“The redevelopment envisioned in long-range planning goals is not realistic for this site in the near term. The first difficulty is that the site is small and could not be easily redeveloped on its own. The applicant has reported that his family has made attempts to sell the property to its neighbors in the past but has not been successful. Second, the current economic climate and real estate market are not conducive to redevelopment projects. Although there are examples of other automobile - related sites on Mount Vernon Avenue that have redeveloped, such as 2312 Mount Vernon Avenue and the Triangle site, these were approved during times of economic prosperity.*

*“Staff recommends continuing the practice of requiring the applicant to return for an extension of the Special Use Permit after a fixed amount of time. The continued inclusion of this condition in this and the adjacent Hyundai case will help facilitate redevelopment these large sites at such time that the real estate market improves...*

*“Since it has recommended a continuation of 15 years (or until December 31, 2025) for the Hyundai vehicle storage lot to coincide with the expiration of Hyundai dealership's lease, staff has no objection to the continuation of the service station use for 15 years. This recommendation continues the precedent of keeping the expiration date the same for both properties.”*

### **Potential to Reduce Flood Impacts**

Redevelopment of the existing automobile dealer parking lot and the service and repair sites presents an opportunity to improve the flooding issues in this area. Presuming that the development on the lots do not comply with today's stringent stormwater requirements, staff would recommend that a future redevelopment project at these sites should exceed the minimum stormwater requirements given the known flooding. This would likely contribute to reducing current runoff on the adjacent properties.

### **Community Outreach**

City staff notified the Del Ray Citizens Association (DRCA) and the Del Ray Land Use Committee of the SUP applications and the applicant presented its proposal to the two groups. The applicant also invited the residential neighbors on East Duncan and East Mason Avenues to two open houses in early May to explain the dealership's future plans. The DRCA submitted a letter of support with conditions for the SUP requests (included in the docket materials). The association's recommended conditions mirror the staff report recommendations, however, the report does not include a condition for EV signage. Given that EV drivers locate chargers using apps and GPS and the chargers include identifying logos, staff finds that additional signage on the site is not necessary.

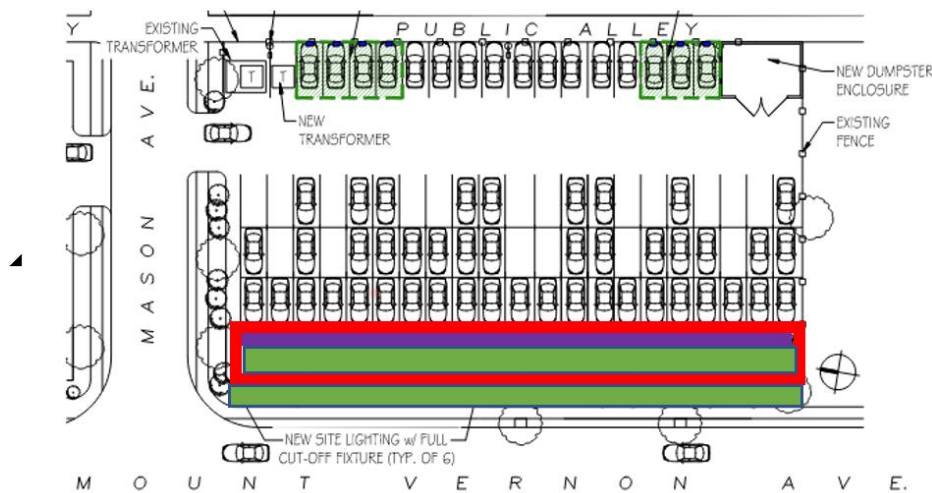
### Recommended Conditions

The existing conditions of the three SUPs would stand if the Planning Commission recommends, and the City Council votes to support the staff recommendation of denial. Staff, however, acknowledges that the Planning Commission may recommend, and the City Council may approve some or all three SUP proposals. For this situation, staff has included recommended conditions for Council consideration. As the uses presently operate according to existing SUPs, conditions have been carried forward. Many have been amended to reflect present-day standard conditions or to incorporate new, recommended requirements. Some are deleted as they are no longer required and several conditions have been added. As the SUP proposals do not support the small area plan goals, all recommended conditions bring the requests closer to compliance with City planning policies. Specific conditions that mitigate negative impacts resulting from small area plan noncompliance are detailed here:

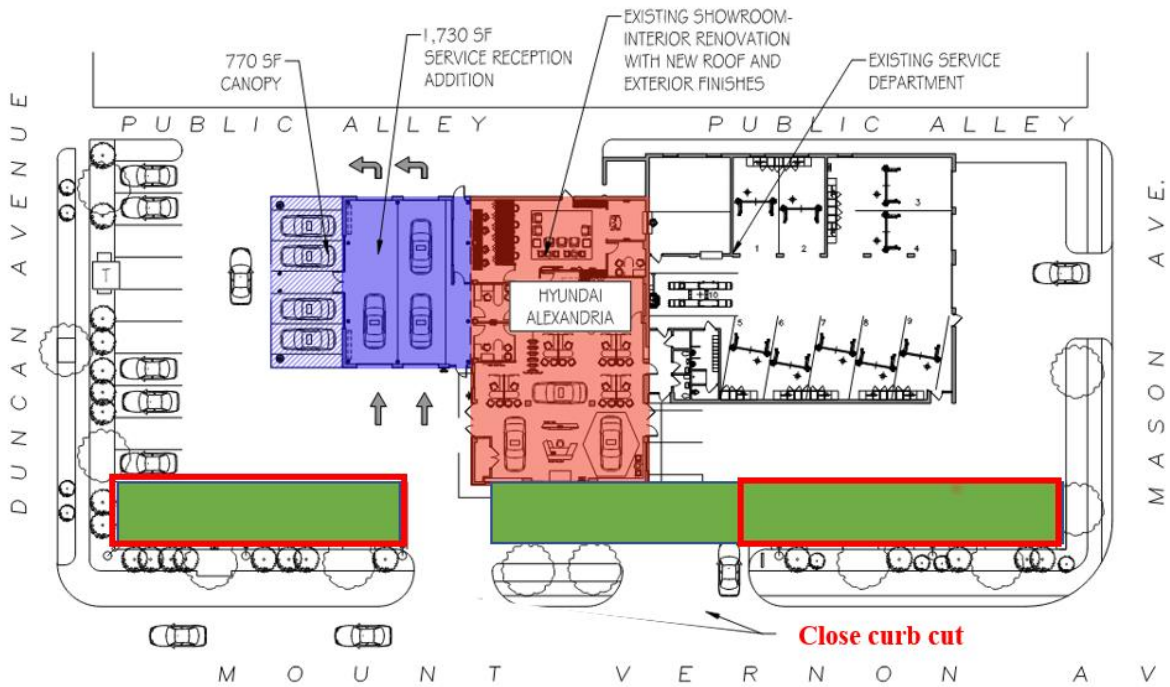
#### *Improve visual quality of streetscape*

To enhance the pedestrian experience and support more visually appealing connections between the businesses in the Historic Core and the Monroe Avenue Gateway, staff recommends condition amendments and additions to:

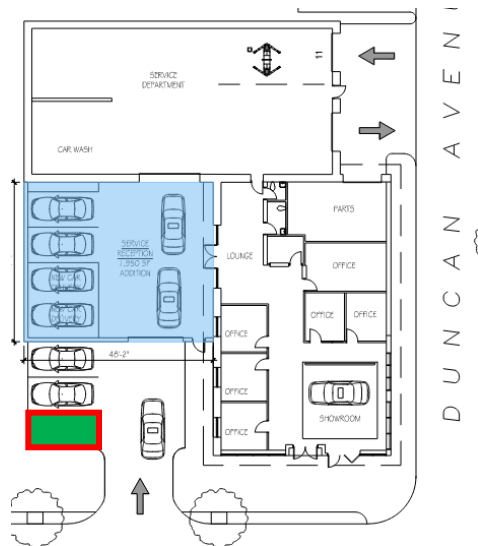
- Increase open space and landscaping between the sidewalk and the frontmost building walls by removing parking spaces closest to Mount Vernon Avenue. Required parking not met on the sites could be accommodated at the Hyundai accessory lot.  
Recommended Conditions IIIA for parking lot, Conditions 3, 4 (Figure 10)  
Recommended Conditions IIIB for Hyundai sales and service site, Conditions 11, 13 (Figure 11)  
Recommended Conditions IIIC for Genesis sales and service site, Conditions 10, 40 (Figure 12)



**Figure 10:** Twenty-one parking spaces, outlined in red, are recommended for removal and for replacement with open space at 1605-1611 Mount Vernon Avenue. Approximate areas recommended for open space and landscaping are shown in green and an addition of a decorative four-foot fence or wall mural is identified in purple.



**Figure 11:** Fifteen parking spaces at 1707-1711 Mount Vernon Avenue, outlined in red, are recommended for removal and for replacement with open space. Approximate areas recommended for open space and landscaping are noted in green. The southernmost curb cut would be closed.



**Figure 12:** One parking space at 1801 Mount Vernon Avenue, outlined in red, is recommended for removal and for replacement with open space. The area recommended for open space and landscaping is indicated in green.



**Figure 13:** *Installation of landscaped open space and requirement for parked vehicles behind the façade closest to the street (as recommended in Figures 10-12) result in a more pedestrian friendly setting, such as at this automobile dealership within a Bethesda, MD business district.*

- Fund the installation of additional street trees in areas deemed appropriate by the Directors of Planning & Zoning, Transportation & Environmental Services and Recreation, Parks and Cultural Activities.
  - Recommended Conditions IIIA for parking lot, Condition 29
  - Recommended Conditions IIIB for Hyundai sales and service site, Condition 42
  - Recommended Conditions IIIC for Genesis sales and service site, Condition 45
- Keep new, larger display windows clear and encourage the display of cars inside to add visual interest from the sidewalk.
  - Recommended Conditions IIIB for Hyundai sales and service site, Condition 30
  - Recommended Conditions IIIC for Genesis sales and service site, Condition 21

***Reduce spill-over lighting and glare***

- Require full cut-off lighting and ensure compliance with City Code Section 13.1.3 for Commercial properties and residential properties—night illumination
  - Recommended Conditions IIIA for parking lot, Condition 27
  - Recommended Conditions IIIB for Hyundai sales and service site, Conditions 16, 17
  - Recommended Conditions IIIC for Genesis sales and service site, Condition 20

***City Council review in ten years for compatibility and redevelopment potential***

- Provide City Council with an opportunity to evaluate the neighborhood compatibility and redevelopment potential for the two dealership SUP sites at the same time the



SUP staff recommends expiration of the parking lot use before December 31, 2032.

Recommended Conditions IIIA for parking lot, Condition 13

Recommended Conditions IIIB for Hyundai sales and service site, Condition 29

Recommended Conditions IIIC for Genesis sales and service site, Condition 34

Staff has included the amendments for slightly expanded hours for the Hyundai and Genesis dealership sites in Condition 2 for 1707-1711 Mount Vernon Avenue and in Condition 5 for 1801 Mount Vernon Avenue as the hours are not unreasonably early or late to cause noise disruptions.

### **Conclusion**

Staff's recommendations of denial center on support for strengthening and enhancing the pedestrian experience along the entirety of Mount Vernon Avenue in Del Ray – a key goal of the Potomac West Small Area Plan and the Mount Vernon Avenue Area Business Plan – which the community stressed as important when they participated in the development of the plan.

