

From: VIRGINIA FRIEND <ginnyfriend@aol.com>

Date: August 11, 2021 at 1:51:27 PM EDT

To: michael.swidrak@alexandriava.gov

Subject: TideLock



Dear Mr. Swidrak,

Please allow me to introduce myself as a member of the Board of Trustees for Levine Music. We are extremely excited about our future home as part of the TideLock redevelopment. The location and configuration of the space will be perfect for our programming, education, and performance activities. Most of all, we are excited to become a valuable asset and long-lasting contributor to the Old Town North community.

Levine Music is the Washington, DC region's preeminent center for music education and performance. We welcome children and adults, helping them find lifelong inspiration and joy through learning, performing, listening to, and participating in music – with others.

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At each Levine campus, our students find a diverse range of musical activities, a supportive environment, and dedicated teachers that challenge their creative limits and to guide them towards creativity and balance. We encourage students to join in our jazz and rock bands, chamber ensembles, choruses, and musical theatre programs. We provide many points of entry for everyone to gather with friends informally around a musical event, and to participate in collaborative programs with other leading arts organizations across the National Capital region.

We also believe that opportunities to hear great musicians, and to perform, are important parts of a well-rounded music education. Levine's performance series (Levine Presents) offers master classes with visiting artists of international renown and faculty performances in prominent venues. We organize over 200 events each year comprised of student recitals, Jazz jams, Community Sings, workshops, juries, and competitions that offer additional opportunities for learning while enriching the lives of the performers and audience members alike.

Levine Music is extremely excited about being part of the Old Town North community and we look forward to hosting you and your colleagues at one of the many great events we intend to hold for the TideLock redevelopment.

Thank you in advance for helping us realize this dream.

Best Regards,
Virginia Friend

Board Member

1463 Kirby Road
McLean, VA 22101

August 24, 2021

Michael Swidrak, Urban Planner
Development Division, Planning and Zoning
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Swidrak,

I am a Board member at Levine Music (and long-time resident of Alexandria and McLean) and write in strong support of the TideLock redevelopment. Levine is a one-of-a-kind cultural institution that will enrich the life of Alexandria and northern Virginia more broadly. I have been involved with the organization for nearly 13 years and it truly is a special place. Music instruction for adults, kids, performances, salons in people's homes – all of it helps build community and knits a community together. We could not be more excited to be part of this plan.

Since I first joined the Board many years ago, we have been looking for a location in Virginia. The TideLock redevelopment is a perfect location for us. We will be perfectly situated to become a trusted community member. This opportunity is truly significant for our organization, and I believe it is a wonderful opportunity for Alexandria as well.

As you may know, Levine has a terrific faculty that teaches all ages and abilities. We have a demonstrated track record of funding hundreds of students who otherwise would never receive music instruction or have access to musical programming and the opportunity to learn, perform, and grow. We encourage students to join in our jazz and rock bands, chamber ensembles, choruses, and musical theatre programs. We also organize more 200 events each year comprised of student recitals, Jazz jams, Community Sings, workshops, juries, and competitions that offer additional opportunities for learning while enriching the lives of the performers and audience members alike.

I feel very fortunate to be associated with Levine. As a long-time northern Virginia resident, I believe the redevelopment and Levine's role in it will be culturally enriching for the community. We are extremely excited about being a steward of the community.

If there is anything I can do to assist you or others in this process, please let me know.



Andrew Tulumello

*Benjamin A. Dinkins, Esq.
Attorney at Law & Consultant
12206 Windsor Hall Way
Herndon, VA 20170*

August 23, 2021

Dear Mr. Swidrak,

Please allow me to introduce myself as a member of the Board of Trustees for Levine Music. We are extremely excited about our future home as part of the TideLock redevelopment. The location and configuration of the space will be perfect for our programming, education, and performance activities. Most of all, we are excited to become a valuable asset and long-lasting contributor to the Old Town North community.

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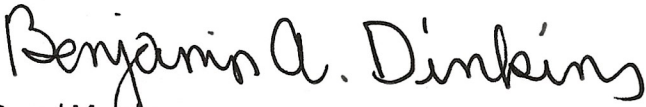
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Levine Music is extremely excited about being part of the Old Town North community and we look forward to hosting you and your colleagues at one of the many great events we intend to hold for the TideLock redevelopment.

Thank you in advance for helping us realize this dream.

