

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 2, 2018

TO: CHAIRWOMAN LYMAN AND MEMBERS OF PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR OF PLANNING AND ZONING

SUBJECT: DOCKET ITEM #10: OLD TOWN NORTH SMALL AREA PLAN IMPLEMENTATION

Recommendation:

Revise the Old Town North developer contributions formula to exclude 530 First Street - Gables Old Town North (formerly ABC/Giant site) and amend the developer contribution rates for the 10 redevelopment sites to be \$9/sf if the cost of converting Montgomery Street to two-way is included, and to \$7.10/sf if the conversion of Montgomery Street is not included.

Background:

The staff report for Docket Item #10 on the Planning Commission's March 7 public hearing agenda includes a note that the developers of the 530 First Street expressed concern regarding the proposed developer contributions. Staff was able to have a discussion with these property owners this week, and the result of that discussion, along with a review of our own records, is that it became clear that there was no intent to have this contribution formula apply to the 530 First Street project.

While Condition 118, shown on the next page, is worded in a way that it could be interpreted to require 530 First Street to make the areawide contributions now being proposed, it is now clear that this was not the intent of either the staff nor the applicant. Rather, Condition 118 serves as an introductory paragraph to the five conditions that follow. The specific phrase in Condition 118 "as required herein" signals the intent of staff and the applicant that Condition 118 only apply to the specific contributions that follow in Conditions 119 through 123.

Staff has recalculated the developer contribution rates, reallocating private development's share of areawide improvements to the remaining 10 parcels. Those new rates are shown on revised Tables 1 and 3 (attached). The developer contributions for the NRG site and for the City are unchanged.

Contributions Conditions in the DSUP #2015-0019 for 530 First Street

W. CONTRIBUTIONS:

118. The Applicant(s) shall make monetary contribution(s) to a dedicated Old Town North Small Area Plan Implementation Fund to be established by the City to account for the developer contributions as required herein and as may be necessary for other properties within the Small Area Plan Area (hereinafter “Developer Contributions”). The Developer Contributions shall be paid prior to the release of the first Certificate of Occupancy, unless otherwise specified herein. (P&Z)
119. The monetary contribution shall be reviewed by City staff at any subsequent extensions of the project’s validity period and may be adjusted to account for changes such as the rate of inflation. Interest accrued shall remain in the fund to be utilized to implement public benefit improvements associated with the Old Town North Small Area Plan. (P&Z)
120. The applicant shall provide a monetary contribution in lieu of meeting the 25% crown coverage requirement of the Zoning Ordinance in an amount equal to \$7,000 prior to first Certificate of Occupancy. The contribution shall be dedicated to the Old Town North Small Area Plan Implementation Fund and specifically the installation of street trees on North Washington Street or other street tree installations within the Small Area Plan to the satisfaction of the Director of Planning & Zoning. *** (P&Z)
121. The applicant shall provide a monetary contribution in an amount equal to \$75,000 prior to first Certificate of Occupancy. The contribution shall be dedicated to the Old Town North Small Area Plan Implementation Fund and specifically for open space improvements within the Small Area Plan to the satisfaction of the Director of Planning & Zoning. *** (P&Z)
122. The applicant shall contribute \$50,000 to the city prior to Final Site Plan release to install a bike share station on their site frontage. Alternate locations may be approved by the Director of T&ES.* (T&ES)
123. The developer shall contribute \$50,000 for the installation of conduit and fiber optic cable to connect the traffic signal at N. Washington Street and First Street to the City’s broadband communications network to allow more efficient operation of the traffic signal. Payment shall be due prior to release of the final site plan. * (T&ES)

