



DEPARTMENT OF PLANNING AND ZONING

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Summary of Community Questions & Answers for ParcView II

5380 Holmes Run Parkway (DSUP#2021-10029)

REVISED 2.8.2022

First Released 1.25.22

*(Additional questions and answers provided beginning #21 and denoted by *)*

1. Where is information available about this project?

Materials are available upon request (contact Jared.Alves@AlexandriaVA.gov) and are part of the application docket, which is available online as of Friday, January 21 at: https://alexandria.granicus.com/ViewPublisher.php?view_id=57

2. Does Wesley Housing own the portion of Holmes Run Parkway and Park shown in their application?

Yes. Staff reviewed the application materials and independently verified that the applicant owns the specified portion of Holmes Run Parkway and Park. As part of this application, Wesley Housing is proposing to dedicate this land to the City.

3. Are current ParcView residents aware of this project?

Yes. Wesley Housing has met regularly with residents of ParcView throughout the application process to discuss the development proposal and potential impacts and will continue to do so if approved.¹ The Relocation Plan further details requirements for noticing and relocating residents. Current residents will have the right to move into the new buildings when they are completed and prior to the start of the renovation of the existing ParcView building. Some of the land sale proceeds and fees earned by Wesley Housing for developing ParcView II will be used to fund necessary renovations at the existing ParcView building.

¹ Wesley hosted virtual resident meetings on April 26, June 21, and September 13, 2021; and an in-person open house on November 19, 2021.

4. Does Wesley Housing have a pending City loan or grant application for the project?

No. In September 2020, the Alexandria Housing Affordability Advisory Committee (AHAAC) and City Council approved a predevelopment loan from the Housing Trust Fund to Wesley Housing for \$400,000 for work related to advancing the project and the development review process. The terms of the predevelopment loan enable the City to convert it into a grant if the project does not move forward. If Wesley Housing requests a second predevelopment loan, then AHAAC and City Council would review and consider the request during future public hearings.

If the development is approved, Wesley Housing may request permanent City loan or grant funding as funds for projects are available or made available by the City and/or other sources. Staff are working to identify and secure funding for affordable housing projects in the City's pipeline pursuant to achieving the Housing Master Plan goals and the targets established by the Regional Housing Initiative to meet Alexandria housing need. Since Wesley Housing has not yet requested permanent funding, City staff are unable to determine the exact amount. However, a subsidy of \$100,000 or more per unit is consistent with the anticipated cost to develop a new, deeply affordable leveraged (i.e., tax credit funded) unit.

Separate from ParcView II, the Office of Housing anticipates that Wesley Housing may request funds later this year to undertake an elevator modernization project to update the aging elevator system in the existing building.

5. Did the applicant need to disclose its mortgage from Virginia Housing for ParcView on the land use application?

No. The ownership interest disclosure requirement in the City's Zoning Ordinance, and restated in the application, is used to determine whether applicants have the requisite legal interest in a property to apply for land use approvals. As such, Wesley Housing did not need to disclose the Virginia Housing mortgage on the application.

6. Is rezoning to RMF / Residential Multifamily an example of “spot zoning”?

No. The RMF zone is an example of a “floating zone”, which is a type of district (1) created specifically to incentivize desired land uses, (2) does not exist on the zoning map until applicants request a rezoning to use the district, and (3) applicants must demonstrate that they are meeting specific conditions. The City created the RMF zone in 2019 following adoption of the Housing Master Plan and South Patrick Street Housing Affordability Strategy. This process determined that deeply affordable housing² is a highly desired land use and that a floating zone would incentivize this use by allowing projects to propose additional floor area. In their application, Wesley Housing has demonstrated that they are meeting these requirements by providing deeply affordable housing within the additional

² Affordable to households earning on average 40 percent of Area Median Income.

floor area permitted by the RMF zone.

7. Does this project satisfy the intent of the RMF / Residential Multifamily zone?

Yes. The intent of the RMF zone is to enhance and preserve existing affordable housing and enable the construction of additional deeply affordable residences. The existing ParcView building has 120 committed affordable units with rents affordable to households earning 60 percent of the Area Median Income (AMI) plus 29 non-income restricted units. To be eligible for a rezoning to RMF and the associated Special Use Permit (SUP) to increase the permitted density, the ParcView II project must provide at least one-third of the additional floor area as units that are deeply affordable to households earning on average 40 percent of AMI. In proposing over 90 units averaging 40 percent AMI (including 30, 40, and 50 percent AMI) the applicant is not only satisfying the floor area requirement for the RMF rezoning and SUP but is also introducing units that will be available to additional households who could not afford to live at ParcView today without a Housing Choice Voucher. Furthermore, the applicant proposes to renovate the existing ParcView building, which advances the additional intent of the RMF zone to preserve and enhance existing affordable housing. If approved, this project will also preserve these levels of affordability for the next 40 years.