Best Regards,


Board Member

From: "Niels, John" <jniels@cov.com>
Date: August 12, 2021 at 10:14:58 AM EDT
To: michael.swidrak@alexandriava.gov
Subject: Levine Music

Dear Mr. Swidrak,

Please allow me to introduce myself as a member of the Board of Trustees for Levine Music. We are extremely excited about our future home as part of the TideLock redevelopment. The location and configuration of the space will be perfect for our programming, education, and performance activities. Most of all, we are excited to become a valuable asset and longlasting contributor to the Old Town North community.

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Thank you in advance for helping us realize this dream.

Best regards,
John Niels
Board Member

Sent from my iPad

From: Brian Wodarski <bwodarski@guidehousefederal.com>

Sent: Monday, August 23, 2021 9:24 AM

To: michael.swidrak@alexandriava.gov

Subject: TideLock redevelopment - Levine Music

Dear Mr. Swidrak,

Please allow me to introduce myself as a member of the Executive Committee and Board of Trustees for Levine Music. We are extremely excited about our future home as part of the TideLock redevelopment. The location and configuration of the space will be perfect for our programming, education, and performance activities. Most of all, we are excited to become a valuable asset and long-lasting contributor to the Old Town North community.

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Thank you in advance for helping us realize this dream.

Best Regards,

Brian Wodarski

BRIAN WODARSKI

Partner

6041 Edgewood Terrace

Alexandria, VA 22307

703-585-2141 Mobile | bwodarski@guidedhousefederal.com

guidedhouse.com

<image001.png>

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From: Anne Evans <aevans@ashoka.org>
Sent: Wednesday, August 11, 2021 12:39 PM
To: michael.swidrak@alexandriava.gov <michael.swidrak@alexandriava.gov>
Cc: Jeffery Tribble <jeff@levinemusic.org>
Subject: Levine Music and Tidlock

Dear Mr. Swidrak,

Please allow me to introduce myself as a member of the Board of Trustees for Levine Music for over 25 years. As a Virginia resident, it has long been my hope that Levine Music could expand its ability to offer music learning and performance opportunities to the residents of various parts of Northern Virginia. We are extremely excited about our future home as part of the TideLock redevelopment. The location and configuration of the space will be perfect for our programming, education, and performance activities. Most of all, we are excited to become a valuable asset and long-lasting contributor to the Old Town North community.

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Thank you in advance for helping us realize this dream.

Best Regards,

Anne B. Evans

Board Member

Anne Evans
Leadership Group Member
Ashoka: Innovators for the Public
1700 North Moore Street
Suite 2000
Arlington, VA 22209
Aevans@Ashoka.org
Skype: annebevans
direct: 703-795-1979

From: John Taylor Chapman <j.taylor.chapman@gmail.com>
Sent: Wednesday, August 25, 2021 10:05 AM
To: Allison Cryor DiNardo <Allison@VarsityPartners.com>
Subject: Re: Levine Music and the Tide Lock Project

Allison--

Thank you for reaching out to me regarding Levine Music. I will be keeping up with this project.

I hope you are doing well!

-John

On Fri, Aug 13, 2021 at 3:09 PM Allison Cryor DiNardo <Allison@varsitypartners.com> wrote:
Hi Michael,

Just a quick note to let you know that I strongly recommend the project that **Levine Music** is participating in with the **Community Tree Development at Tide Lock**. All of us at Levine (where I serve on the Council of Advisers) are excited about the future home as part of the Tide Lock redevelopment. The location and configuration of the space will be perfect for Levine's programming, education, and performance activities. Most of all, Levine is clearly excited to become a valuable asset for the Alexandria's community.

Their distinguished faculty teach a broad and well-rounded curriculum that provides a strong musical foundation for students of all ages, abilities, and levels of interest. **They also strive to make Levine's education available to everyone as hundreds of students receive substantial scholarship assistance; and many hundreds more receive free instruction through fully funded in-school programs.**

Levine organizes over 200 events each year comprised of student recitals, Jazz jams, Community Sings, workshops, juries, and competitions that offer additional opportunities for learning while enriching the lives of the performers and audience members alike. **Levine Music is extremely excited about being part of Old Town and they look forward to hosting many great events as part of the exciting Tide Lock redevelopment.**

As I am sure you can tell, I am thrilled that Alexandria and Levine are together on this project. Let me know if you would like to "speak" further. I have copied my friends Justin Wilson and John Taylor Chapman as they know it is rare that I reach out to the City staff and the elected officials on projects, but this one is close to my heart.