Achieving this goal can be accomplished in large part by adhering to the plan strategies that call for the redevelopment of the automobile-oriented sites. Market demand for mixed-use development as outlined in the plan exists now and is forecasted to continue at least into the short term. Therefore, staff recommendations of denial to extend the parking lot use to 2045 and for expansions of the noncomplying automobile sales and service uses uphold the goals of the Small Area Plan at a time when economic conditions prove favorable for redevelopment.

**IIIA. RECOMMENDED CONDITIONS for SUP #2022-00018  
at 1605 and 1611 Mount Vernon Avenue**

Staff recommends **denial**. If City Council votes to approve the request, staff recommends the following conditions, subject to compliance with all applicable codes and ordinances:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP#2000-0110)
2. **CONDITION AMENDED BY STAFF:** The parking lot shall be limited to the parking of service, customer, or new sales automobiles in conjunction with an automobile dealership on the adjacent property. No sales or repair work shall occur on the lot. The number of vehicles allowed to be parked in the parking lot shall be limited to ~~125~~ 104, ~~in accordance with the plan submitted by the applicant on July 8, 2003.~~ (P&Z) (~~SUP#2006-0020~~)
3. **CONDITION AMENDED BY STAFF:** Existing fencing along the southern and eastern property lines shall remain at a height of six feet and shall be maintained, ~~in good condition in perpetuity.~~ A four-foot decorative fence or wall mural shall be installed along the Mount Vernon Avenue frontage to screen the parked cars from view, as illustrated in Figure 10. The applicant shall work in consultation with the Del Ray Citizens Association and Department of Planning & Zoning staff to create a fence or wall concept that complies with the Zoning Ordinance and is subject to the Director of Planning & Zoning approval. (P&Z) (~~SUP#2006-0020~~)
4. **CONDITION AMENDED BY STAFF:** The applicant shall ~~replace~~ maintain the existing evergreen landscaping in the planting bed along Mt. Vernon Avenue with a continuous evergreen hedge that will grow to a height of at least three feet. In lieu of this requirement the applicant may install alternative plantings or screening improvements in the existing planting beds to the satisfaction of the Director of Planning & Zoning in consultation with the neighborhood. All ~~new plantings shall be installed no later than May 31, 2011 and~~ landscaping shall be maintained ~~in good condition in perpetuity.~~ Additional open space and landscaping shall be added in place of the row of 21 parking spaces that immediately border Mount Vernon Avenue, as illustrated in Figure 10 to the satisfaction of the Director of the Department of Planning and Zoning, prior to the standard SUP one-year review in October 2023. (P&Z) (~~SUP2010-0052~~)
5. No signs shall be allowed on this site. (P&Z) (SUP#2000-0110)
6. Condition deleted.
7. No vehicles shall be displayed, parked, or stored on a public right-of-way. No debris or vehicle parts shall be discarded on the public right-of-way. (P&Z) (T&ES) (SUP#2000-0110)

8. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP#2000-0110)
9. The parking lot shall be maintained in good condition. (P&Z) (SUP#2000-0110)
10. **CONDITION AMENDED BY STAFF:** The applicant shall maintain the existing landscaping near the electrical switch box in good condition ~~in perpetuity~~. (P&Z) (~~SUP2010-0052~~)
11. All exterior improvements shall comply with the Mount Vernon Avenue Design Guidelines. (P&Z) (SUP2010-0052)
12. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if: (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (~~SUP2010-0052~~)
13. **CONDITION AMENDED BY STAFF:** This Special Use Permit shall expire unless an extension is granted by City Council before December 31, 2025~~32~~. (P&Z) (~~SUP2010-0052~~)
14. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES) (SUP2010-0052)
15. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP2010-0052)
16. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP2010-0052)
17. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP2010-0052)
18. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at

<http://alexandriava.gov/Environment> under Forms and Publications. (T&ES) (SUP2010-0052)

19. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment for the business and robbery readiness training for all employees. (Police) (SUP2010-0052)~~
20. **CONDITION ADDED BY STAFF:** The applicant shall install four Level 3 charging stations in parking spaces near East Mason Avenue as shown on the proposed site plan (Figure 6), prior to the October 2023 standard one-year SUP inspection. (P&Z)
21. **CONDITION ADDED BY STAFF:** A minor site plan amendment must be submitted prior to removal of parking spaces, relocation of the dumpster and addition of EV charging stations. (P&Z) (TES)
22. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (T&ES)
23. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
24. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
25. **CONDITION ADDED BY STAFF:** The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
26. **CONDITION ADDED BY STAFF:** All waste products, including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state, and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers, or be discharged onto the ground. (T&ES)
27. **CONDITION ADDED BY STAFF:** The applicant shall install full cut-off lighting as applicable to prevent light spill onto adjacent properties. All lighting must comply with the City Code. (P&Z) (T&ES)
28. **CONDITION ADDED BY STAFF:** Car washing is not permitted on this property. (T&ES)



29. **CONDITION ADDED BY STAFF:** The applicant shall fund the installation of additional street trees on the sidewalk right-of-way in areas the Directors of Planning & Zoning, Transportation & Environmental Services and Recreation, Parks and Cultural Activities identify as suitable. (P&Z)

**IIIB. RECOMMENDED CONDITIONS for SUP #2022-00063  
at 1707-1711 Mount Vernon Avenue**

Staff recommends **denial**. If City Council votes to approve the request, staff recommends the following conditions, subject to compliance with all applicable codes and ordinances:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP #2000-0123)
2. **CONDITION AMENDED BY STAFF:** The hours of operation of the automobile sales business shall be limited to between 9:00 a.m. and 9:00 p.m., Monday through Saturday, and from ~~Non~~ 11 a.m. to 5:00 p.m. on Sundays. Repair operations may take place from 7:00 a.m. until ~~6:00~~ 8 p.m., Monday through Friday and 7 a.m. to 6 p.m., Saturday. ~~(City Council)(SUP#2001-0055)-(P&Z)~~
3. Repair work done on the premises shall be limited to general automobile repair in connection with an automobile dealership. No automobile painting or heavy body work such as automobile rebuilding or overhauling may be done on the premises at any time. (P&Z) (SUP #2000-0123)
4. The site shall not include a Virginia State Inspection station, except that state inspections of sales vehicles and repair vehicles are permitted. (PC) (SUP #2000-0123)
5. The use may not include the sale of trucks or trailers. (P&Z) (SUP #2000-0123)
6. No repair work shall be done outside. (P&Z) (SUP #2000-0123)
7. No vehicles, under the control of the applicant, shall be displayed, parked, or stored on a public right-of-way, including without limitation sales or repair vehicles. (CC) (SUP #2000-0123)
8. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP #2000-0123)
9. There shall be no parking or storing of automobiles, under the control of the applicant, on Duncan Avenue or Mason Avenue or testing of automobiles on these streets at any time. (CC) (SUP #2000-0123)
10. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a closed dumpster or other suitably-sized trash receptacle or enclosure. (P&Z) (SUP #2000-0123)
11. **CONDITION AMENDED BY STAFF:** ~~There shall be no parking or storing of sales or repair vehicles associated with this use on any other site which is not specifically approved, by special use permit, for that purpose.~~ The required number of parking spaces

may be accommodated within 1,000 feet of the business on commercially zoned property and formalized with the property owner through a parking agreement. (P&Z) (SUP #2000-0123)

12. The rear alley entrance may only be used for limited delivery of parts and supplies; it may not be used for loading or unloading of vehicles. (P&Z) (SUP #2000-0123)
13. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall ~~install~~ maintain existing shrubbery and trees around the perimeter of the site consistent with a landscaping plan approved by the Directors of Planning and Zoning. ~~Additional landscaping and open space shall be added in front of the closest building wall to Mount Vernon Avenue, replacing 15 parking spaces, identified in Figure 11, and subject to the satisfaction of the Director of Planning & Zoning. Vehicles shall not be parked forward of the frontmost building line.~~ The additional landscaping shall be installed prior to the standard SUP one-year review in October 2023. All landscaping shall be maintained. (PC)(SUP#2001-0055) (P&Z) (PC)
14. **CONDITION DELETED BY STAFF:** ~~The number of vehicles allowed to be parked in the parking lot shall be in accord with a plan that is submitted and approved by the appropriate city agencies. (CC) (SUP #2000-0123) (P&Z)~~
15. All vehicles on the lot shall be stored in a neat and orderly manner. (P&Z) (SUP #2000-0123)
16. **CONDITION AMENDED BY STAFF:** The lighting on the parking lot ~~is to be a minimum of 2.0 foot candles minimum maintained during the hours of darkness shall comply with the City Code. (Police) (SUP #2000-0123) (P&Z)~~
17. All lighting shall be directed downward and shall be screened at the sides to avoid glare on the street and on adjacent properties and public rights-of-way to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP #2000-0123)
18. No amplified sound shall be heard at the property line. (P&Z) (SUP #2000-0123)
19. Condition deleted.
20. The property owner shall grant public utility easements to the City of Alexandria for the placement of electrical transformers to be used as part of the Mt. Vernon Ave. utility undergrounding project. The location of the easement and switch box shall be reviewed by the Directors of Transportation and Environmental Services and Planning and Zoning to ensure that it is well screened by the required hedge and fencing; if additional landscaping is required to screen the box, it shall be provided by the property owner. (T&ES) (P&Z) (SUP #2000-0123)
21. All waste products including, but not limited to, organic compounds (solvents), motor oils, and anti-freeze shall be disposed of in accordance with all local, state and federal

ordinances or regulations and shall not be discharged into the sanitary or storm sewers. (T&ES) (SUP #2000-0123)

22. The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries. Contact the T&ES Engineering Division on (703) 838-4327 to obtain a copy of the manual. (T&ES) (SUP #2000-0123)
23. **CONDITION DELETED BY STAFF:** ~~No banners, streamers, flags, or similar advertising devices shall be displayed on the premises. (P&Z) (SUP #2000-0123)~~
24. All exterior improvements, including signs, shall comply with the Mount Vernon Avenue Design Guidelines. (P&Z) (SUP #2000-0123)
25. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the ~~d~~Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation of the permit conditions, or (c) the ~~d~~Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)(SUP#2001-0055)
26. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall install brick paver sidewalks wrapping around the corners on Mason and Duncan Avenues at 1605-1611 Mount Vernon Avenue, 1707-1711 Mount Vernon Avenue, and 1801-1803 Mount Vernon Avenue. The applicant shall remove the concrete located between the front building wall and the sidewalk at the 1801-1803 Mount Vernon Avenue site and replace the concrete with brick pavers, with a \$10,000 limitation for expenses for the additional brick work. (City Council)(SUP#2001-0055)~~
27. No amplified sound shall be audible at the property line. (T&ES) (SUP #2006-0019)
28. **CONDITION DELETED BY STAFF:** ~~The new applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery readiness program for all employees. (Police) (SUP #2006-0019)~~
29. **CONDITION AMENDED BY PLANNING COMMISSION:** The Special Use Permit shall be reviewed by the City Council before December 31, ~~2032~~ 2045 for an assessment of the redevelopment potential of the site and compatibility with other uses in the area and to take such action as they deem appropriate at the time. ~~(P&Z)-(PC)~~
30. **CONDITION ADDED BY STAFF:** All windows facing Mount Vernon Avenue shall remain transparent. The placement or construction of items that block the visibility



through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, are not permitted. Display of motor vehicles in the windows facing Mount Vernon Avenue and oriented towards the street frontage is encouraged. (P&Z)