8. What supporting studies did the applicant need to prepare?

The applicant team prepared a Relocation Plan, Affordable Housing Plan, and a transportation study. The Landlord Tenant Relations Board and Alexandria Housing Affordability Advisory Committee (AHAAC) reviewed and recommended approval of the Relocation Plan and Affordable Housing Plan on December 1, 2021, and January 6, 2022, respectively. Staff reviewed and concurred with the conclusions of the transportation study that the project will not have a detrimental impact on the surrounding transportation network. These materials are available upon request (contact Jared.Alves@AlexandriaVA.gov) and are part of the application docket, which is available online as of Friday, January 21 at: https://alexandria.granicus.com/ViewPublisher.php?view_id=57

9. Will the project comply with the City's Green Building Policy?

Yes. The applicant is proposing to achieve EarthCraft Gold certification. Proposed sustainability features include the site location (infill, proximity to transit, access to open space, and close to mixed uses), building design (high performance exterior wall, use of recycled content, high efficiency hot water and HVAC heat pumps), and the selection of drought tolerant native landscaping and plants. Furthermore, the applicant has agreed to proposed conditions by Staff to require the rooftops of Buildings B and C to be solar-ready³ and to provide for electric vehicle chargers, specifically with 2 percent of parking spaces served by Level II electric vehicle charges and the necessary conduit installed to serve 75

³ Due to the limitations presented by the existing building design, the applicant has reserved space on Building A for a future rooftop amenity space instead of solar panels.

percent of parking spaces with Level II chargers in the future.

10. If a daycare opens in the building, will non-residents be able to enroll their children?

Yes. The daycare would be a community amenity open to residents and non-residents of ParcView II.

11. Will housing be available to residents with special needs?

Yes. The project will meet the Building Code requirements for accessibility. In addition, the applicant expects to obtain funding from Virginia Housing which typically requires 10 percent of units to be accessible to persons with physical disabilities. ParcView II will also have two percent of units accessible to persons with vision and hearing needs.

12. Will the new building provide sufficient parking?

Yes. The proposed 314 parking spaces meets the Zoning Ordinance requirements and aligns with the applicant's observed demand for parking at the existing building, approximately 0.80 spaces per unit. Since many of the new units will be deeply affordable, it is possible that the 0.80 ratio is conservative as new residents in more affordable units may be less likely to own compared to the existing residents.

13. Will parking be unbundled from rent?

Yes. Residents who own a car will need to pay separately to rent a parking space.

14. Where will existing residents park during construction?

The applicant will need to lease off-site parking from the start of construction until the garage is complete. If approved, the applicant will enter into an agreement with a nearby landowner and will provide details on the location of the off-site parking during the pre-construction meeting.

15. Does the applicant's transportation study include adequate data to evaluate the effects of this project?

Yes. City staff set the parameters of the study with the applicant's transportation consultant, Gorove Slade. The study followed industry standards to determine expected trip generation from the ParcView II project and close by projects expected to open in the near future. However, since Gorove Slade conducted the study during a period with atypical travel conditions due to the stay-at-home advisement in response to COVID-19, historical data within the study area were used and slight adjustments were made to the collected data to resemble pre-pandemic travel conditions. City staff reviewed and approved this process, which is consistent with actions by other jurisdictions and agencies during this period.