Thank you,
Allison Cryor DiNardo
President, King Street Wireless (526 King Street, Suite 209)
Home: 203 West Walnut Street, Alexandria

--

John Taylor Chapman

Member of Alexandria City Council

www.alexandriava.gov

Founder/Owner, Manumission Tour Company

www.manumissiontours.com

Cell: (571) 236-4170

Twitter: @j_chapman99

From: Allison Cryor DiNardo <Allison@VarsityPartners.com>
Sent: Tuesday, August 24, 2021 9:06 AM
To: Jeffery Tribble <jeff@levinemusic.org>
Cc: Rebecca Carey <RCarey@levinemusic.org>
Subject: FW: Levine Music and the Tide Lock Project

See response below from Alexandria's Mayor, Justin Wilson.

From: Allison Cryor DiNardo
Sent: Friday, August 13, 2021 4:08 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: RE: Levine Music and the Tide Lock Project

Justin,

Thanks for the quick response.

Stay cool, if possible,

Allison

From: Justin Wilson <justin.wilson@alexandriava.gov>
Sent: Friday, August 13, 2021 4:05 PM
To: Allison Cryor DiNardo <Allison@VarsityPartners.com>
Subject: Re: Levine Music and the Tide Lock Project

Allison,

Let me check on this one. I haven't heard the background.

I'll get an update from our staff and make sure it's going well.

I hope all is well. Have a good weekend!

Justin M. Wilson, Mayor
Alexandria City Council
Office: [703.746.4500](tel:703.746.4500)
Home: [703.299.1576](tel:703.299.1576)
justin.wilson@alexandriava.gov

On Aug 13, 2021, at 3:09 PM, Allison Cryor DiNardo <Allison@varsitypartners.com> wrote:

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Just a quick note to let you know that I strongly recommend the project that Levine Music is participating in with the Community Tree Development at Tide Lock. All of us at Levine (where I serve

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Thank you,
Allison Cryor DiNardo
President, King Street Wireless (526 King Street, Suite 209)
Home: 203 West Walnut Street, Alexandria



105 North Union Street
Alexandria, VA 22314



November 11, 2021

Mr. Ryan Whitaker
President
Whitaker Investment Corp.
PO Box 7757
Arlington, VA 22207

SENT VIA EMAIL – Ryan@WhitakerCorp.com

Re: Proposed TideLock Development

Dear Ryan:

Thank you for your presentation today regarding the proposed re-development of the current TransPotomac Plaza office buildings at 1033, 1055, and 1111 N. Fairfax Street into residential, retail, and arts space to be known as TideLock. As your current tenant in the 1055 N. Fairfax Street building, The Art League is keenly interested in your re-development plans.

As I mentioned to you today, your agreement to lease us short-term, low-cost space, pending the start of your re-development, literally saved our affiliated program for at-risk youth, *Space Of Her Own* ("SOHO"). The space has also been invaluable for hosting our other socially-distanced, in-person classes during the pandemic. We sincerely thank you for your support for The Art League and *SOHO*.

As beneficiaries of new arts space in the new Muse development, The Art League understands how vital low-cost space can be for arts organizations. We appreciate that your project will be using the arts anchor bonus designated in the Old Town North Small Area Plan. We are very familiar with your proposed arts anchor, Levine Music, and their multidisciplinary approach to music education to include other performing arts such as dance and drama into their programming. We believe your re-development of dormant office space into a mixed-use project containing residential, retail, and arts uses will enhance our neighborhood and help fulfill the Arts and Cultural District envisioned by the City of Alexandria.

Enlivened neighborhoods support local arts institutions, and, in turn, those arts institutions make neighborhoods more livable, creative, and interesting places to be. We are excited by this symbiotic relationship between re-development and the arts community, especially in Old Town North.

We support your proposed re-development, especially the proposed arts anchor space, and wish you every success with your project. Please feel free to share this letter with third parties as you see fit. Thank you, again, for your support of the arts in Old Town North.

Sincerely,

Suzanne J. Bethel
Executive Director



December 7, 2021

Mr. Ryan Whitaker
President
Whitaker Investment Corp.
PO Box 7757
Arlington, VA 22207

SENT VIA EMAIL – Ryan@WhitakerCorp.com

Re: Proposed TideLock Development

Dear Ryan:

Thank you for presenting your plans for the re-development of a portion TransPotomac Plaza. We understand your plans involve the adaptive re-use of the three office buildings at 1033, 1055 and 1111 N. Fairfax Drive into for-sale condominiums and rental apartments. We also understand your plans to construct a new two-story building along N. Fairfax Street which will house retail and arts space. Our organization is supportive of these efforts.

