

CDD #2021-00006 | ZTA #2022-00002 | DSUP #2021-10028 | TMP SUP #2021-00085
SNC#2022-00001
2111 & 2121 Eisenhower Avenue
Block 23 | Eisenhower East CDD #2

VI. CONTRIBUTIONS

120. Pursuant to the Eisenhower East Small Area Plan, a contribution is required to the Eisenhower East Implementation Fund. Per the 2020 formula adopted by the City Council, the contribution amount is:
 - a. \$5.46 (2022\$) per net square foot of residential development above the base development as defined in the Small Area Plan, excluding square footage achieved through § 7-700 of the Zoning Ordinance.
 - b. Contribution rates are subject to an annual escalation clause equivalent to the CPIU for the Washington Metro area. Contribution rates will be recalculated January of each year. The final contribution amount shall be calculated and verified by the Neighborhood Planning and Community Development Division of the Department of Planning and Zoning at the time of Certificate of Occupancy. Payments shall be made proportionally prior to the release of the first certificate of occupancy for each phase. (P&Z) ***
121. Contribute \$60,000 to the City prior to Final Site Plan release for a Capital Bikeshare station and bicycles or system operations. (P&Z) (T&ES) *
122. Contribute \$667,934 for Phase #1 and \$831,252 for Phase #2 to the City's Housing Trust Fund. Housing contribution payments may be prorated consistent with published Affordable Housing Contribution Procedures. ***

VII. HOUSING

123. Provide twenty (20) and twenty-four (24) affordable set-aside rental units in the Phase #1 and Phase #2 respectively, as indicated in Table 1, or a proportional mix of units to be determined at the time of Final Site Plan to the satisfaction of the Director of Housing.

Table #1

Unit Type	Phase #1	Phase #2
Studio	2	3
One Bedroom	11	13
One Bedroom and Den	1	1
Two Bedroom	5	6

12
5-14-22

From: Puskar, M. Catharine
Sent: Thursday, April 28, 2022 7:31 AM
To: 'Jeffrey Farner' <Jeffrey.Farner@alexandriava.gov>
Subject: Block 23 developer contribution

Jeff,

See the chart below for the developer contribution rate, updated to reflect the estimate of \$5.46 in 2022 dollars. Let me know if you have any questions.

Developer Contribution Rate	
New residential development (proposed Residential Floor Area of 669,634 SF - 303,382 SF)	366,252.00
Rate (Approx. \$5.46/SF of new residential development)	\$5.00 per net new square foot of additional residential development, adjusted for inflation using the CPI-U index for the Washington metro area.
Total Contribution	1,999,735.92
East Tower (Phase 1) Percent Development	45.55%
East Tower (Phase 1) Percent Contribution	910,879.71
West Tower (Phase 2) Percent Development	54.45%
West Tower (Phase 2) Percent Contribution	1,088,856.21

12
5-14-22

Gloria Sitton

From: Karl Moritz
Sent: Saturday, May 14, 2022 12:39 PM
To: City Council; Jim Parajon; Joanna Anderson; Gloria Sitton;
cpuskar@arl.thelandlawyers.com
Subject: New condition 120

Condition: Pursuant to the Eisenhower East Small Area Plan, a contribution is required to the Eisenhower East Implementation Fund. ~~Per the 2020 formula adopted by the City Council, the contribution amount is:~~

- a. ~~\$5.46 (2022\$) per net square foot of residential development above the base development as defined in the Small Area Plan, excluding square footage achieved through § 7-700 of the Zoning Ordinance. Contribute \$910,879.71 for Phase #1, and \$1,088,856.21 for Phase #2;~~
- b. Contribution rates are subject to an annual escalation clause equivalent to the CPIU for the Washington Metro area. Contribution rates will be recalculated January of each year. The final contribution amount shall be calculated and verified by the Neighborhood Planning and Community Development Division of the Department of Planning and Zoning at the time of Certificate of Occupancy. Payments shall be made proportionally prior to the release of the first certificate of occupancy for each phase.

Rationale: The Council determines that this contribution reflects the incremental impact of this development from what was contemplated in the small area plan's contribution analysis.

Karl W. Moritz
he/him/his
Planning Director
City of Alexandria, Virginia
Office: 703-746-3804
Cell: 571-329-3052

SPEAKER'S FORM
DOCKET ITEM NO. 912

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: M. Catharine Puskas
2. ADDRESS: 2200 Clarendon Blvd Ste 1300 Arl, VA 22201
- TELEPHONE NO. 703-528-4700 E-MAIL ADDRESS: cpuskas@thelawlawyers.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? midAtlantic Realty Partners
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: X AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES X NO _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.


CITY OF ALEXANDRIA, VIRGINIA

Guidelines for Honest Civic Discourse for those Participating in Meetings in the Council Chamber

Members of the Alexandria community, its elected officials and City staff place a high value on constructive and thoughtful debate on public issues. To this end, all who participate in meetings in the Chamber, including public officials, staff and members of the community, are expected to observe the following guidelines.

1. Treat Everyone with Respect and Courtesy
2. Do Your Homework – Be Prepared and Be Familiar with the Docket
3. Express Your Ideas and Opinions in an Open and Helpful Manner
4. Be Respectful of Others' Time by Being Clear and Concise in Your Comments and/or Questions
5. Demonstrate Honesty and Integrity in Your Comments and Actions
6. Focus on the Issues Before the Decision Making Body – Avoid Personalizing Issues
7. Listen and Let Others Express their Ideas and Opinions
8. If a Decision is Made with which You Do Not Concur, Agree to Disagree and/or Use Appropriate Means of Civil and Civic Recourse, and Move On

Adopted by the Alexandria City Council on October 12, 2004.



William D. Euille, Mayor