31. **CONDITION ADDED BY STAFF:** Minor site plan amendment approval is required prior to issuance of a building permit. (P&Z)
32. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (T&ES)
33. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
34. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
35. **CONDITION ADDED BY STAFF:** The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
36. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
37. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
38. **CONDITION ADDED BY STAFF:** Control odors and any other air pollution sources at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES).
39. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
40. **CONDITION ADDED BY STAFF:** No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. (T&ES)

41. **CONDITION ADDED BY STAFF:** Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. (T&ES)
42. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall fund the installation of additional street trees on the sidewalk right-of-way in areas the Directors of Planning & Zoning, Transportation & Environmental Services and Recreation, Parks and Cultural Activities identify as suitable, at a cost of \$2,500 per new tree installed. (~~P&Z~~) (PC)

**IIIC. RECOMMENDED CONDITIONS for SUP #2022-00064  
at 1801 Mount Vernon Avenue**

Staff recommends **denial**. If City Council votes to approve the request, staff recommends the following conditions, subject to compliance with all applicable codes and ordinances:

1. **CONDITION AMENDED BY STAFF:** ~~That the special use permit shall be granted to the applicant only or to any corporation business or entity in which any one or more of the present applicants has a controlling interest. (P&Z) (SUP#1393)~~
2. That no junked, stripped or abandoned vehicles or parts thereof be kept on the outside of the premises at any time. (P&Z) (SUP#1393)
3. **CONDITION AMENDED BY STAFF:** All repairs of motor vehicles shall be conducted inside a building or structure ~~that is approved by the Director of Planning and Zoning. (P&Z)(T&ES)(SUP# 2006-00021)~~
4. That no automobile painting or heavy body work such as automobile rebuilding or overhauling be done on the premises at any time. (P&Z) (SUP#1393)
5. **CONDITION AMENDED BY STAFF:** ~~That the hours of operation for the repair of vehicles be from 7am until 6pm, Monday through Saturday, with no repairs to be performed on Sunday. The hours of operation of the automobile sales business shall be limited to between 9 a.m. and 9 p.m., Monday through Saturday, and from 11 a.m. to 5 p.m. on Sundays. Repair operations may take place from 7 a.m. until 8 p.m., Monday through Friday and 7 a.m. to 6 p.m., Saturday. (PC)(SUP#1393)(P&Z)~~
6. **CONDITION DELETED BY STAFF:** ~~No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on premises may be displayed in accordance with Article IX, Section 9-100 of the zoning ordinance of the City of Alexandria, Virginia. (P&Z) (T&ES)(SUP #2006-0021)~~
7. **CONDITION AMENDED BY STAFF:** ~~All loudspeakers shall be prohibited from the exterior of the building and n~~No amplified sound shall be audible at the property line. (P&Z) (T&ES) (SUP #2006-0021)
8. Condition deleted.
9. Condition deleted.
10. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall install open space and landscaping replacing one parking space as indicated on Figure 12 and to the satisfaction of the Director of Planning & Zoning. The landscaping shall be installed prior to the standard SUP one-year review in October 2023. Vehicles shall not be parked ~~forward in front~~ in front of the frontmost building line. ~~(PC)(SUP#1393) (P&Z) (PC)~~

11. That there be no parking or storing of vehicles on Duncan Avenue or Mason Avenue, and that there be no road-testing of vehicles on these streets at any time by employees. (PC) (SUP#1393)
12. **CONDITION DELETED BY STAFF:** ~~That the parking area immediately north of the building be used exclusively for display of new vehicles and for customer parking, with adequate driveway aisles remaining open and unobstructed at all times. Specifically excluded would be displays of used vehicles. (PC) (SUP#1393)~~
13. **CONDITION DELETED BY STAFF:** ~~That the area in front of the building may be used to park and display no more than two new vehicles, in such a manner as not to obstruct pedestrian traffic or the view of drivers onto Mount Vernon Avenue from Duncan Avenue. (PC) (SUP#1393)~~
14. **CONDITION DELETED SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~That rodent harborage be removed from the premises and that all garbage and trash during occupancy be stored pursuant to Health Department regulations. (PC) (SUP#1393)-(P&Z)~~
15. **CONDITION DELETED BY STAFF:** ~~That the City Attorney render an opinion to the City Council at the time that this Special Use permit is considered, as to whether the repair service is as set forth by the applicant conforms to the repair uses as permitted in the C-2 commercial zone. (PC) (SUP#1393)-(P&Z)~~
16. **CONDITION DELETED BY STAFF:** ~~That at all times parking in the striped parking spaces in the parking lot adjacent to the north side of the building be restricted to not more than one vehicle per marked space. (PC) (SUP#1393)-(P&Z)~~
17. **CONDITION DELETED BY STAFF:** ~~That the applicant be allowed to install prepackaged material until 9:00p.m., Monday through Saturday, limited to not more than four (4) vehicles in any one evening. In the event that the sound of such installation can be heard outside the building, the applicant will cease such installations. (PC) (SUP#1393)-(P&Z)~~
18. **CONDITION DELETED BY STAFF AND REPLACED WITH #26:** ~~That all vehicles parked on the lot and in the premises shall be parked in an orderly fashion at all times. (PC) (SUP#1393)-(P&Z)~~
19. **CONDITION AMENDED BY STAFF:** That trash be kept in closed containers, and away from the curbs on Mount Vernon Avenue, and that the trash be removed regularly and frequently. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. (PC) (SUP#1393)-(P&Z)



20. **CONDITION AMENDED BY STAFF:** That all outside lighting shall comply with the City Code and shall be directed onto the lot and shielded, if necessary, from adjoining residential property. (PC) (SUP#1393) (P&Z)
21. **CONDITION AMENDED BY STAFF:** ~~That signs shall not be painted or soaped on the windows of vehicles.~~ All windows facing Mount Vernon Avenue shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, are not permitted. Display of motor vehicles in the windows facing Mount Vernon Avenue and oriented towards the street frontage is encouraged. (PC) (SUP#1393) (P&Z)
22. **CONDITION DELETED BY STAFF:** ~~That no addition be made to increase the height of the existing structure.~~ (PC) (SUP#1393) (P&Z)
23. **CONDITION DELETED BY STAFF:** ~~The new applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey and robbery awareness program.~~ (Police) (SUP #2006-0021) (P&Z)
24. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP #2006-0021)
25. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP #2006-0021)
26. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP #2006-0021)
27. All vehicles on the lot shall be stored in a neat and orderly manner. (P&Z) (SUP #2006-0021)
28. All waste products including, but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers, or be discharged onto the ground. (T&ES) (SUP #2006-0021)
29. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-519-3400 ext. 166. (T&ES) (SUP #2006-0021)
30. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (SUP #2006-0021)

31. **CONDITION AMENDED BY STAFF:** The applicant shall control odors, smoke, and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (~~SUP #2006-0021~~)
32. No material shall be disposed of by venting into the atmosphere. (T&ES) (SUP #2006-0021)
33. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (~~SUP #2006-0021~~)
34. **CONDITION AMENDED BY PLANNING COMMISSION:** The Special Use Permit shall be reviewed by the City Council before December 31, ~~2032~~ 2045 for an assessment of the redevelopment potential of the site and compatibility with other uses in the area and to take such action as they deem appropriate at the time. (~~P&Z~~)(PC)
35. **CONDITION ADDED BY STAFF:** Minor site plan amendment approval is required prior to issuance of a building permit. (P&Z)
36. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (T&ES)
37. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
38. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
39. **CONDITION ADDED BY STAFF:** The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)

40. **CONDITION ADDED BY STAFF:** The required number of parking spaces may be accommodated within 1,000 feet of the business on commercially zoned property and formalized with the property owner through a parking agreement. (P&Z)
41. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
42. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
43. **CONDITION ADDED BY STAFF:** No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. (T&ES)
44. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
45. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall fund the installation of additional street trees on the sidewalk right-of-way in areas the Directors of Planning & Zoning, Transportation & Environmental Services and Recreation, Parks and Cultural Activities identify as suitable, at a cost of \$2,500 per new tree installed. ~~(P&Z)~~ (PC)

STAFF: Tony LaColla, Division Chief, Land Use Services,  
Department of Planning and Zoning;  
Ann Horowitz, Principal Planner.

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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.

#### **IVA. CITY DEPARTMENT COMMENTS for SUP #2022-00018**

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

##### Transportation & Environmental Services:

- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
- R-3 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
- R-4 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
- R-5 Car washing is not permitted on this property. (T&ES)
- R-6 All waste products, including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state, and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers, or be discharged onto the ground. (T&ES)
- R-7 No debris or vehicle parts shall be discarded on the public right- of -way. (T&ES)
- R-8 The applicant shall install full cut-off lighting as applicable to prevent light spill onto adjacent properties. (T&ES)
- R-9 A minor site plan amendment must be submitted prior to removal of parking spaces, relocation of the dumpster and addition of EV charging stations. (TES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

No comments

Fire:

No comments or concerns

Recreation, Parks and Cultural Activities

No comments received

Police Department:

No comments received



**IVB. CITY DEPARTMENT COMMENTS for SUP #2022-00063**

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

Transportation & Environmental Services:

- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
- R-3 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
- R-4 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
- R-5 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-6 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-7 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. (P&Z) (T&ES)
- R-8 Control odors and any other air pollution sources resulting from the demolition/construction activities at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES).
- R-9 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-10 No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

- C-1 Building permit is required

Fire:

No comments or concerns

Recreation, Parks and Cultural Activities:

No comments received

Police Department:

No comments received

**IVC. CITY DEPARTMENT COMMENTS for SUP #2022-00064**

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

Transportation & Environmental Services:

- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
- R-3 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
- R-4 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
- R-5 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-6 No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

C-1 Building permit required

Fire:

No comments or concerns

Parks and Recreation:

No comments received

Police Department:

No comments received

[EXTERNAL]Alexandria Hyundai Special Use Permits #2022-00018, #2022-00063, #2022-00064

Steve Mulligan <stephen.p.mulligan@gmail.com>

Thu 8/18/2022 2:56 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: katrina m mulligan <katrina.m.mulligan@gmail.com>

You don't often get email from stephen.p.mulligan@gmail.com. [Learn why this is important](#)

Dear Alexandria Planning Commission,

I write to urge you to not allow the continued non-conforming use requests by Alexandria Hyundai. I live near Del Ray on West Alexandria Avenue, and I frequent Mount Vernon street often. The car dealership and collision center is out of character with what is otherwise a walkable, "main street"-like strip with shopping and restaurants. The dealership breaks up the flow by separating the collection of restaurants at the corner of Monroe and Commonwealth with the rest of Del Ray. It effectively destroys the small town feel in what could otherwise be a continuous strip. It is like an like a giant pothole in the middle of otherwise beautiful street.

Del Ray is a neighborhood built around walkability and not needing motor vehicles. It just does not make sense to have a company selling *cars* when people love this neighborhood because you *walk*. Please do not continue this nonconforming use.

Regards,  
Steve Mulligan  
204 W. Alexandria Ave.  
Alexandria, VA 22302  
6163409496

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Stephen Mulligan

*This information is confidential and intended for the addresses only.*

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## [EXTERNAL]letter in support of Alexandria Hyundai SUP

Mark Malseed <msmalseed@yahoo.com>

Wed 9/14/2022 5:13 PM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from msmalseed@yahoo.com. [Learn why this is important](#)

Re: Special Use Permits #2022-00018, #2022-00063, and #2022-00064

To Whom It May Concern:

I am writing to express support of Alexandria Hyundai's plans for renovation and modernization of its dealerships on Mt. Vernon Ave. and continued operation of its dealership, as specified in Special Use Permits #2022-00018, #2022-00063, and #2022-00064.