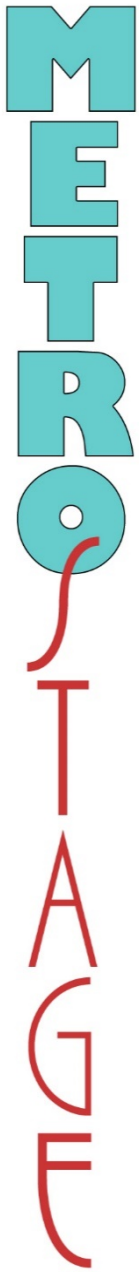
As the managing agent of Canal Center, we believe your project will help enliven the area and further transform Old Town North into a vibrant, mixed-use neighborhood with ample opportunities to live, work and play along the waterfront.

We wish you the best of luck in completing the City's development approval process as efficiently as possible so that you may move on to construction right away. We look forward to establishing a relationship as mutually cooperative and collaborative neighbors.

Kind Regards,



T.J. Sevier
Managing Director, Asset Management



Mr. Ryan Whitaker
President Whitaker Investment Corp.
PO Box 7757
Arlington, VA 22207

Dec. 9, 2021

Dear Ryan:

I am writing in support of your proposed redevelopment project in Old Town North. As the Producing Artistic Director of MetroStage and a member of the Small Area Plan task force for Old Town North, your plans for TideLock, offering residential that includes another arts anchor, is very exciting, especially since that arts group is the esteemed Levine Music. This further enhances an arts district that will already include the visual arts and the performing arts.

It is visionary for the developers, committed to the redevelopment of Old Town North, a former industrial site here in Alexandria, to be working to turn this area into a thriving mixed use community. And statistics have shown that the arts are what contribute to the vibrancy and the success of any redevelopment area. (Witness the transformation of 14th St as a result of Studio Theatre and the increase in commercial and residential values, with many other examples in DC as well.)

So MetroStage and I enthusiastically support your plans and welcome Levine Music into our arts community. They have an extraordinary staff, several of whom have performed at MetroStage, with locations in DC, MD and VA, so for Alexandria to compete with our neighboring jurisdictions, we should be welcoming Levine Music to Old Town North. We look forward to the completion of the Old Town North redevelopment and the thriving arts district that will emerge, enhancing both the cultural environment but also contributing to the economic and financial soundness of the City. We thank the visionary developers who are committed to a community that offers so much to its residents and its artists.

Sincerely,

Carolyn Griffin

Producing Artistic Director
Carolyn Griffin

Honorary Board of Trustees
Hon. Kerry J. Donley
Hon. William D. Euille

Board of Trustees
Geanetta Fanning
Mark Feldheim
Susan Fratkin
Jatrice Martel Gaiter
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Susan Kellom
Pat Schoeni
Darwin Silver
Carolyn Griffin (ex officio)

Emeriti
H. "Skip" Maginniss

In Loving Memory of
Hon. Mel & Donna F. Bergheim
Roger and Grace Machanic



December 14, 2021

Mr. Ryan Whitaker
President
Whitaker Investment Corp.
PO Box 7757
Arlington, VA 22207

SENT VIA EMAIL – Ryan@WhitakerCorp.com

Re: Proposed TideLock Development – Planning Commission Docket of January 4, 2022

Dear Ryan:

Thank you for sharing information with the Board and members of the Old Town North Alliance (OTNA) regarding your proposed re-development of three of the office buildings located at TransPotomac Plaza on North Fairfax Street. The new development you are proposing, to be known as TideLock, will convert the existing office buildings to a rental apartment building, a for-sale condo building, and a new retail and arts building. Your plans include providing 5,000 square feet to an arts anchor consistent with the goals of the City of Alexandria's Old Town North Small Area Plan as well as both for-sale and rental affordable units on-site. The project will achieve LEED Silver certification.

The Old Town North Alliance was established to encourage and support projects that are envisioned in the adopted Old Town North Small Area Plan, help put in place elements that will contribute to a vibrant mixed-use neighborhood, and in particular, to work for the establishment of an Arts & Cultural District in Old Town North. The creative rehabilitation or conversion of existing office buildings and the creation of new buildings which will bring new residents and businesses to the area are consistent with these goals. As described, your project will attract hundreds of new residents and will bring the first new arts anchor to the neighborhood, Levine Music. The new residents will in turn support the neighborhood's restaurants and businesses.