Table 1 - Old Town North Redevelopment Sites

Site #	Site Name	Parcel Size	Existing Zone	Existing Maximum Allowable SF ¹	Recommended Zone	Recommended Maximum Allowable SF	Net New SF from re-zoning ²
1	600 N Royal St - Bus Garage	87,173	RM	130,760	CRMU-X	217,933	87,173
2	700 N Fairfax St	43,485	OC	54,356	CRMU-X	108,713	54,356
3	Port Royal ³	90,560	RC	113,200	CRMU-X	226,400	30,000
4	901 N Pitt St	59,331	OC	74,164	CRMU-X	148,328	74,164
5	901 N Fairfax St (Crowne Plaza) ⁴	87,172	OCM(50)	130,758	CRMU-X	217,930	87,172
6	Canal Center	454,849	W-1	909,686	CRMU-H	1,137,123	227,437
7	Transpotomac Plaza	60,123	OCM(50)	90,185	CRMU-X	150,308	60,123
8	1201 N Royal St - Craddock Site	36,518	CDX	73,036	CRMU-X	91,295	18,259
9	1250 N Pitt St - National PTA	44,214	OC	55,268	CDX	110,535	55,268
10	501 Bashford Ln - Foreign Car Service	32,488	OCM(50)	48,732	CDX	64,976	16,244
11	530 First St (Gables)⁵	87,173	CG	65,380	CDD#25	305,106	239,726
Total							710,196
	Site Name	Parcel Size	Existing Zone	Recommended Zone	Recommended Gross Floor Area		
12	Former Power Plant Site	852,898	UT	CDD	2,150,000		

¹ Maximum allowable FAR shown is based on the Subarea or preferred land use for the site.

² Total net new square footage from re-zoning is based on the development summary tables in the Old Town North Small Area Plan. Actual net new square footage achieved through re-zoning may differ based on development special use permit applications. The developer contribution is charged on Actual Net New square footage.

³ Port Royal Net additional square feet based on Illustrative Concept Plan in the Old Town North Small Area Plan

⁴ Assumes whole block including Perfect Pita

⁵ ~~Based on approved CDD #25~~

Table 3 – Proposed Developer Contribution for ~~530 First Street (Catalyst)~~ and Redevelopment Sites 1-10 (Non-Catalyst) - Including Montgomery Street Conversion

Proposed Developer Contribution for Redevelopment Sites 1-10 and 530 First Street Project Including Montgomery Street Conversion	
Total Cost of Improvements	\$11,433,528.00
City Match	\$5,041,764.00
Catalyst (530 First Street)	
Developer Contribution/SF⁶	\$3.00⁷
Applicable Total SF	239,726⁸
Subtotal	\$719,178.00
Non-Catalyst (Development Sites 1-10)	
Developer Contribution/SF ⁶	\$9.00 ⁷
Applicable Total SF	710,196 ⁹
Subtotal	\$6,391,764.00
Total Developer Contribution	
	\$6,391,764.00

Table 4 – Proposed Developer Contribution for ~~530 First Street (Catalyst)~~ and Redevelopment Sites 1-10 (Non-Catalyst) - Excluding Montgomery Street Conversion

Proposed Developer Contribution for Redevelopment Sites 1-10 and 530 First Street Project Excluding Montgomery Street Conversion	
Total Cost of Improvements	\$10,083,528 .00
City Match	\$5,041,764.00
Catalyst Project (530 First Street)	
Proposed Developer Contribution/SF⁶	\$2.30
Applicable Total SF	239,726⁸
Subtotal	\$551,369.80
Non Catalyst Projects (Development Sites 1-10)	
Proposed Developer Contribution/SF ⁶	\$7.10 ⁷
Applicable Total SF	710,196 ⁹
Subtotal	\$5,041,764.00
Total Developer Contribution	
	\$5,041,764.00

⁶ Developer contributions will be paid prior to the release of the first certificate of occupancy permit.

⁷ The funding formula is subject to an escalation clause equivalent to the CPI for all Urban Consumers (CPI-U) Washington-Baltimore adjusted annually on January 1, starting on January 1, 2018; Developer contributions will be paid prior to the release of the first certificate of occupancy permit.

⁸ ~~530 First Street Square footage based on approved CDD #25~~

⁹ Total square footage is based on the development summary tables in the Old Town North Small Area Plan and Table 1 in this report. Actual square footage achieved through rezoning may differ based on development special use permit applications.