As a Del Ray resident for 15 years, an occasional member of the Del Ray Citizens Association, and a longtime executive board member of the Warwick Village Citizens Association, I am well familiar with land use issues in the city and in particular the small area plans for the Mt. Vernon Ave. corridor through both Del Ray and Arlandria. While recognizing that a car dealership is not one of the preferred uses of space on that corridor, I must say that Alexandria Hyundai has been a good neighbor for many years and its plans for improvements and expansion will only make it more so in the years to come.

The dealership has been a stable business in a neighborhood that has undergone significant change over the past 2 decades, and which still has numerous empty retail storefronts. The plans to enhance the facade of the showrooms, and add EV charging stations for public use, will improve the aesthetics of that stretch of Mt. Vernon Ave. Public EV charging stations can indeed draw people to frequent nearby businesses in the 30-60 minutes needed for vehicles to charge; EV charging will become a regular part of urban life in the coming decade, and it is encouraging to see Del Ray have a chance to be at the forefront of this.

While some are calling for mixed use redevelopment of these properties, it is not assured that such development will improve walkability or the economic benefit to the neighborhood and city. The last thing we need is another set of unoccupied street-level retail spaces. Rather, enhanced landscaping and modernization of the existing dealership's street frontage is a viable solution.

Mr. Reilly has been a stalwart supporter of charitable causes in and around the city, including many years of support of the local St. Rita 5K race, which is how I've come to know him.

I hope the Planning Commission recommends approval of the SUPs and Alexandria Hyundai can realize its modernization plans.

Sincerely,  
Mark Malseed  
3204 Landover St.  
Alexandria, VA 22305

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[EXTERNAL]SUP # 2022-00018, #2022-00063, #2022-00064

Karin Purugganan <Karin@wonderologie.com>

Mon 9/19/2022 6:53 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: kpreilly@aol.com <kpreilly@aol.com>

You don't often get email from karin@wonderologie.com. [Learn why this is important](#)

I'm writing in SUPPORT of Kevin Reilly and Alexandria Hyundai!

I am a lifelong Alexandria resident, born and raised in Del Ray. I am a Del Ray business owner and on the board of directors of the Del Ray Business Association.

Kevin and Alexandria Hyundai are valued neighbors and friends in my community. There is never a time that the DRBA has been turned down for sponsorship from Kevin and he is always looking for ways to contribute. My family and I will be buying a car from him in the next year and are THRILLED about the EV hookups that will be installed right in our neighborhood.

Thank you for considering the approval of the following SUP:

SUP # 2022-00018, #2022-00063, #2022-00064

With kind regards,

Karin Purugganan

Karin Purugganan, MA, MEd, NCC, LPC, RYT (*she/her/hers*)

Practice Owner & Counselor

wonderologie LLC

2312 Mt. Vernon Ave. #206

Alexandria, VA 22301

[www.wonderologie.com](http://www.wonderologie.com)

@wonderologie

<https://wonderologie.clientsecure.me/>

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## [EXTERNAL]Addendum for Alexandria Hyundai for October 6th Meeting

Lauren Fisher <drlaurenfisher@gmail.com>

Tue 9/20/2022 3:29 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Kevin Reilly <kpreilly@aol.com>

 2 attachments (188 KB)

Alexandria Hyundai Lettter Addendum.pdf; Alexandria Hyundai Lettter6.6. DRBA.pdf;

You don't often get email from drlaurenfisher@gmail.com. [Learn why this is important](#)

Dear Planning Commission:

Please see the attached addendum for Kevin Reilly of Of Alexandria Hyundai SUP#2022-00018, #2022-00063, and #2022-00064. I have also attached my prior letter, which was sent on June 6th, 2022. Thank you and please let me know if you have any questions.

Lauren  
Del Ray Business Association President

--

Lauren Fisher, PsyD  
Clinical Psychologist & Owner  
Del Ray Psych & Wellness, LLC  
(P) 571-281-0338 x502; (F) 703-563-3833  
[www.delraypsych.com](http://www.delraypsych.com)

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September 20th, 2022

Dear Planning Commission:

Please accept this addendum to my previously written letter of support on June 6<sup>th</sup>, 2022 for Alexandria Hyundai SUP#2022-00018, to also include SUP#2022-00063 & SUP #2022-00064. Thank you and please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Lauren Fisher", written over a horizontal line.

Dr. Lauren Fisher  
President, Del Ray Business Association



June 6, 2022

Dear Mayor Justin Wilson & City Council Members,

On behalf of the Del Ray Business Association, and 175 of its members, I am writing a letter of support for Kevin Reilly of Alexandria Hyundai and his **SUP#2022-00018** and his plan to bring 4 Level 3 EV chargers for public use in the 1605-1611 lots along Mt. Vernon Ave. Mr. Reilly is the Chairman of Hyundai's National Dealer Council, Leading Initiatives to Spread to EV Adoption Nationwide and Alexandria Hyundai is the first Hyundai Dealer in the Mid-Atlantic Region to be IONIQ EV Certified.

It is well known that electric or "clean" vehicles are becoming an increasingly important part of our society as we are aware of the negative impacts of emissions on the environment. While many are recognizing this need and moving toward purchasing electrical vehicles, there continues to be a lack of available charging stations in the City of Alexandria. Mr. Reilly's proposal to add 4 Level 3 EV Chargers, the most powerful charging station available, would add significant value to our immediate community and others in the City of Alexandria. Globally, Hyundai is committed to achieving carbon neutrality by 2045 and a more sustainable future. The implementation of these chargers in the city of Alexandria is consistent with the city's [Environmental Plan 2040](#) and the pursuit of implementing energy efficiency and emission reduction measures in both city buildings and city affiliated transportation. Doing such would set a precedent for the business community of Alexandria, in conjunction with the city, as leaders in the commitment to a greener future. Additionally, the presence of charging stations adds value to our business community as vehicle owners are likely to frequent our local establishments as they wait for their cars to charge. As part of the process, we also support and look forward to Alexandria Hyundai's commitment to updating and beautifying their other two buildings.

Furthermore, I would be remiss if I did not speak directly about Kevin Reilly's leadership here in the Del Ray community. Mr. Reilly has been an outstanding Del Ray business community member for over 20 years. He has served as past president of the Del Ray Business Association, has supported numerous business association events throughout the years, has generously donated to local non-profits and nationwide non-profits (including raising over \$200 million for pediatric cancer research through Hyundai Hope), and has been the recipient of many local and national awards for his leadership. And perhaps, the most simplest, but clearest demonstration of his character is that he provides his cell phone to all surrounding neighbors of the dealership to maintain positive relationships and to easily address any concerns or disruptions from business operations. He truly embodies the character of an Alexandria community business leader.

All in all, Mr. Reilly demonstrates excellence on both the national and local level. His leadership and actions have positively impacted our neighborhood and helped to shape the current Del Ray business community. We fully support his green initiatives and we recommend City Council also support the continued presence of Mr. Reilly and his dealership in the Del Ray Neighborhood. Failure to do so would be a significant loss for the city of Alexandria. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Lauren Fisher", written over a horizontal line.

Dr. Lauren Fisher  
President, Del Ray Business Association

CC: Members, City of Alexandria City Council



[EXTERNAL]Alexandria Hyundai SUP 2022 00018,

Gary Lonergan <gwl@garywlonerganltd.com>

Tue 10/4/2022 9:17 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Kevin Reilly <kpreilly@aol.com>

You don't often get email from gwl@garywlonerganltd.com. [Learn why this is important](#)

Re: Alexandria Hyundai SUP Properties #2022-00018, 2022-00063 and 2022-00064

Members of the Alexandria Planning Commission:

This is a follow-up to my June 3, 2022 email (attached) and evidences my support for:

- SUP 2022 -- 00018
- SUP 2022 – 00063
- SUP 2022 – 00064

for all of the reasons articulated in my June 3, 2022 email.

Once again, I urge the Planning Commission to approve Alexandria Hyundai's request for a 20-year extension of the three (3) SUPs for its location on Mount Vernon Avenue.

Thank you for your consideration.

Sincerely,

Gary W. Lonergan

GWL/mlc  
Attachment

Gary W. Lonergan, Ltd.  
115 Oronoco Street  
Alexandria, VA 22314  
703-836-3505  
Fax 703-836-3558  
[gwl@garywlonergantltd.com](mailto:gwl@garywlonergantltd.com)

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-----Original Message-----

From: Gary W. Lonergan <gwl@garywlonerganltd.com>

To: plancomm@alexandriava.gov

Cc: Kevin Reilly <kpreilly@aol.com>

Sent: Fri, Jun 3, 2022 11:30 am

Subject: Alexandria Hyundai SUP# 2022-00018

Re: Alexandria Hyundai SUP#2022-00018

Members of the Alexandria Planning Commission:

This is a letter of support for Alexandria Hyundai's request for a 20-year extension of the SUP pertaining to 1605 Mt. Vernon Avenue.

My wife, Carole, and I have resided in the City of Alexandria since 1977 and I have practiced law in the City since 1981. I have known Donald Reilly (Kevin Reilly's father) since 1986, and Kevin Reilly since he was in high school. I assisted Donald Reilly when he acquired an interest in the Alexandria Hyundai dealership and the subsequent transition of the ownership of the dealership to his son, Kevin.

Kevin Reilly is an honest, forthright businessman who has made significant contributions to the City of Alexandria and, in particular, to the Del Ray Community. I understand that many Del Ray businesses and residents support the 20-year extension of the SUP. I am not surprised by this support. Kevin Reilly has earned it.

If the SUP extension is granted, Alexandria Hyundai will construct four (4) high-speed Level 3 EV chargers on the lot at 1605 Mt. Vernon Avenue for public use. These Level 3 EV chargers will bring much-needed Level 3 EV charging infrastructure to the City and, in particular, to the Del Ray community.

The SUP extension is critical to the renovations to the existing dealership facilities as required by the manufacturer, Hyundai Motors. Simply put, if the SUP extension is not granted for the parking lot at 1605 Mt. Vernon Avenue, Alexandria Hyundai will be forced to close its doors. This is not a desirable outcome for the City of Alexandria, the Del Ray Community or, for obvious reasons, Alexandria Hyundai.

The track record of Kevin Reilly (and before him, his father, Donald Reilly) as a businessman, community supporter, and operator of Alexandria Hyundai should be rewarded, not punished. The City of Alexandria needs more businessmen like Kevin Reilly.

I urge the Planning Commission approve Alexandria Hyundai's request for a 20-year extension of the SUP for 1605 Mt. Vernon Avenue.

Thank you for your consideration.

Sincerely,

Gary W. Lonergan

GWL/mlc

e-cc: K. Reilly

Gary W. Lonergan, Ltd.  
115 Oronoco Street  
Alexandria, VA 22314  
703-836-3505  
f) 703-836-3558  
gwl@garywlonerganltd.com

[EXTERNAL]Alexandria Hyundai, SUP @2022-00018

Lonnie Rich <lonnie@familyfirst.law>

Mon 5/16/2022 1:52 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Puskar, M. Catharine <cpuskar@thelandlawyers.com>; kpreilly@aol.com <kpreilly@aol.com>

You don't often get email from lonnie@familyfirst.law. [Learn why this is important](#)

All Members of the Planning Commission,

As a long-time (uncompensated) resident of Del Ray, I am writing in strong support of this SUP extension.