We support the TideLock project's contributions to growing the Arts & Cultural District and wish you every success as you secure City approvals and move into the construction phase. We look forward to you sharing this letter with City Planning Commission, City Staff and City Council and having your project as part of the Old Town North neighborhood.

Sincerely,

Agnès Artemel
President

John T. Long III
Vice President & Treasurer



December 20, 2021

Mr. Ryan Whitaker
President
Whitaker Investment Corp.
PO Box 7757
Arlington, VA 22207

Officers

Toni Johnson
Board Chair

Jackie Huelbig
Vice Chair

Janelle Hope
Secretary

Katherine Slattery
Treasurer

Board Members

Christina Brito
Veronica Floyd
Tammy Hettinger
Kurt Huffman
Morgan Levey
Ryan Toro
Wayne Warner

Executive Director

Marion Brunken

Re: Proposed TideLock Development

Dear Ryan:

Thank you for your recent presentation of your re-development project known as TideLock. Volunteer Alexandria greatly appreciates your support of our organization through the highly-discounted short-term lease for a portion of the existing office building at 1055 N. Fairfax Street. We understand our lease can only continue until you start construction of the conversion of this building and the two adjacent office buildings. We are grateful that you have made this office space available to us even on a temporary basis.

Though we will be sad that we will not be able to occupy the space for a longer term, we have always understood your intention to re-develop the property into rental apartments, condominiums, retail and arts space. We hope that once your project is complete, you will consider ways to work with us to encourage residents of your new buildings to seek out volunteer opportunities in the community through our organization. We look forward to continuing those discussions at the appropriate time.

While we aren't in the position to support or not support your re-development efforts, we applaud you for helping out several nonprofit organizations and your interest to continue being engaged in community. There are not a lot of developers, who have taken a step to support organizations like ours. We hope the re-development will be a successful project and look forward to working with you and the residents. Thank you for your current and future support of volunteerism in your community through your support of Volunteer Alexandria.

Kind Regards,

Marion Brunken
Executive Director



Kenneth W. Wire
kwire@wiregill.com
703-677-3129

January 3, 2022

VIA EMAIL TO karl.moritz@alexandriava.gov

Nate Macek, Chair and Members of the Planning Commission
301 King Street, Suite 2100
Alexandria, VA 22314

RE: January 4th Planning Commission Hearing
Docket Item #8, Tidelock

Dear Mr. Macek and Members of the Planning Commission:

On behalf of my client, Tidelock Property Owner, LLC (the "Applicant"), I am requesting the following revisions to the staff recommendation conditions of approval for DSUP 2021-10017:

Condition 4

The applicant shall request that adjacent property owners allow installation of wayfinding signage described in Condition 3b above to allow for public access to the plaza area located adjacent to Second Street that connects to the open space between buildings A and B and the open space lawn area adjacent to Building C.

- a. ~~The applicant shall provide documentation and/or Transpotomac Plaza association documents with the Final Site Plan that confirms public access for common areas of the 1001 and 1199 North Fairfax Street properties to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) *~~

Condition 21

The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common area systems. For these limited accessory elements, the building shall support low cost and easy conversion from fossil fuel to electricity in the future. This condition does not prohibit **gas cooking appliances in the for sale residential units**, communal outdoor or roof fire pits or gas emergency generators. (P&Z) (T&ES)

Condition 28

Applicant shall provide written proof of a request that the adjacent owner permit modifications to the current plaza by Second Street in coordination with the adjacent property owner and the City to ensure that the materials, lighting, landscaping, hardscape, etc. are consistent throughout this connection to reinforce the public nature of this connection.

- a. ~~Modifications in this area to include adjustments to the existing staircase and entryway by N. Fairfax Street to make ADA compliant and include a bulb-out to reduce the pedestrian crossing at Second Street in the public right of way (P&Z) *,***~~

Condition 121

Pursuant to the Old Town North Small Area Plan Implementation Developer Contributions Policy, a contribution is required to the Old Town North Implementation Fund. Based on the formula adopted by City Council in 2018, the contribution amount is as follows:

- a. \$9.36 (2021\$) per net new square foot of development, excluding square footage achieved through the application of Section 7-700 **and Section 6-900** of the Zoning Ordinance, **which is approximately \$562,751.**

Condition 127(c)

The MOU shall establish the terms and details by which ~~the performance space located in Building C shall host performances and/or events open to the public or guests at a minimum average of 12 days a month over the course of a year to~~ **the arts and cultural anchor space will be open to the public with regularly scheduled presentations, activities, classes, or performances that are open to the public for a significant number of days within the calendar year commensurate with the type of use and operation** to the satisfaction of the Directors of P&Z and RP&CA (P&Z) (RP&CA)

Thank you for your consideration and I look forward to discussing these requested revisions with you at tomorrow's Planning Commission hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. W. Wire', with a stylized flourish at the end.

