

**PROFFER STATEMENT  
PROPOSED DEVELOPMENT CONDITION  
RZ 2014-0010**

Pursuant to the provision of §11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the “**Ordinance**”), J. River 513-515 N. Washington Street, LLC, a Virginia limited liability company (“**J. River**”), the owner of the property known as 513-515 N. Washington Street, Alexandria, Virginia, also known as City of Alexandria Tax Parcel Map 064.02 Block 04 Lot 06 and 01 (the “**Property**”) and the applicant requesting a map amendment rezoning of the Property to remove existing proffered conditions contained in Ordinance 2624 and to proffer amended conditions does hereby proffer in writing the provision of reasonable conditions to be applied to and be part of the rezoning.

J. River voluntarily and in writing prior to the scheduled public hearing proffers:

1. The proffered conditions in Section One of Ordinance No. 2624 are amended as follows:


- (1) Any above-ground parking structure shall be located behind the rear line of the main building, all motor vehicle access to such parking shall be limited to Pendleton Street.
- (2) The buildings shall be limited to residential and office uses.
- (3) The maximum floor area ratio shall be 1.5.
- (4) No building shall be allowed or located south of a line extending from Washington Street along the south side of the main building as it presently exists to the east property line; provided, however, that the portion of the property located south of this line may be used for surface parking. If the Bryant property located at 501 North Washington Street is rezoned to a use other than residential, then restriction shall be null and void as of the effective date of the rezoning.
- (5) The residential condominium conversion relocation assistance program for this property, approved by City Council on February 24, 1981, shall remain in effect for any reuse or conversion of the building.

2. These proffers are submitted in accord with §11-804 of the Ordinance and shall be governed and construed in accordance with §11-804 of the Ordinance.

3. Kevin R. Riegler, its Member Manager, represents that he is authorized to execute and deliver this Proffer and this Proffer is voluntarily entered into by J. River.

These proffers are the only proffers on this Zoning Map Amendment. In the event the rezoning is not approved and associated approvals MPA 2014-0010, DSUP 2013-0023, TMP SUP 2014-0105 and Encroachment 2014-0007, these proffers shall be of no binding effect.

J. River 513-515 N. Washington Street, LLC  
a Virginia limited liability company

By:   
Kevin R. Riegler, its Member Manager  
January 27, 2015