I recognize that auto uses on the Avenue are not favored in our long term Master Plan; but I also know that some other preferred, more dense uses could be less desirable. For years, Alexandria Hyundai has been not just a good neighbor, but a great neighbor – maintaining cell phone contract with its immediate neighbors to address any particular issues that arise, but also in being a “Del Ray” booster, supporting DRCA and DRBA in many of their activities over the years.

Furthermore, this car dealer, and specifically Kevin Reilly, has taken an industry lead in Electric Vehicle (EV) readiness and is willing to provide at the site significant EV infrastructure, which is our future and clearly needed now.

For me, in balancing the various interests, this is very easy to support.

Thanks for listening.

Lonnie Rich

Lonnie C. Rich

Family First Law Group, PLLC

700 North Fairfax Street, Suite 220

Alexandria, VA 22314

Phone: (703) 299-3440

Fax: (703) 299-3441

Email: [Lonnie@FamilyFirst.Law](mailto:Lonnie@FamilyFirst.Law)

Website: <https://www.familyfirstlawvirginia.com/>

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[EXTERNAL]Special Use Permit #2022-00018

Barbara Coulston <bcoulston@comcast.net>

Thu 5/19/2022 2:36 PM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from bcoulston@comcast.net. [Learn why this is important](#)

Hello,

I am writing to express my concerns about the extension of the SUP for 1605 and 1611 Mt. Vernon Avenue. I don't understand why the City would consider extending a use that does not meet their own planning goals.

We have lived in Del Ray for the past 25 years and recall the days when Jack Taylor Toyota and Audi occupied lots on the Avenue. As the Avenue has changed and improved over the years we are still left with some uses that are not only non-compliant but obtrusive. The pedestrian activity along Mt. Vernon Avenue has increased significantly since the auto businesses were established. On weekdays there are loads of GW students walking along the East side of Mt Vernon Ave. On weekends there are many families with small children walking there. This is quite different from many years ago when Mt. Vernon Ave was not as active.

We have noticed that the success of the Hyundai dealership has resulted in increased vehicular traffic through the Del Ray neighborhood as potential buyers test drive vehicles. Drivers must exit the dealership onto Mt. Vernon Avenue and then weave their way through the neighborhood to Route 1 or other larger roads.

Hyundai is offering electric charging stations for the neighbors to use but I imagine these will also pop up on a location map of EV charging stations and could draw more traffic to the Avenue. The dealership is not a commercial use that benefits Del Ray's local residents. More likely it is drawing buyers and owners from a larger region. It is wonderful that Hyundai is aiming towards a fleet of electric cars but they are still an auto sales use.

Just because these lots have been occupied by auto related uses for years does not mean they should remain forever. The only benefit here is to Hyundai.

Barbara Coulston

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[EXTERNAL]Alexandria Hyundai SUP #2022-00018 - Neighbor Letter Of Support

Matt Gray <mgray@oldcreekhomes.com>

Fri 5/20/2022 10:55 AM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from mgray@oldcreekhomes.com. [Learn why this is important](#)

Dear Planning Commission Members,

Please accept this letter as our formal support of the Hyundai Dealership SUP #2022-00018. It is our hope that the Planning Commission approves this permit for the good of the community.

Respectfully,

Matt Gray

Mobile: 571-405-7671

[www.oldcreekhomes.com](http://www.oldcreekhomes.com)



---

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Old Creek Homes, LLC  
228 South Washington Street  
Unit B30 North  
Alexandria, VA 22314

May 19th, 2022

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

RE: Alexandria Hyundai SUP #2022-00018

Dear Planning Commission Members,

I hope this letter finds you well. I am writing to express my support of the Hyundai Dealership SUP #2022-00018 and its owner, Kevin Reilly. We own a parcel which abuts the dealership and they are exemplary neighbors. The dealership is well attended to, and the employees are professional and friendly. We greatly enjoy being their neighbors.

Mr. Reilly has been open and proactive in sharing his plans and vision for the dealership. We feel strongly that preserving the dealership is beneficial for the community and residents of Alexandria. Economically, it not only provides jobs, but also creates critical tax revenue to help fund our community, services, and schools. Mr. Reilly's decision to pursue the installation of electric vehicle charging stations at the dealership shows his focus on continuous improvement and growth.

Please accept this letter as our formal support of the Hyundai Dealership SUP #2022-00018. It is our hope that the Planning Commission approves this permit.

Sincerely,

Matt Gray  
Old Creek Homes, LLC  
(571)405-7671  
mgray@oldcreekhomes.com

[EXTERNAL]Alexandria Hyundai - SUP # 2022-00018 (1605-1611 Mount Vernon Avenue)

Jim Hanagan <hanaganfamily@aol.com>

Wed 5/25/2022 4:02 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: kpreilly@aol.com <kpreilly@aol.com>

You don't often get email from hanaganfamily@aol.com. [Learn why this is important](#)

Members of the Planning Commission,

My name is Jim Hanagan and I have been a resident of Alexandria for the past 35 years. By background I used to practice law in Alexandria with Dez Calley and Bud Hart, and frequently appeared before your commission..

I am sending this email to support Kevin Reilly's application to extend his SUP on lot 1605. It appears he has support from the pertinent civic and business associations, and given his proposed improvements to his current buildings and the three level 3 EV chargers, that support is certainly merited. However, without the extension of this SUP, I am under the impression, Alexandria Hyundai may need to change locations. Kevin has certainly been a wonderful commercial neighbor to his Del Ray Community, so a departure would be a terrible result. Conversely, if Kevin is able to keep his business at the current location, the entire community would benefit from his continuing contribution. By the way, when Kevin first took over his location from Jack Taylor, I remember thinking it would be difficult for him to match the standard of community involvement set by Jack, but I would submit that not only has Kevin matched that standard, he may have even surpassed it.

For all of the above reasons, I would urge you to approve his application and extend his SUP.

Thank you.

Jim Hanagan  
4620 Newcomb Plcae  
Alexandria, VA 22304  
703.963.4463 cell

m

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[EXTERNAL]SUP #2022-00018 Alexandria Hyundai

Patti North <pattinorth@gmail.com>

Wed 5/25/2022 5:35 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Kevin Reilly <kpreilly@aol.com>

You don't often get email from pattinorth@gmail.com. [Learn why this is important](#)

To Whom it may concern:

I am writing to support the application of Alexandria Hyundai to extend its SUP for the property at 1605-1611 Mt. Vernon Avenue.

I have owned my home at 500 East Alexandria Avenue since 1984. It is about four blocks from Alexandria Hyundai. I have known the owner Kevin Reilly for almost all the time he has been in the neighborhood, starting with his term as president of the Del Ray Business Association. There is no end to the good things I could say about him.

First, he is the very model of the best kind of corporate citizen. He is active in the community and always providing service in one capacity or another. He is a very generous sponsor of a wide variety of charitable causes and cultural activities that improve the quality of life in Alexandria. As the founder and executive director of the Alexandria Film Festival, I can tell you that he has sponsored this event every single year of our 16 years of existence. I've even known him to allow his property to be used as the venue for fundraising events.

He is a leader in the fight against pancreatic cancer, leading Hyundai both locally and nationally to put its philanthropic muscle to work in funding research to seek a cure.

I have purchased two consecutive vehicles from Alexandria Hyundai, the first in 2004 and the second in 2019. This is a dealer that stands by its products, with unparalleled customer service.

I honestly cannot imagine a better neighbor business than Alexandria Hyundai. I know there are those that imagine Mt. Vernon Avenue ideally to host only quaint shops and restaurants, but most of us know that is not realistic. Indeed, those businesses had a tough time for the past two years. You need a mix of businesses that provide the products and services people want, but also are able to support things, like the arts, that improve our quality of life in intangible ways. Kevin gets that and acts accordingly.

I urge you to give your most favorable consideration to the application of Alexandria Hyundai to extend its SUP.

Thank you for the good work you are doing in the city and feel free to contact me if you have any questions.

Patti North

[EXTERNAL]Alexandria Hyundai

Bernadette Hargrow <bernadettehargrow@gmail.com>

Wed 5/25/2022 10:14 PM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from bernadettehargrow@gmail.com. [Learn why this is important](#)

Ref.# Alexandria Hyundai

SUP# 2022-00018

SUP Property 1605-1611 Mt. Vernon  
Avenue

Hi, I am a longtime resident of Alexandria, VA, born and raised here. I live in the Old Town, Del Ray area.

In my opinion, I would like for the Car Dealership to remain at that property along with Genesis. Allow them to remodel upgrade, I think it would bring more business In that area. The Owner is one of the best Outstanding Citizens in this City. He has done so much for the Community, let alone I love it at Christmas Time when He and Erin Como, Stuff A Truck full of Toys for the Kids at Children's Hospital.

Please allow Alexandria Hyundai to remain where they know home is.

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## [EXTERNAL]Comments on extending SUP for Hyundai dealership in Del Ray

Tom VanAntwerp <tom@tomvanantwerp.com>

Thu 5/26/2022 7:56 AM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from tom@tomvanantwerp.com. [Learn why this is important](#)

Hello, my name is Tom VanAntwerp and I am a resident of Del Ray. I've recently heard that the Hyundai dealership on Mount Vernon Ave in Del Ray is seeking an extended special use permit to expand and include charging stations for EVs. While a transition from ICE vehicles to EVs is important, I do not support the expansion of this dealership. I do not support its presence in Del Ray at all.

Mount Vernon Ave is mostly a lovely street with shops and restaurants. It's a wonderful and walkable place. All except for the Hyundai dealership area. Almost daily, I walk from my home in south Del Ray to one of the restaurants in north Del Ray. But rather than walk along Mount Vernon Ave, I go up the residential Dewitt Ave instead. The reason is, I loathe to walk by the Hyundai dealership. That part of Mount Vernon Ave is loud, unsightly, and I feel unsafe as a pedestrian. It's completely out of place with the rest of Mount Vernon Ave.

I dream of a future for Del Ray where Mount Vernon Ave continues to grow and flourish as the center of a walkable community, with shops, restaurants, and new housing. To see the Hyundai dealership not only persist, but to actually get larger, would be a great loss for Del Ray's potential as a neighborhood. It really makes no sense to have a car dealership here, in a walkable community of single-family homes and townhomes, rather than along some busy highway with all the other dealerships. I have no ill will toward the owners and operators of this dealership, but I would still prefer to not live next to a dealership at all.

I request that the planning commission does not approve the extended special use permit for the Hyundai dealership. The DCRA does not speak for me on this issue, and I know many of my fellow Del Ray citizens feel the same way.

Thank you,  
Tom VanAntwerp

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[EXTERNAL]Alexandria Hyundai SUP#2022-00018

Reika Moore <reika.moore28@gmail.com>

Fri 5/27/2022 6:49 PM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from reika.moore28@gmail.com. [Learn why this is important](#)

To Whom It May Concern,

I've been living in the delray area for over thirty six years. I'm pleased to be a part of the community. I'm extremely happy to announce all the positive contributions that owner /president Kevin Reilly has made to our community and his future plans. Hyundai has been around for 20 plus years, He has been a awesome neighbor. He's bringing electric charging station to the community. I feel that our city needs auto dealership that are convenient. Alexandria Hyundai supports charitable support to non profit organizations throughout the city nation wide. He also supports pediatric cancer research and Hyundai Hope on Wheels.

Best Regards

Reika Moore

835 North Patrick st

#101 Alexandria Va 22314

---

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[EXTERNAL]Alexandria Hyundai SUP# 2022-00018

Gary W. Lonergan <gwl@garywlonerganltd.com>

Fri 6/3/2022 11:30 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Kevin Reilly <kpreilly@aol.com>

You don't often get email from gwl@garywlonerganltd.com. [Learn why this is important](#)

Re: Alexandria Hyundai SUP#2022-00018

Members of the Alexandria Planning Commission:

This is a letter of support for Alexandria Hyundai's request for a 20-year extension of the SUP pertaining to 1605 Mt. Vernon Avenue.

