

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: FEBRUARY 11, 2022

TO: MAYOR WILSON AND MEMBERS OF CITY COUNCIL

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

SUBJECT: DOCKET ITEM #15 – LANDMARK OVERLOOK  
APPLICANT LETTER / STAFF RESPONSE

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Staff has received the applicant's February 10<sup>th</sup> letter to City Council offering 15 on-site affordable units at the multifamily buildings on Landbays C and D of the Landmark Overlook project. Commensurate with that new offer, the applicant has also included several changes to the condition language in the published staff report for the two Development Special Use Permit (DSUP) requests for the project. Many of the changes concern affordable housing itself, such as removing the monetary contributions in both DSUPs in favor of the 15 on-site affordable units and specifying the level of affordability for these units. In addition, the applicant has proposed relaxing a condition regarding façade materials and removing conditions requiring public art at the project.

Staff supports the applicant's proposal for the provision of on-site affordable units given that it would help meet the City's affordable housing goals.

The revised condition regarding façade materials would continue to allow for the highest-quality materials to be incorporated on the most prominent portions of the multifamily buildings. Staff notes that every project involves a rigorous review of building materials, identification of priority facades and surfaces, and a balancing of material quality and value.

Staff also notes that the Landmark Overlook project (DSUP 2021-10013 and 2021-10014) does not meet the criteria for exemption in the City Council approved [public art policy](#):

- Places of worship and their accessory uses;
- ARHA or non-profit owned affordable housing;
- Any density granted under the affordable housing bonus provision Section 7-700 of the Zoning Ordinance;
- Projects where a social service agency is the owner and occupant of at least 50% of the proposed premises;
- Private schools and childcare centers.

If public art will be added in the future, the developer must comply with the non-financial aspects of the policy including, but not limited to, review, approvals, maintenance, and definitions.