

**MVCCA Comments**  
**Planning Commission SSPA WORKSHOP to be held on March 2**

- CPN22-MV-001

Cityside Exchange LLC

6034 and 6036 Richmond Hwy, Alexandria, VA 22303

Request: Residential development at 50-65 dwelling units per acre, provided the additional residential development above the baseline of 35-40 dwelling units per acre consists of committed long-term affordable dwelling units

**MVCCA Recommendations as of 2/22/23:**

We have significant reservations regarding traffic congestion related to this project, access into the community, schools, which need to be addressed before we can support this project.

- CPN22-MV-005

8850 Richmond Hwy, Alexandria, VA 22309

Request: Add language allowing, as an alternative to office or hotel uses, multifamily residential uses up to 35 feet in height and approximately 30 units/acre.

**MVCCA Recommendations as of 2/22/23:**

Move to the work plan but allow an exception under the Historic Overlay regarding height limitations. The building should be developed with a parking garage so the current surface parking can be removed from the RPA.

- CPN22-MV-006

West Ford Manor

3122 Douglass Street, 3109 and 3111 Kingland Road, 3119 Sherwood Hall Lane, 7925 and 7927 Richmond Highway

Request: Residential use at density of 8-12 DU/AC.

**MVCCA Recommendations as of 2/22/23:**

We understand this has been removed from SSPA process pending completion of the conservation and historic studies can be completed.

- CPN22-MV-007

6100 and 6130 Richmond Hwy, Alexandria, VA 22303

Request: To completely redevelop the property with a high-quality multifamily residential development, with an internal structured parking facility an onsite amenity, including a dog park. The proposed development would have a maximum density of 400 units (approx. 87.33 dus/ac), each unit at about 800rsf, with a maximum building height of six stories.

**MVCCA Recommendations as of 2/22/23:**

Move to the work plan we support at this point and looking forward to getting more information.

- CPN22-MV-009

6140 Richmond Highway

Request: Multifamily residential use or independent living facility with up to 102 dwelling units and building height up to 70 feet.

**MVCCA Recommendations as of 2/22/23:**

We understand the nomination was withdrawn but MVCCA would like the complan to change to allow for redevelopment.