My wife, Carole, and I have resided in the City of Alexandria since 1977 and I have practiced law in the City since 1981. I have known Donald Reilly (Kevin Reilly's father) since 1986, and Kevin Reilly since he was in high school. I assisted Donald Reilly when he acquired an interest in the Alexandria Hyundai dealership and the subsequent transition of the ownership of the dealership to his son, Kevin.

Kevin Reilly is an honest, forthright businessman who has made significant contributions to the City of Alexandria and, in particular, to the Del Ray Community. I understand that many Del Ray businesses and residents support the 20-year extension of the SUP. I am not surprised by this support. Kevin Reilly has earned it.

If the SUP extension is granted, Alexandria Hyundai will construct four (4) high-speed Level 3 EV chargers on the lot at 1605 Mt. Vernon Avenue for public use. These Level 3 EV chargers will bring much-needed Level 3 EV charging infrastructure to the City and, in particular, to the Del Ray community.

The SUP extension is critical to the renovations to the existing dealership facilities as required by the manufacturer, Hyundai Motors. Simply put, if the SUP extension is not granted for the parking lot at 1605 Mt. Vernon Avenue, Alexandria Hyundai will be forced to close its doors. This is not a desirable outcome for the City of Alexandria, the Del Ray Community or, for obvious reasons, Alexandria Hyundai.

The track record of Kevin Reilly (and before him, his father, Donald Reilly) as a businessman, community supporter, and operator of Alexandria Hyundai should be rewarded, not punished. The City of Alexandria needs more businessmen like Kevin Reilly.

I urge the Planning Commission approve Alexandria Hyundai's request for a 20-year extension of the SUP for 1605 Mt. Vernon Avenue.

Thank you for your consideration.

Sincerely,

Gary W. Lonergan

GWL/mlc

e-cc: K. Reilly

Gary W. Loneragan, Ltd.  
115 Oronoco Street  
Alexandria, VA 22314  
703-836-3505  
f) 703-836-3558  
gwl@garywloneraganltd.com

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[EXTERNAL]Support Letter for Kevin Reilly (SUP#2022-00018)

Lauren Fisher <drlaurenfisher@gmail.com>

Mon 6/6/2022 6:40 AM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Mayor Justin Wilson, Planning Commission, and & City Council,

Please see the enclosed letter in support of Kevin Reilly of Alexandria Hyundai

Best Regards,  
Lauren Fisher,  
President of the Del Ray Business Association

--

Lauren Fisher, PsyD

Clinical Psychologist & Owner  
Del Ray Psych & Wellness, LLC  
(P) 571-281-0338 x502; (F) 703-563-3833  
[www.delraypsych.com](http://www.delraypsych.com)

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June 6, 2022

Dear Mayor Justin Wilson & City Council Members,

On behalf of the Del Ray Business Association, and 175 of its members, I am writing a letter of support for Kevin Reilly of Alexandria Hyundai and his **SUP#2022-00018** and his plan to bring 4 Level 3 EV chargers for public use in the 1605-1611 lots along Mt. Vernon Ave. Mr. Reilly is the Chairman of Hyundai's National Dealer Council, Leading Initiatives to Spread to EV Adoption Nationwide and Alexandria Hyundai is the first Hyundai Dealer in the Mid-Atlantic Region to be IONIQ EV Certified.

It is well known that electric or "clean" vehicles are becoming an increasingly important part of our society as we are aware of the negative impacts of emissions on the environment. While many are recognizing this need and moving toward purchasing electrical vehicles, there continues to be a lack of available charging stations in the City of Alexandria. Mr. Reilly's proposal to add 4 Level 3 EV Chargers, the most powerful charging station available, would add significant value to our immediate community and others in the City of Alexandria. Globally, Hyundai is committed to achieving carbon neutrality by 2045 and a more sustainable future. The implementation of these chargers in the city of Alexandria is consistent with the city's [Environmental Plan 2040](#) and the pursuit of implementing energy efficiency and emission reduction measures in both city buildings and city affiliated transportation. Doing such would set a precedent for the business community of Alexandria, in conjunction with the city, as leaders in the commitment to a greener future. Additionally, the presence of charging stations adds value to our business community as vehicle owners are likely to frequent our local establishments as they wait for their cars to charge. As part of the process, we also support and look forward to Alexandria Hyundai's commitment to updating and beautifying their other two buildings.

Furthermore, I would be remiss if I did not speak directly about Kevin Reilly's leadership here in the Del Ray community. Mr. Reilly has been an outstanding Del Ray business community member for over 20 years. He has served as past president of the Del Ray Business Association, has supported numerous business association events throughout the years, has generously donated to local non-profits and nationwide non-profits (including raising over \$200 million for pediatric cancer research through Hyundai Hope), and has been the recipient of many local and national awards for his leadership. And perhaps, the most simplest, but clearest demonstration of his character is that he provides his cell phone to all surrounding neighbors of the dealership to maintain positive relationships and to easily address any concerns or disruptions from business operations. He truly embodies the character of an Alexandria community business leader.

All in all, Mr. Reilly demonstrates excellence on both the national and local level. His leadership and actions have positively impacted our neighborhood and helped to shape the current Del Ray business community. We fully support his green initiatives and we recommend City Council also support the continued presence of Mr. Reilly and his dealership in the Del Ray Neighborhood. Failure to do so would be a significant loss for the city of Alexandria. Thank you.

Sincerely,

Dr. Lauren Fisher  
President, Del Ray Business Association

CC: Members, City of Alexandria City Council

[EXTERNAL]Support of sup#2022-00018

Avia Carr <carravia4@gmail.com>

Mon 6/6/2022 2:03 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Kpreilly@aol.com <Kpreilly@aol.com>

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Dear planning committee

My Daughter and I are writing to

You with sincere support for

Alexandria Hyundai Genesis of

Alexandria. I was raised in the

City of Alexandria, S. Columbus

Street and 3045 manning street

My parents: Family and I always

Active assisting others when

Needed and respected in the

Community. Our family members

Have purchased many vehicles

Who still reside local near the

Dealership for many years

And still Continue to purchased

Vehicles in 2022 and plan to

Continue many Year's to come.

We strongly are in support of

Good corporate citizen for

Twenty plus years, need for

Auto dealers conveniently

Located in the city, dealership

Taking a leadership position

With electric vehicles,

Charitable support in the city

Overall a positive impact on

The city and residents.

Charitable work,

Mr. Kevin P. Reilly along with

His father; Mr. Donald Reilly

Pediatric Cancer Research.

We know how hard they work

My Daughter had and still have

The pleasure of working for

Mr.Reilly and see how he really

Work hard day to day Someone

Who really cares about the

Neighbors, Neighborhood,

Children and customers

He will stop at anytime to

To talk with a customer or  
An employee who needs to talk  
With him he is a true professional  
And leader in our community  
Mr. Reilly's dealership has been  
In Alexandria for twenty plus years  
I'am nintyfour Year's old and I  
Hope and pray that Alexandria  
Hyundai Genesis of Alexandria  
Be in alexandria for another  
Twenty. Thank you for your time  
Sincerely,  
Mrs. Dorothy V. Blackburn Carr  
Ava Francette Carr  
301 N. Ripley St. Unit 506  
Alexandria Va. 22304

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[EXTERNAL]Special Use Permit #2022-00018

Jot Carpenter <jotcarpenter@yahoo.com>

Tue 6/7/2022 10:22 AM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from jotcarpenter@yahoo.com. [Learn why this is important](#)

As a long time resident of the 400 block of East Mason Avenue, I want to express my ongoing concern with the operation of the car dealership at the corner of East Mason Avenue and Mt. Vernon Avenue. The dealership does not appear to provide any on-site parking for its employees, and thus those who work at the dealership park on street in the neighborhood. There often are multiple vehicles associated with dealership employees parked in the 400 block of East Mason Avenue, limiting or eliminating opportunities for residents of the block and their guests to park. If the SUP for the dealership is to be extended, I request that some accommodation for employee parking be made a requirement in any extension.

Jot D. Carpenter Jr.  
407 East Mason Avenue  
Alexandria, VA 22301  
(703) 549-7123

---

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[EXTERNAL]support of SUP # 2022-00018 for Alexandria Hyundai.

Linzie Booterbaugh <linzie.booterbaugh@gmail.com>

Tue 6/7/2022 5:28 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Kevin Reilly <kpreilly@aol.com>

You don't often get email from linzie.booterbaugh@gmail.com. [Learn why this is important](#)

Good Evening ,

I have lived in the City of Alexandria for 30 plus years. I have been dealing with Alexandria Hyundai ever since I have been driving. They have been good corporate citizens for 20 plus years for the community. They are located so close to me in the city on Mt.Vernon Ave. Kevin and his father have been busy in the community especially dealing with pediatric cancer research which is very dear and near to my heart.

I support SUP # 2022-00018 for Alexandria Hyundai.

Signed ,

Linzie Booterbaugh  
40 Garden Drive  
Alexandria, VA 22304

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[EXTERNAL]Alexandria Hyundai, SUP #2022-00018, #2022-00063, #2022-00064

granlubr@aol.com <granlubr@aol.com>

Wed 10/5/2022 9:41 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: kpreilly@aol.com <kpreilly@aol.com>

You don't often get email from granlubr@aol.com. [Learn why this is important](#)

Dear Members of the Alexandria Planning Commission,

My name is Ann Principato. I, along with members of my family have been the proud drivers of seven (!) Hyundais all from Alexandria Hyundai.

We elect to continue driving these cars not only because the product has been so top notch, but because the service we have received from the Sales to the Service Departments has been so stellar.

Kevin Reilly, the owner/president, is a businessman in the vein of Jack Taylor or Bill Euille, two beloved members of the Alexandria community who ran successful businesses here while giving back to their community. Kevin and Alexandria Hundai have offered charitable support to several local nonprofits in addition to helping fund pediatric cancer research through the Hyundai Hope on Wheels program.

When I think of the definition of a good neighbor, I think of Kevin Reilly and his dealership. Not only does Kevin give back philanthropically to Alexandria, he also hires locally. I have enjoyed the assistance I've received over the years from his very competent Service Manager, Gerald Acevedo, a proud T.C.Williams H.S. (now Alexandria City H.S.) alum.

In summary, I think we're very fortunate to have a dealership of this quality right here on "Alexandria's Main Street." I hope you agree we need to keep this fine dealership right here in Alexandria with the improvements they are proposing.

Thank you for your attention to my letter.

Ann Principato,  
Thirty-Five year resident of Alexandria

---

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[EXTERNAL]Comments for Planning Commission for docket item 6

Zack DesJardins <ZacharyDesJardins@gmail.com>

Wed 10/5/2022 10:20 PM

To: PlanComm <PlanComm@alexandriava.gov>

 1 attachments (8 KB)

Alexandria Hyundai-New Thinking, New Possibilities .docx;

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Hello,

Could you please make sure the Commissioners receive a copy of my remarks for docket item 6 for tomorrow's meeting?

Thank you,

Zack DesJardins

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You may be shocked to learn that allowing a car dealership to stay for another 20 years is a spectacularly bad deal for city taxpayers like me.