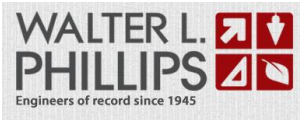
Kenneth W. Wire



COMMUNITY THREE



TideLock



Site Location

- Site Area: 61,123 SF
- Three Separate Parcels



TideLock

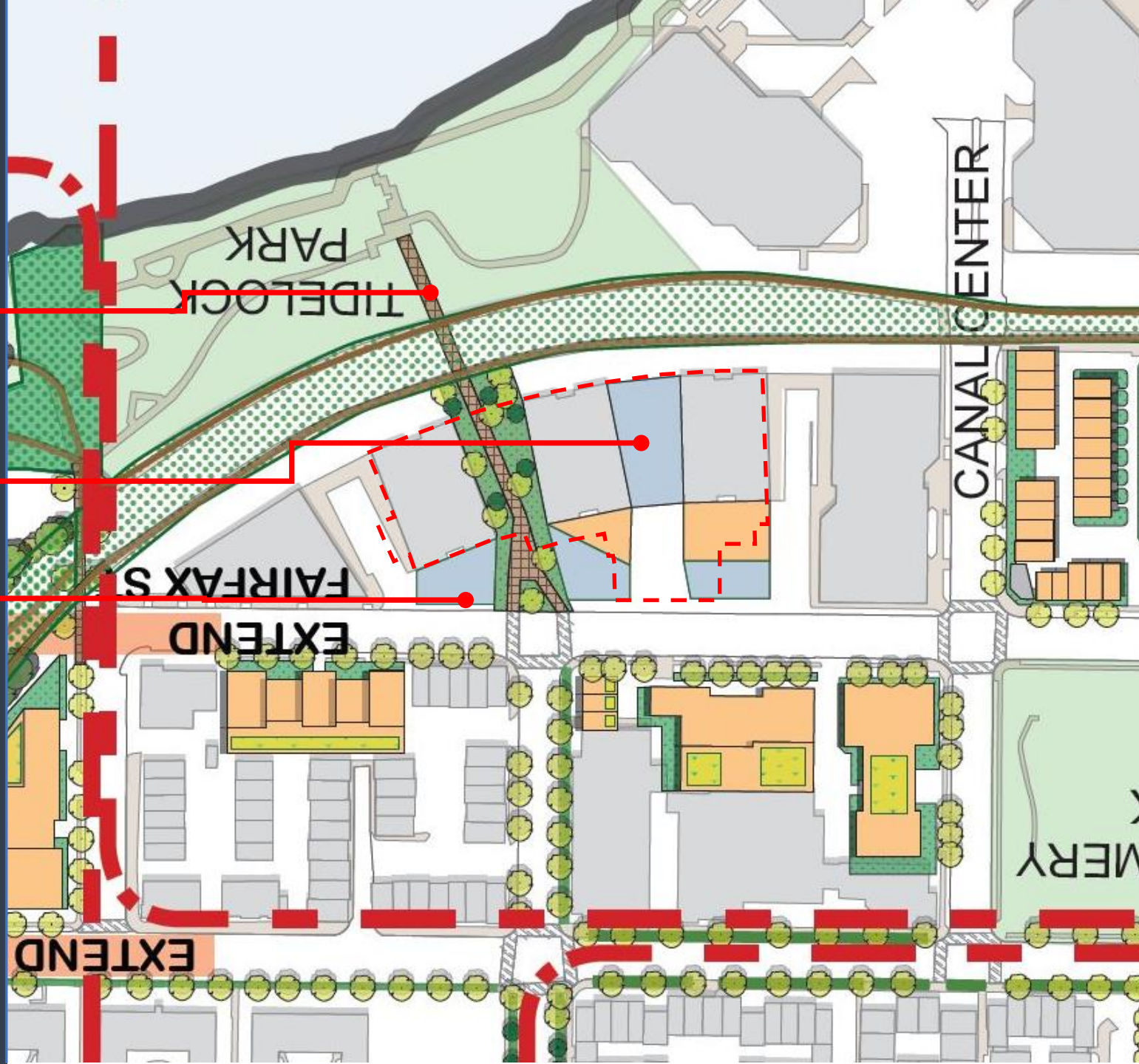


Old Town North Master Plan Goals

Create 2nd Street
Amenity Park
Connection to
TideLock Park

Combine Two
Existing Buildings

Increase Height
and Density



TideLock



COMMUNITY THREE

WHITAKER
INVESTMENT
CORPORATION

Connection to TideLock Park

Removal of
Fencing

New Lighted
Pedestrian and
Neighborhood
Walkway

Raised Pedestrian
Platform

New Crosswalks



TideLock





TideLock



COMMUNITY THREE



WHITAKER
INVESTMENT
CORPORATION



TideLock



COMMUNITY THREE



WHITAKER
INVESTMENT
CORPORATION



TideLock



COMMUNITY THREE

WHITAKER
INVESTMENT
CORPORATION



TideLock



COMMUNITY THREE



Arts Uses



TideLock



Arts Uses



TideLock



COMMUNITY THREE
WHITAKER INVESTMENT CORPORATION

Arts Uses

Levine music



TideLock



COMMUNITY THREE

WHITAKER INVESTMENT CORPORATION

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 4, 2022

TO: PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DSUP #2021-10017 / TIDELOCK – APPLICANT-REQUESTED CONDITIONS CHANGES

ISSUE:

The applicant for Tidelock (Docket Item #8 for the January 4, 2022 Planning Commission Hearing) provided a formal written request to the Planning Commission, dated January 3, 2022, for the amendment of specific conditions of approval as part of a DSUP recommendation of approval motion. Staff has reviewed the proposed conditions amendments and has provided a response on each below. It should be noted that staff has provided consistent feedback to the applicant on several items as part of the development review process and conditions negotiation process, including on the conditions discussed below. Specifically, staff sees the public accessibility throughout Transpotomac Plaza and the committed activation of the arts and cultural anchor performance space as public benefits provided by the applicant that justify the requested bonus density and height for the arts and cultural anchor, pursuant to Section 6-900 of the Zoning Ordinance.

CONDITION 4:

Condition 4

The applicant shall request that adjacent property owners allow installation of wayfinding signage described in Condition 3b above to allow for public access to the plaza area located adjacent to Second Street that connects to the open space between buildings A and B and the open space lawn area adjacent to Building C.