Although traffic congestion exists in the vicinity today, the study concluded the scale of

the ParcView II project will not significantly degrade the transportation network due to the anticipated distribution of site generated trips, existing lane configuration, and signal timing within the intersection. If deemed necessary after completion of the project, City staff may adjust some traffic signal times, per the recommendation of the transportation consultant. The transportation study is available upon request (contact Jared.Alves@AlexandriaVA.gov) and are part of the application docket, which is available online as of Friday, January 21 at: https://alexandria.granicus.com/ViewPublisher.php?view_id=57

16. Does the location of the potential future daycare provide sufficient space for pick-up and drop-off?

Yes. The site design includes a designated pick-up/drop-off area for the potential future daycare in front of Building C. The area would accommodate up to six vehicles at a time with additional space along the private drive for any spillover queuing without needing to back up onto Holmes Run Parkway. The applicant's transportation consultant Gorove Slade concluded in their transportation study a 98-100% likelihood that the six spaces will be sufficient, even if daycare operations involved parents using the space for short-term parking instead of daycare staff-assisted pick-up/drop-off with parents waiting in their vehicles. This conclusion is based off of typical daycare arrival and processing times. Staff concurs with this analysis and finds that the pick-up/drop-off provision is sufficient and in an appropriate location. The transportation study is available upon request (contact Jared.Alves@AlexandriaVA.gov) and are part of the application docket, which is available online as of Friday, January 21 at: https://alexandria.granicus.com/ViewPublisher.php?view_id=57

17. How will the applicant ensure that pile driving does not destabilize buildings in the adjacent lots, especially in light of recent sinkholes that have appeared in neighboring lots? [Updated 2.8.22, refer to Question #27 for more information]

The applicant will need to comply with all Building Code and construction requirements, including assessing the existing conditions of adjacent buildings and monitoring for seismic activity. The applicant will hire a geotechnical engineer to develop the most appropriate approach to protect adjacent properties. In addition, City inspectors have the expertise to review construction plans in challenging sites to ensure that the plans are safe. The duration of pile driving is ~~not known at this time~~ **expected to be one month**. If approved, the applicant is required to hold a pre-construction meeting for adjacent residents and civic associations to **confirm the duration of construction** ~~provide this answer~~, contact information for on-site construction managers, and answer all other construction-related questions.

18. Are recordings available for the applicant-hosted community meetings?

Yes. The applicant hosted four community meetings. The recordings are available at the links below.

4.27.21 Meeting: https://thelandlawyers.zoom.us/rec/share/Z63lRFhe_kxQTMhTtxxc133jzujxvACIzId0INK-mcEyxnya4-kiVgxMXvcBXzbx.ecA73au4DP8ZhycL

6.22.21 Meeting: https://thelandlawyers.zoom.us/rec/share/DrMnpJ81Az1zF9JrUmbgKB7LNgnP35Yn6mhyk2oiwZFJETjp5LVyatqC_MtTPrk.FTBT9w1lEPIc9NT-

9.14.21 Meeting: <https://thelandlawyers.zoom.us/rec/share/l9ciDlncuVyBejwfYgsWzbOId- CnTks7p7gGGe0idX6oek-M-YgkLXSgVx0BKE.iDkt1DgSBK8Gke-9>

11.16.21 Meeting: https://thelandlawyers.zoom.us/rec/share/jv581Mr-M4o-lEtbbRHs0jtfEGFu_29x-WbPvv6MYIkATduIC-NnG6vjyRQyViso.-LluhVyGsbplaPeE

19. Are recordings of City-hosted meetings available?

Yes. The applicant attended meetings of the Landlord Tenant Relations Board (LTRB), Alexandria Housing Affordability Advisory Committee (AHAAC), and Eisenhower West/Landmark Van Dorn (EW/LVD) Implementation Advisory Group.⁴

AHAAC 10.07.21

http://alexandria.granicus.com/ViewPublisher.php?view_id=29&coa_clip_id=5209&coa_view_id=29 (starts at 50:40)

LTRB 12.1.21 https://alexandria.granicus.com/MediaPlayer.php?view_id=29&clip_id=5276 (starts at 1:11:00)

AHAAC 1.6.22 https://alexandria.granicus.com/MediaPlayer.php?view_id=29&clip_id=5325 (starts at 25:22)

EW/LVD 1.18.22 http://alexandria.granicus.com/ViewPublisher.php?view_id=29&coa_clip_id=5339&coa_view_id=29 (starts at 59:20)

20. Did the AHAAC and LTRB meetings have opportunities for public comment?

Yes. The Alexandria Housing Affordability Advisory Committee (AHAAC) and Landlord Tenant Relations Board (LTRB) meetings allow members of the public to comment on agenda items. City staff post agendas online in advance of the meeting; members of the public do not need to register to speak.

