



The Mount Vernon Council of Citizens Associations, Inc.

P.O. Box 203, Mount Vernon, VA 22121-9998

<http://www.mvcca.org>

Supervisor Storck
Mount Vernon District Supervisor
2511Pakers Lane
Alexandria, VA 22306

Dear Supervisor Storck,

July 17, 2021

Ref: SSPA Nomination -2550 Huntington Ave (PC19-MV-011/PA2021-00007)

The Mount Vernon Council of Citizens Associations (MVCCA) resolution in support of the developers' recommendations for the rezoning of the property at 2550 Huntington Ave is attached.

After much deliberation and discussion, we do not support the totality of the Planning Commission or the county staff regarding their recommendations for second floor office and retail in this proposed multi-family building. We fully support first floor retail only.

We ask for your support for first floor retail only in this proposed new retail apartment building.

Katherine Ward

Katherine Ward
Cochair
MVCCA

Attached: Mount Vernon Council of Citizens' Associations (MVCCA) Planning and Zoning Committee Resolution PZ 2021-06 2550 Huntington Avenue - PC19-MV-011/PA2021-00007

Mount Vernon Council of Citizens' Associations (MVCCA) Planning and Zoning Committee
Resolution PZ 2021-06
2550 Huntington Avenue - PC19-MV-011/PA2021-00007

WHEREAS, the South County SSPA Task Force reviewed the 2550 Huntington Avenue (PC19-MV-011/PA2021-00007) nomination and the county staff report, and recommended the nomination **as set forth by the developer** be approved by the Planning Commission and the Board of Supervisors;

WHEREAS, the current comprehensive plan established parcels 34E and 34F for hotel and office over 9 years ago and these parcels continue to sit vacant;

WHEREAS, the plan amendment proposed by the developer includes a multi-family building with **ground floor retail only**, accommodations for seniors, reduced height from the current comprehensive plan authorization, a public plaza and an interior courtyard;

WHEREAS, the surrounding area within walking/biking distance already includes current and under construction/authorized office spaces and community serving businesses. Many those already built remain vacant;

WHEREAS, the county staff report and the Planning Commission did not support the SSPA Task Force's strong recommendation to eliminate second floor retail/ community serving businesses,

WHEREAS, the Mount Vernon Council of Citizens' Associations (MVCCA) reviewed and discussed the nomination and the staff report for this property;

THEREFORE, BE IT RESOLVED, The MVCCA agrees with the SSPA Task Force recommendation to eliminate second floor retail, office, community serving businesses;

THEREFORE, BE IT RESOLVED, the MVCCA requests the Board of Supervisors approve the change to the Comprehensive Plan for parcels 34E and 34F permitting multi-family dwelling units **over first floor retail space and eliminate the second retail/community business space offices.**

APPROVED BY THE MVCCA LANDUSE, PLANNING AND ZONING COMMITTEE JULY 12TH AND THE MVCCA BOARD OF DIRECTORS JULY 13