- a. ~~The applicant shall provide documentation and/or Transpotomac Plaza association documents with the Final Site Plan that confirms public access for common areas of the 1001 and 1199 North Fairfax Street properties to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) *~~

Staff Response: In this condition, staff is requesting confirmation from the applicant that common areas of Transpotomac Plaza that are not within the property of the applicant (1001 and 1199 N. Fairfax Street) will allow for the public to access and use the space, consistent with that provided with a public access easement. The applicant has previously indicated to staff that a legal public access easement could not be provided based on existing Transpotomac Plaza master association documents, though the public would be able to access and use these common areas as guests of Tidelock. Condition 4a. is necessary in confirming that public access be permitted to the Transpotomac Plaza common areas, including areas like

the lawn south of Building C and the plaza directly to the east of Second Street that are integral to the open space and site accessibility program for the DSUP. Staff recommends no changes to the condition in the staff report.

CONDITION 21:

Condition 21

The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common area systems. For these limited accessory elements, the building shall support low cost and easy conversion from fossil fuel to electricity in the future. This condition does not prohibit **gas cooking appliances in the for sale residential units**, communal outdoor or roof fire pits or gas emergency generators. (P&Z) (T&ES)

Staff Response: Staff supports electric over natural gas for amenities and fixtures for new buildings consistent with the goals of the Green Building Policy and Environmental Action Plan. Staff recommends no changes to the condition in the staff report.

CONDITION 28:

Condition 28

Applicant shall provide written proof of a request that the adjacent owner permit modifications to the current plaza by Second Street in coordination with the adjacent property owner and the City to ensure that the materials, lighting, landscaping, hardscape, etc. are consistent throughout this connection to reinforce the public nature of this connection.