In 2022, the owner of Alexandria Hyundai paid \$59,216.50 in property taxes on 54,188 sqft of property assessed at almost \$4.6 million. While this may seem like a hefty sum, they pay less than any other car dealership in the city. The 50 condo unit owners and nail salon tenant of 1800 Mount Vernon Ave (across the street), pay almost five times that much (\$277,623) on a property assessed at \$24.6 million, even their property occupies about 1/3 less land. Letting Alexandria Hyundai stay for twice as long as Hyundai's 10 year warranty, say their property taxes jump 35% to about \$80,000 with the modest improvements and they would pay about \$1,600,000 through 2045. If you voted tonight to deny their permit and after they leave, it takes another three years to redevelop the site into just one 1800 Mount Vernon Ave sized building. The city would take in additional \$3.4 million in taxes through 2045. Renew the non-conforming use today and that is \$3.4 million less for schools, policing, fire service, stormwater and many other needed city services. Does that sound like a good deal to you?

The math becomes even worse if two or even three more 1800 Mount Vernon Ave sized-buildings were constructed on Alexandria Hyundai's lot. Constructing two 1800 Mount Vernon Ave's would generate almost \$6.8 million in property taxes. Building three similarly-sized mixed use buildings would generate more than \$10 million. Do you really want to sign on the dotted line tonight?

Alexandria Hyundai proposes giving us four electric car charges, will permanently move their dumpster and add cut off lighting. Maybe they will throw in an extended warranty?

When the last special use permit was approved in 2010, staff noted although the car dealership did not comply with the small area plan, there were few other prospects for redevelopment. But now, we need housing more than we ever have before and we have a living and breathing proof of concept for new development right across the street. Car dealerships move all the time and Alexandria Hyundai would have several years to find a new space. In fact, Alexandria Toyota used to occupy this space until they moved to a larger, newer facility on Richmond Hwy and have done very well ever since. Several years ago, this commission nudged a car dealership out of Old Town to make way for new development. More recently, this commission told Vulcan Materials they had seven years to find a new home. And Land Rover Alexandria just moved this year to a larger space because they could make more money and their old property will become affordable housing. Fortunately, denying Alexandria Hyundai's permit is not a death sentence but an opportunity to thrive in a new larger space.

The owners of the property could then cash out by selling the land or redeveloping it themselves, earning a fair profit in either scenario. Like any good car salesperson, Alexandria Hyundai will say all sorts of things to persuade you from walking away from this permit. They know they have a good deal because continuing to use a prime piece of land with a few cosmetic upgrades will keep their taxes low. Sharp contrast to Lindsay Lexus' new building in

Fairlington. When making your decision, please keep in mind Hyundai's own slogan, new thinking and new possibilities, because that is exactly what we need here.



**Fw: In regards to Special Use Permits #2022-00018, #2022-00063, and #2022-00064**

Kellie Hardiman <kelliehardiman@yahoo.com>

Thu 10/6/2022 8:38 AM

To: PlanComm <PlanComm@alexandriava.gov>

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Resending to correct address

----- Forwarded Message -----

**From:** Kellie Hardiman <kelliehardiman@yahoo.com>

**To:** justin.wilson@alexandriava.gov <justin.wilson@alexandriava.gov>; plancommision@alexandriava.gov <plancommision@alexandriava.gov>

**Sent:** Thursday, October 6, 2022 at 08:32:39 AM EDT

**Subject:** In regards to Special Use Permits #2022-00018, #2022-00063, and #2022-00064

Good Morning,

I am writing in support of local Del ray business owner and long time supporter of St. Rita School. Please consider approving Alexandria Hyundai's plans for renovation and modernization of its dealerships on Mt. Vernon Ave, and continued operation of its dealership, as specified in Special Use Permits #2022-00018, #2022-00063, and #2022-00064.

The dealership has been a stable business in a neighborhood that has undergone significant change over the past 2 decades, and which still has numerous empty retail storefronts. The plans to enhance the facade of the showrooms, and add EV charging stations for public use, will improve the aesthetics of that stretch of Mt. Vernon Ave. Public EV charging stations can indeed draw people to frequent nearby businesses in the 30-60 minutes needed for vehicles to charge; EV charging will become a regular part of urban life in the coming decade, and it is encouraging to see Del Ray have a chance to be at the forefront of this.

It concerns me that even though Mr. Reilly has the overwhelming support of local businesses to pursue his update plan, that the planning commission may deny his requests to instead make way for yet another high-rise, high density development along the Mount Vernon Ave corridor. I have lived in the Del Ray area for nearly 20 years and have long loved the motto of "Where main street still exists." I am deeply concerned we will no longer have that small town neighborly feel if more and more high density developments continue to be allowed or pursued by the planning commission and city council.

I appreciate that our city will naturally grow over time, but I ask that it please be done with a mind towards preserving what is so great about our community - and holding up long-time local business owners who also give back to the community via charitable donations should be part of that vision.

Please recommend approval of the SUPs so that Alexandria Hyundai can realize its modernization plans and we can keep another business and neighbor in the community thriving.

Sincerely,

Kellie Hardiman

907 Eldon Drive

Alexandria, VA 22302

[EXTERNAL]Special Use Permits #2022-00018, #2022-00063, and #2022-00064

Maureen Schweers <maureen.schweers@gmail.com>

Thu 10/6/2022 8:55 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: kpreilly@aol.com <kpreilly@aol.com>

Some people who received this message don't often get email from maureen.schweers@gmail.com. [Learn why this is important](#)

To Whom It May Concern:

I am writing to express support of Alexandria Hyundai's plans for renovation and modernization of its dealerships on Mt. Vernon Ave. and continued operation of its dealership, as specified in Special Use Permits #2022-00018, #2022-00063, and #2022-00064.

As an Alexandria resident for 24 years, including 20 years as a Del Ray resident and as a member of the Del Ray Business Association, I am very familiar with land use issues in the city, and in particular the small area plans for the Mt. Vernon Ave. corridor through both Del Ray and Arlandria. While recognizing that a car dealership is not one of the preferred uses of space on that corridor, Alexandria Hyundai has been a good neighbor for many years, and its plans for improvements and expansion will only make it more so in the years to come.

The dealership has been a stable business in a neighborhood that has undergone significant change over the past two decades. The plans to enhance the facade of the showrooms, and add EV charging stations for public use, will improve the aesthetics of that stretch of Mt. Vernon Ave. Public EV charging stations can indeed draw people to frequent nearby businesses in the 30-60 minutes needed for vehicles to charge; EV charging will become a regular part of urban life in the coming decade, and it is encouraging to see Del Ray have a chance to be at the forefront of this.

While some are calling for mixed use redevelopment of these properties, it is not assured that such development will improve walkability or the economic benefit to the neighborhood and city. The last thing we need is another set of unoccupied street-level retail spaces. Rather, enhanced landscaping and modernization of the existing dealership's street frontage is a viable solution.

Mr. Reilly has been a good neighbor (reflective of the Del Ray Citizens Association's overwhelming support of this SUP), an active member of our community, a strong supporter of Del Ray community events, and a supporter of charitable causes in and around the city, including many years of support of the the St. Rita School, where my children attend.

Our City needs to do everything in its power to give successful businesses and strong business leaders the ability to thrive in the City of Alexandria. I hope the Planning Commission recommends approval of the SUPs and Alexandria Hyundai can realize its modernization plans.

Sincerely,

Maureen Schweers

3002 Farm Road, Alexandria

## Re: Special Use Permits #2022-00018, #2022-00063, and #2022-00064

Cary Balser <cary.balser@gmail.com>

Thu 10/6/2022 10:03 AM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from cary.balser@gmail.com. [Learn why this is important](#)

To Whom It May Concern:

I support the effort of a community focused business, Alexandria Hyundai, to renovate and modernize its dealerships on Mt. Vernon Ave. via Special Use Permits #2022-00018, #2022-00063, and #2022-00064.

As a Del Ray resident and trained public economist, I am familiar with the academic literature on land use issues and with the small area plans for the Mt. Vernon Ave. corridor through both Del Ray and Arlandria. What the academic literature and policy makers may often ignore or fail to measure, however, is how the nature and culture of an area like ours is influenced, on the margin, by prejudice against businesses that don't fit the mold of their "plans" and yet provide the social capital that is the glue of any true community. I'm reminded here of the infamous Hayek quote, "The curious task of economics is to demonstrate to men how little they really know about what they imagine they can design."

A car dealership may not appear to be one of the preferred uses of space on the Mount Vernon corridor from a planning perspective, but it is easy for cost-benefit analysis and plans to ignore the impact that a neighbor like Alexandria Hyundai has on the community as a whole through the relationships it develops. It is easier to measure the direct impact of a planned mixed-use residential area than the indirect effects of businesses like Alexandria Hyundai have on building relationships and community as a whole, but that does not make for development of good, long-term, sustainable communities. Community means nothing if long term relationships are set aside for the sake of larger immediate and easily measurable benefits. Let's not fall into the trap of believing that all that matters is what you can measure. Life is a repeated game and while it is much easier to measure benefits in a game with a single round, real impacts and benefits occur over many repeated interactions between individuals.

To wit, Alexandria Hyundai has been a stable business in a neighborhood that has undergone significant change over the past 2 decades. They have built, maintained, and started relationships with individuals and other entities throughout the area. They are an integral part of and supporter to many important community endeavors even as the area maintains several empty retail storefronts. The net plan of Alexandria Hyundai will both improve the aesthetics of that stretch of Mt. Vernon Ave while providing public EV charging stations the both draw people to frequent nearby businesses in the 30-60 minutes needed for vehicles to charge and incentivize the use of technologies that the global communities desperately need us to adopt. The value of Del Ray leading community EV enablement would also be an encouraging development.

I hope the Planning Commission recommends approval of the SUPs and Alexandria Hyundai can realize its modernization plans.

Sincerely,  
Cary Balser  
2908 Edgehill Drive  
Alexandria, VA 22302

[EXTERNAL]Special Use Permits #2022-00018, #2022-00063, and #2022-00064

Carol Carle <carolcarle225@gmail.com>

Thu 10/6/2022 12:36 PM

To: PlanComm <PlanComm@alexandriava.gov>; Justin Wilson <justin.wilson@alexandriava.gov>

Some people who received this message don't often get email from carolcarle225@gmail.com. [Learn why this is important](#)

Re: Special Use Permits #2022-00018, #2022-00063, and #2022-00064

To Whom It May Concern:

I am writing to express support of Alexandria Hyundai's plans for renovation and modernization of its dealerships on Mt. Vernon Ave. and continued operation of its dealership, as specified in Special Use Permits #2022-00018, #2022-00063, and #2022-00064.

As a Del Ray resident for 11 years, I am familiar with land use issues in the city and in particular the small area plans for the Mt. Vernon Ave. corridor through both Del Ray and Arlandria. While recognizing that a car dealership is not one of the preferred uses of space on that corridor, I must say that Alexandria Hyundai has been a good neighbor for many years and its plans for improvements and expansion will only make it more so in the years to come.

The dealership has been a stable business in a neighborhood that has undergone significant change over the past 2 decades, and which still has numerous empty retail storefronts. The plans to enhance the facade of the showrooms, and add EV charging stations for public use, will improve the aesthetics of that stretch of Mt. Vernon Ave. Public EV charging stations can indeed draw people to frequent nearby businesses in the 30-60 minutes needed for vehicles to charge; EV charging will become a regular part of urban life in the coming decade, and it is encouraging to see Del Ray have a chance to be at the forefront of this.