21. What was the outcome of the Planning Commission hearing on February 1, 2022? *

By votes of 6 to 0, with Planning Commissioner Ramirez absent, the Planning Commission recommended approval of both the rezoning to the RMF / Residential Multifamily zoning district and of the Development Special Use Permit and Transportation Management Plan

⁴ Although ParcView II is not within the boundaries of the EW/LVD Implementation Advisory Group, the applicant attended the meeting to provide an additional opportunity for community input.

Special Use Permit for ParcView II. The recording of the Planning Commission is available at: https://alexandria.granicus.com/MediaPlayer.php?view_id=57&clip_id=5365 (starts at 2:29:00)

22. What is the difference between the Alexandria Master Plan, the Housing Master Plan, Small Area Plan, and the Zoning Ordinance and how do they apply to this project? *

The Alexandria Master Plan sets the long-term vision and goals for how the City should change overtime and includes chapters for individual neighborhoods, called Small Area Plans, and subject area chapters that apply citywide.

The ParcView II project is within the boundaries of the Landmark Van Dorn Small Area Plan, which identifies the project site as Medium/High Residential in the plan's land use map. As proposed, the ParcView II project conforms to the high-density residential land use envisioned in the plan.

The Housing Master Plan is a subject area chapter, and it identifies principles, goals, strategies, tools, and potential funding resources to meet the City's affordable housing goals. The ParcView II project implements three specific Housing Master Plan goals:

- Preserving the long-term affordability and physical condition of the existing stock of publicly assisted rental housing, as well as market rental housing where affordability commitments can be secured,
- Providing long-term affordable and workforce rental housing through strategic new development and redevelopment, and
- Providing safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

Other examples of Master Plan subject area chapters include the Alexandria Mobility Plan, Sanitary Sewer Master Plan, Urban Forestry Master Plan, and the Open Space Plan. The subject area chapters apply citywide and inform the various small area plan chapters. The chapters of the Alexandria Master Plan are available online at: <https://www.alexandriava.gov/planning/info/default.aspx?id=44614>

While the Alexandria Master Plan sets the overall vision and goals for the City, the Zoning Ordinance and Map set specific rules to regulate the construction and alteration of all buildings, structures, and land in the city.

The Alexandria Master Plan informs the specific rules adopted in the Zoning Ordinance and Map, including the designation of zoning districts. Currently, the ParcView II site is within the RC / High Density Apartment zoning district. As part of this project, the applicant is seeking a rezoning to the RMF / Residential Multifamily zoning district.

When reviewing the project, the City Council will need to determine whether rezoning the site to RMF is appropriate per the requirements established for the zoning district and the

vision and goals outlined in the Alexandria Master Plan. If appropriate to rezone to RMF, then the City Council will need to determine that the project, as recommended by the Planning Commission, meets the zoning requirements for the district, including building heights, density, open space, affordability, and parking. The Zoning Ordinance is available online at: <https://library.municode.com/va/alexandria/codes/zoning>

23. What types of households earn 30-80 percent of Area Median Income (AMI)? *

Listed below are examples of professions whose annual earnings typically fall within the AMIs served by the project. Some professions are listed in multiple income brackets due to salary ranges. Salaries were sourced from the National Housing Conference's 2021 Paycheck to Paycheck Calculator for the DC Region, the City of Alexandria and the Alexandria's Library's employment pages, and the ACPS published payscales for 2021-2022.

2021 – 30-40% AMI for a household of 1 to 4 = \$27,100 to \$51,600

ACPS Bus Driver (Steps 1-10), ACPS Instructional Assistant I, Alexandria Domestic Violence Volunteer Developer, Alexandria Housing Relocator, Alexandria Librarian I, Ambulance Driver, Cashier, Cook, Dental Assistant, Hairstylist, Janitor, Laundry Worker, Postal Clerk, Security Guard, Tailor, Veterinarian Assistant

2021 – 50-60% AMI for a household of 1 to 4 = \$45,150 to \$77,400

ACPS Bus Driver (Steps 1-10), ACPS Instructional Assistant I, ACPS Teacher (with Bachelor's Degree, Steps 1-10), ACPS Teacher (with Master's Degree, Steps 1-10), Alexandria Deputy Sheriff I, Alexandria Domestic Violence Volunteer Developer, Alexandria Housing Relocator, Alexandria Librarian I, Alexandria Registered Nurse, Alexandria Senior Youth Mental Health Clinician, Alexandria Stormwater Engineer, Alexandria Web Editor, Dental Assistant, Electrician, Interior Designer, Plumber/Pipefitter, Postal Clerk