- a. ~~Modifications in this area to include adjustments to the existing staircase and entryway by N. Fairfax Street to make ADA compliant and include a bulb out to reduce the pedestrian crossing at Second Street in the public right of way (P&Z) *,***~~

Staff Response: As currently proposed, the site is constrained in providing adequate ADA accessibility to residents, employees or visitors of the site due to the roof of the existing underground garage, which is 4 feet above sidewalk grade. Staff has studied the plaza adjacent to Second Street and believes that a ramp can be constructed that would provide adequate ADA accessibility to and from the site, including adjacent to the waterfront-facing open space and the amenities in Building C. Since this plaza area is located on the adjacent 1199 N. Fairfax Street site, the City cannot require this improvement as part of the DSUP, and Condition 28 provides flexibility to the applicant if this improvement is not desired or feasible to the 1199 N. Fairfax Street property owner. Condition 28a. provides guidance regarding what staff desires to see as improvements to this plaza area at a minimum, pending adjacent property owner approval. Staff recommends no changes to the condition in the staff report.

CONDITION 121:

Condition 121

Pursuant to the Old Town North Small Area Plan Implementation Developer Contributions Policy, a contribution is required to the Old Town North Implementation Fund. Based on the formula adopted by City Council in 2018, the contribution amount is as follows:

- a. \$9.36 (2021\$) per net new square foot of development, excluding square footage achieved through the application of Section 7-700 **and Section 6-900** of the Zoning Ordinance, **which is approximately \$562,751.**

Staff Response: Staff has no issues with the addition of “and Section 6-900” in Condition 121a. for clarification purposes but does not advise adding the current contribution amount to the condition language. The contribution amount is contingent upon the rate per square foot of development, adjusted yearly per the Consumer Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The final contribution amount will be different from the amount stated in the proposed amended condition based on the timing of the applicant’s certificate of occupancy for the constructed project.

CONDITION 127:

Condition 127(c)

The MOU shall establish the terms and details by which ~~the performance space located in Building C shall host performances and/or events open to the public or guests at a minimum average of 12 days a month over the course of a year to~~ **the arts and cultural anchor space will be open to the public with regularly scheduled presentations, activities, classes, or performances that are open to the public for a significant number of days within the calendar year commensurate with the type of use and operation** to the satisfaction of the Directors of P&Z and RP&CA (P&Z) (RP&CA)

Staff Response: The staff condition that requires an average minimum number of days of performances or events in the arts and cultural anchor performance space was added to ensure an amount of public activation in the arts and cultural anchor that helps to justify the request for bonus density and height. The definition of an arts and cultural anchor in Section 6-902(B) of the Zoning Ordinance states that it is “a larger destination use or venue where visual or performing arts and cultural works are taught, created, and made available to the public.” By removing the programming requirement for a significant number of days for the performance space specifically (which will be clearly visible and accessible from the public right-of-way) and adding presentations and classes to the condition potentially limits the use of the most public-facing portion of the arts anchor and the art anchor’s ability to be a larger destination venue. Because of the design of the arts anchor, with the more discreet classroom spaces off the street and the performance space in the new Building C, it is important that activation occur in the public-facing space. The selection of 12 days on average per month, as proposed by staff, would provide for activity in the performance space an average of three days per week, a reasonable amount of activity for this type of user. In addition, staff encourages the use of the space with other users to both meet the condition and also to increase the vitality of this area. While language on the number of required *public* events could be added to the forthcoming memorandum of understanding for the operation of the arts anchor, staff’s DSUP condition provides a level of surety to the activation of the arts and cultural anchor and provides a more prescriptive and definitive means for the City to ensure activation of the anchor via compliance with the DSUP conditions. Staff recommends no changes to the condition in the staff report.

STAFF:

Karl Moritz, Director, P&Z

Robert M. Kerns, AICP, Chief of Development, P&Z

Catherine Miliaras, AICP, Principal Planner, P&Z

Michael Swidrak, AICP, Urban Planner, P&Z

ATTACHMENTS:

1 – Letter of requested conditions changes from the Tidlock applicant.



Kenneth W. Wire
kwire@wiregill.com
703-677-3129

January 3, 2022

VIA EMAIL TO karl.moritz@alexandriava.gov

Nate Macek, Chair and Members of the Planning Commission
301 King Street, Suite 2100
Alexandria, VA 22314

RE: January 4th Planning Commission Hearing
Docket Item #8, Tidelock

Dear Mr. Macek and Members of the Planning Commission:

On behalf of my client, Tidelock Property Owner, LLC (the "Applicant"), I am requesting the following revisions to the staff recommendation conditions of approval for DSUP 2021-10017:

Condition 4

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Kenneth W. Wire