While some are calling for mixed use redevelopment of these properties, it is not assured that such development will improve walkability or the economic benefit to the neighborhood and city. The last thing we need is another set of unoccupied street-level retail spaces. Rather, enhanced landscaping and modernization of the existing dealership's street frontage is a viable solution.

Mr. Reilly has been a stalwart supporter of charitable causes in and around the city, including many years of support of the local St. Rita 5K race, which is how I've come to know him.

I hope the Planning Commission recommends approval of the SUPs and Alexandria Hyundai can realize its modernization plans.

Sincerely,  
Carol Nasr Carle  
14 Leadbeater Street  
Alexandria, VA 22305

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[EXTERNAL]Alexandria Hyundai - SUP # 2022-00018 (1605-1611 Mount Vernon Avenue)

Jim Hanagan <hanaganfamily@aol.com>

Thu 10/6/2022 1:28 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: kpreilly@aol.com <kpreilly@aol.com>

You don't often get email from hanaganfamily@aol.com. [Learn why this is important](#)

Dear Members of the Planning Commission,

My name is Jim Hanagan and I have been a resident of Alexandria for the past 35 years. By background I used to practice law in Alexandria with Dez Calley and Bud Hart, and frequently appeared before your commission.

I am again sending an email to support Kevin Reilly's application to extend his SUP on lot 1605. It appears he has support from the pertinent civic and business associations, and, given his proposed improvements to his current buildings and the three level 3 EV chargers, that support is certainly merited. However, without the extension of this SUP, I am under the impression, Alexandria Hyundai may need to change locations. Kevin has certainly been a wonderful commercial neighbor to his Del Ray Community, so his departure would be a terrible result. Conversely, if Kevin is able to keep his business at the current location, the entire community would benefit from his continuing contribution. By the way, when Kevin first took over his location from Jack Taylor, I remember thinking it would be difficult for him to match the standard of community involvement set by Jack. I would suggest that not only has Kevin matched that standard, he may have even surpassed it. For a city that prides itself in a wonderful community spirit, I submit it would be harmful to our entire community to risk losing a person like Kevin Reilly and a business like Alexandria Hyundai to another jurisdiction.

Based on all the above reasons, I would urge you to approve his application and extend his SUP.

Thank you.

Jim Hanagan

4620 Newcomb Place

Alexandria, VA 22304

703.963.4463 cell

**From:** info.alexandriafilm@gmail.com,  
**To:** PlanComm@alexandriava.gov,  
**Cc:** kpreilly@aol.com,  
**Subject:** Hyundai SUP #2022-00018  
**Date:** Tue, Jun 7, 2022 5:42 pm

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I am writing on behalf of the executive board of the Alexandria Film Festival to support Hyundai's request for an extension to its SUP.

Hyundai, with its owner Kevin Reilly, has been a supporter of the Alexandria Film Festival for all 16 years of its existence. Kevin's support has been so loyal that we gave him our very first Alexandria Film Festival "Super Star" award. As we are an all volunteer-operated program, we are very appreciative of all of our sponsors in the Alexandria area--especially our business partners who we rely on to fund our program. Depending on their fortunes, sponsors can unfortunately come and go, but not Hyundai! They have been with us for the long haul.

Kevin has always been the very model of a good corporate citizen. Public funding for the arts is limited, and the arts continue to flourish in Alexandria because of community leaders like Kevin. He has even allowed non profits to use his showroom space for events!

I should also mention that many of our volunteers and leaders live within a few blocks of Hyundai, so our support should be viewed within that context.

We urge you to give your most favorable consideration to Hyundai's SUP extension. Hyundai is the kind of business that recognizes and acts tangibly on its role as an active and invested member of our community.

Thank you,

Patti North  
Executive Director

**From:** johnpartridge@honeydotoday.com,  
**To:** planncomm@alexandriava.gov,  
**Cc:** kpreilly@aol.com,  
**Subject:** Alexandria Hyundai SUP #2022-00018  
**Date:** Mon, May 16, 2022 4:06 pm

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Dear Members of the City of Alexandria Planning Commission:

I am a resident of the City of Alexandria. I write to express my support of the above captioned application by Alexandria Hyundai for the property located at 1605-1611 Mount Vernon Avenue.

While I recognize and appreciate the multiple factors and criteria that the Commission must weigh in reviewing Alexandria Hyundai's application, I urge the Commission to recognize that this application will greatly help the City of Alexandria progress and hopefully lead the way in the current electric vehicle revolution.

Alexandria Hyundai has also been a tremendous neighbor and member of the Del Ray business community for many years and as such should be treated with due deference so that they may continue their good work.

Thank you for your consideration.

John

John Partridge  
President & Founder  
Honey Do Today, LLC  
#americashandyman  
1-800-398-7061  
Cell/Text: 443-603-3072

[www.honeydotoday.com](http://www.honeydotoday.com)

You can find my form "HANDYMAN REPAIR REQUEST - HONEY DO TODAY" at:  
<https://form.jotform.com/83124886119159>



[EXTERNAL]Hyundai - Docket items 6,7 and 8

Puskar, M. Catharine <cpuskar@thelandlawyers.com>

Thu 10/6/2022 5:21 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Ann Horowitz <ann.horowitz@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>; Tony LaColla <anthony.lacolla@alexandriava.gov>

Please see the attached letter re: suggested condition revisions.

Thanks.

Cathy



**M. Catharine Puskar** | Shareholder

**Walsh, Colucci, Lubeley & Walsh, P.C.**

2200 Clarendon Blvd | Suite 1300 | Arlington, VA 22201

Phone: 703.528.4700 x5413 | Fax: 703.525.3197

[cpuskar@thelandlawyers.com](mailto:cpuskar@thelandlawyers.com) | [www.thelandlawyers.com](http://www.thelandlawyers.com) | [professional bio](#)

Named to the *U.S. News & World Report* Best Law Firms, 2016–2021

Ranked in *Chambers USA*, Band 1, Real Estate Firm, Northern Virginia, 2007–2021

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M. Catharine Puskar  
(703) 528-4700 Ext. 5413  
cpuskar@thelandlawyers.com

**WALSH COLUCCI  
LUBELEY & WALSH PC**

October 6, 2022

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

Re: SUP #2022-00018, #2022-00063, #2022-00064 (the "Applications")

Dear Mr. Chairman and Members of the Planning Commission:

On behalf of my client, Alexandria Hyundai, I am writing to request that the conditions for the above referenced Applications be amended as follows:

**1605 and 1611 Mount Vernon Avenue  
SUP #2022-00018**

3. **CONDITION AMENDED BY STAFF:** Existing fencing along the southern and eastern property lines shall remain at a height of six feet and shall be maintained. ~~in good condition in perpetuity. A four foot decorative fence or wall mural shall be installed along the Mount Vernon Avenue frontage to screen the parked cars from view, as illustrated in Figure 10. The applicant shall work in consultation with the Del Ray Citizens Association and Department of Planning & Zoning staff to create a fence or wall concept that complies with the Zoning Ordinance and is subject to the Director of Planning & Zoning approval. (P&Z) (SUP#2006-0020)~~
4. **CONDITION AMENDED BY STAFF:** The applicant shall ~~replace~~ maintain the revise the landscaping to add street trees existing evergreen landscaping in the planting bed along Mt. Vernon Avenue and ensure with a continuous evergreen hedge that will grow to a height of at least three feet and shall maintain the landscaping. In lieu of this requirement the applicant may install alternative plantings or screening improvements in the existing planting beds to the satisfaction of the Director of Planning & Zoning in consultation with the neighborhood. All ~~new plantings shall be installed no later than May 31, 2011 and~~ landscaping shall be maintained ~~in good condition in perpetuity. Additional open space and landscaping shall be added in place of the row of 21 parking spaces that immediately border Mount Vernon Avenue, as illustrated in Figure 10 to the~~

**ATTORNEYS AT LAW**

703 528 4700 ■ WWW.THELANDLAWYERS.COM  
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

~~satisfaction of the Director of the Department of Planning and Zoning, prior to the standard SUP one-year review in October 2023. (P&Z) (SUP2010-0052)~~

5. ~~No signs shall be allowed on this site. (P&Z) (SUP#2000-0110)~~  
Provide signage in compliance with the Zoning Ordinance, to identify the location of the public charging station visible from Mt. Vernon Avenue.
13. **CONDITION AMENDED BY STAFF:** This Special Use Permit shall expire unless an extension is granted by City Council before December 31, 20~~2532~~ **45**. (P&Z) (SUP2010-0052)
21. **CONDITION ADDED BY STAFF:** A minor site plan amendment must be submitted prior to ~~removal of parking spaces,~~ relocation of the dumpster and addition of EV charging stations. (P&Z) (TES)
29. **CONDITION ADDED BY STAFF:** The applicant shall fund the installation of additional street trees on the sidewalk right-of-way in areas the Directors of Planning & Zoning, Transportation & Environmental Services and Recreation, Parks and Cultural Activities identify as suitable, at a cost of \$2,500 per new tree installed. (P&Z)

**1707-1711 Mount Vernon Avenue  
SUP #2022-00063**

13. **CONDITION AMENDED BY STAFF:** The applicant shall ~~install~~ maintain existing shrubbery and trees around the perimeter of the site consistent with a landscaping plan approved by the Directors of Planning and Zoning and Recreation, Parks and Cultural Activities with the understanding that the applicant will consult with the appropriate neighborhood groups. Additional landscaping and open space shall be added in front of the closest building wall to Mount Vernon Avenue, replacing 15 parking spaces, identified in Figure 11, and subject to the satisfaction of the Director of Planning & Zoning. Vehicles shall not be parked forward of the frontmost building line. The additional landscaping shall be installed ~~within one year of this approval and~~ prior to the standard SUP one-year review in October 2023. All landscaping shall be maintained ~~thereafter in perpetuity.~~ (PC)(SUP#2001-0055) (P&Z)
29. **CONDITION ADDED BY STAFF:** The Special Use Permit shall be reviewed by the City Council before December 31, ~~2032~~ **2045** for an assessment of the redevelopment potential of the site and compatibility with other uses in the area and to take such action as they deem appropriate at the time. (P&Z)
42. **CONDITION ADDED BY STAFF:** The applicant shall fund the installation of additional street trees on the sidewalk right-of-way in areas the Directors of Planning &

Zoning, Transportation & Environmental Services and Recreation, Parks and Cultural Activities identify as suitable, at a cost of \$2,500 per new tree installed. (P&Z)

**1801 Mount Vernon Avenue  
SUP #2022-00064**

10. **CONDITION AMENDED BY STAFF:** ~~That the applicant remove dead and dying shrubs, replace them, and~~ The applicant shall maintain install new shrubs open space and landscaping so as replacing one parking space as indicated on Figure 12 and to the satisfaction of the Director of Planning & Zoning. The landscaping shall be installed within one year of this approval and prior to the standard SUP one-year review in October 2023. Vehicles shall not be parked forward in front of the frontmost building line. (PC)(SUP#1393) (P&Z)
34. **CONDITION ADDED BY STAFF:** The Special Use Permit shall be reviewed by the City Council before December 31, 2032 2045 for an assessment of the redevelopment potential of the site and compatibility with other uses in the area and to take such action as they deem appropriate at the time. (P&Z)
45. **CONDITION ADDED BY STAFF:** The applicant shall fund the installation of additional street trees on the sidewalk right-of-way in areas the Directors of Planning & Zoning, Transportation & Environmental Services and Recreation, Parks and Cultural Activities identify as suitable, at a cost of \$2,500 per new tree installed. (P&Z)

Thank you for your attention to this matter.

Very truly yours,

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



M. Catharine Puskar

MCP/mnm