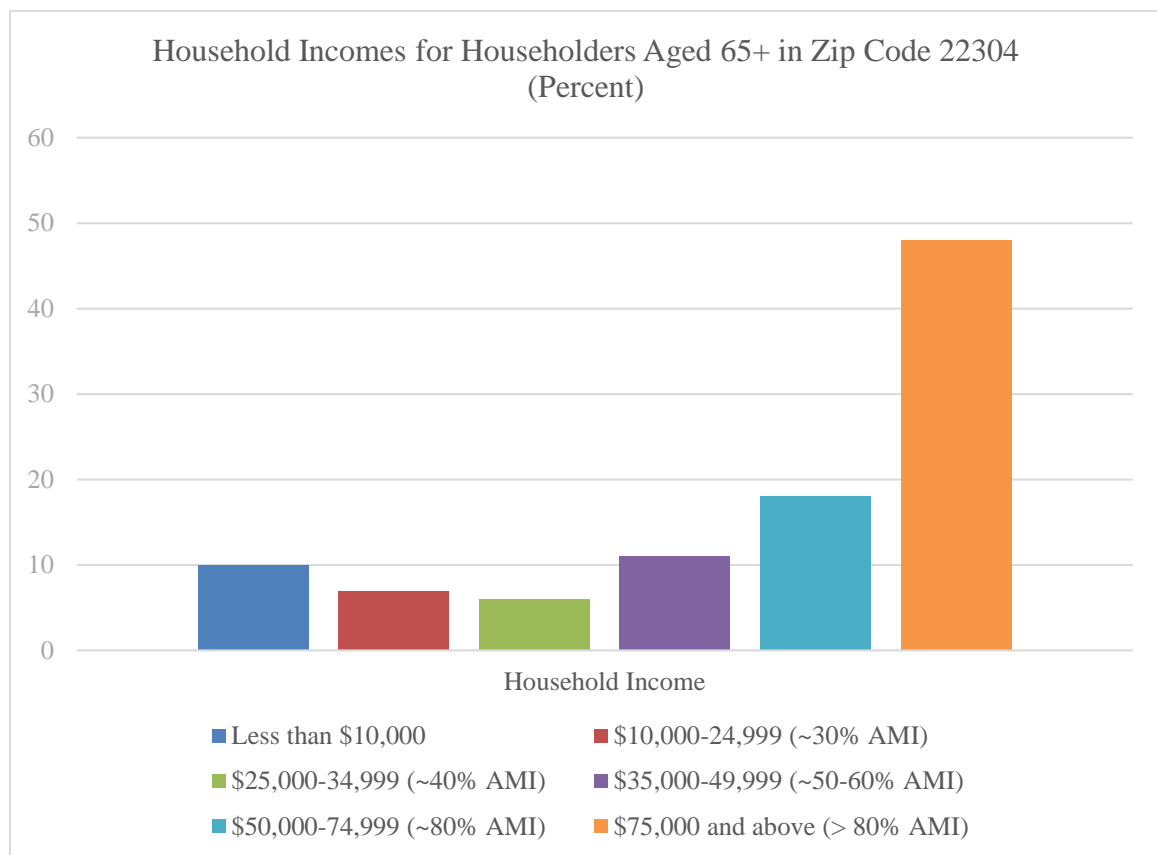
2021 – 80% AMI for a household of 1 to 4 = \$72,240 to \$103,200

ACPS Teacher (with Master's Degree, Steps 1-10), Alexandria Deputy Sheriff I, Alexandria Pharmacist II, Alexandria Registered Nurse, Alexandria Senior Youth Mental Health Clinician, Alexandria Stormwater Engineer, Alexandria Web Editor, Physical Therapist, Real Estate Broker, Speech-Language Pathologist

24. What are the average Area Median Incomes (AMIs) for older adults in the area? *

The distribution of senior households (defined as having a head of household who is 65 years of age or older) by income is summarized in the graph for zip code 22304, the zip code in which the ParcView II project is located. Approximately half of all senior households in this zip code could potentially be eligible for income-restricted affordable housing. Data was sourced from the U.S. Census' American Community Survey 2015-

2019 5-Year Estimates.



25. Why does the multimodal transportation study not account for Phase II of Landmark Mall redevelopment? *

Consistent with industry standards, the multimodal transportation study accounted for nearby projects that are expected to be complete by the time that construction at ParcView II concludes. Phase II of the Landmark Mall redevelopment will start after ParcView II has opened for residents, so Phase II was not included in the multimodal transportation study. Like ParcView II, the multimodal transportation studies prepared for the individual Landmark Mall Phase II development blocks will need to account for the current and projected transportation impacts of projects that will be complete by the time that construction concludes on the Landmark Mall Phase II buildings.

26. Why did the multimodal transportation study not use pre-pandemic data for all intersections? *

Any traffic counts collected outside of the redevelopment analysis process comes from an established City project or a City-led investigation in response to resident's transportation concerns. Several of the study intersections were not within a City project or investigation, so pre-pandemic traffic counts were not available for all intersections in the multimodal

transportation study area. Consistent with evolving industry standards due to the COVID-19 pandemic effects on transportation, the applicant's transportation consultant Gorove Slade compared the historic 2018 traffic counts, where available, to the Spring 2021 actual counts to adjust the Spring 2021 counts for intersections that lacked pre-pandemic counts. Historic data was available the intersections of Duke and S. Walker Streets and at the Van Dorn Street and Landmark Mall and Duke Street Ramp.

27. What is the expected duration of construction? *

The response below anticipates that City and other gap funding is available concurrent with the development approval to allow the project to proceed immediately to the next step. Funding is not currently available, but the response below reflects a best-case scenario for illustrative purposes. City Staff and the applicant are working to identify and secure project funding, including identifying resources from potential private and federal sources. The project timeline also depends on the developer's success in applying for competitive low-income housing tax credits, which are offered annually.

The applicant expects to start construction on the new buildings and parking garage in 2024, with construction completing in 2027. Once the new buildings are complete, the applicant will relocate residents of the existing building to the new buildings and will start the renovation of the existing building. Due to the phasing of the project, the applicant also anticipates completing the renovation in 2027.

The applicant anticipates that demolition of structures within the footprint of the new buildings would take approximately one month. Pile driving for the garage and footings of the new buildings would also take approximately one month. Exaction would take approximately six months. Interior construction would take about 18 months and interior work and final sitework would take about 10 months. If approved, during the required pre-construction meeting, the applicant will provide more details and precise timing for the construction schedule.

28. What is the role of a geotechnical engineer? *

If approved, the applicant will be required to submit a geotechnical investigations report prior to permit issuance. That report is required to be prepared by a registered design professional. The geotechnical engineer will work with the applicant's architects and other civil engineers to finalize the construction documents and methods for foundation types, design criteria, installation procedures, and suitability. During the Final Site Plan process, Building Permit review and the duration of construction the City Staff will review the means and methods identified in the geotechnical report. These reviews will be used to verify that the methods are safe and appropriate for the site, mandating changes if and when warranted.

29. If the City Council approves the project, what happens next? *

City and/or other gap funding must be identified and secured prior to the project

proceeding.

If approved by the City Council, the applicant will need to prepare a Final Site Plan submission. The submission would include additional materials and engineering details required by the conditions of approval. Typically, the Final Site Plan process involves more than one submission, with City Staff reviewing the materials, providing comments, and, ultimately, approving and signing the plans once the submission has satisfied all of the relevant conditions of approval.

Once Staff have approved the Final Site Plan, the applicant applies for building permits. The Department of Code Administration coordinates the building permit review and once approved, supervises construction with other City Departments (e.g., Housing, Recreation Parks & Cultural Activities, Planning & Zoning, and Transportation & Environmental Services) to ensure that the construction occurs per the approved Final Site Plan.

Prior to construction starting, the applicant team would need to hold a pre-construction meeting with neighbors and City Staff to provide contact information for the on-site community liaison, detail the construction schedule, and discuss any temporary construction impacts (e.g., noise, parking, and construction within the right-of-way). Once construction finishes, the applicant would apply for Certificates of Occupancy to allow residents to move into the buildings. Before issuing the Certificates of Occupancy, City Staff will confirm that the project has adhered to the approved plans and that the applicant has satisfied relevant conditions. After issuing the Certificates of Occupancy, City Staff will continue to inspect and visit the site to ensure that the project meets the conditions of approval (e.g., landscaping).

*** Question added for the 2.7.22 edition of this memorandum**