



DEPARTMENT OF PLANNING AND ZONING

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To: Planning Commission

From: Karl Moritz, Planning Director

Date: February 2, 2016

Re: Docket Item #3 Zoning clarification for 2901 Eisenhower Avenue, and clarification of the Affordable Housing section of the staff report.

Zoning Clarification:

A question came up from some Commissioners regarding how the CDD Concept Plan proposed in this case can cover a portion of the site rather than the entire CDD as required by Section 5-603(A)(1) of the Zoning Ordinance. The following information is provided to clarify this issue.

Section 5-607 of the Zoning Ordinance provides a process for applications for CDD Concept Plans to proceed for only a portion of the CDD if there has been an attempt to coordinate all of the properties without success. When, as is the case here, a property that was in common ownership and control in 1992 becomes not in common ownership and control by an involuntary transfer, then the applicant may apply for a CDD Concept Plan for the portion of the property under their control if they provide written proof to the director that the remaining properties within the CDD are not willing to coordinate pursuant to Section 5-607(A).

Below is a summary of the history of the property, and that also demonstrates that a portion of this CDD was involuntarily transferred to VDOT in 1998 for use as a staging area for the construction of the Woodrow Wilson Bridge. Thus, the applicant can proceed with a portion of the property in the CDD because they have provided proof to the Director that they have attempted to coordinate but have not been able to.

CDD #3 consists of approximately 31 acres and was established by the 1992 Master Plan. The 2901 Eisenhower Avenue property is one of three properties located within CDD #3. All of the other property in the CDD, except for the DMV, has been developed pursuant to the underlying OC zoning regulations. Since the majority of the CDD was developed pursuant to the underlying CO zone, no CDD Concept Plan was ever approved for the entire district. Thus, applicant for the proposed development has submitted a CDD Concept Plan for the subject property with no objection from the other property owners in the CDD.

- **June 13, 1992** - 1992 Master Plan adopted (en bloc), which established Cameron Center CDD (CDD #3).

- **King Street/Eisenhower Avenue Metro Station SAP** - CDD #3, or Cameron Center CDD, is indicated as two different “Major Vacant and Developable Sites” in the SAP (Map 5): Lehigh/Portland and Alexandria Research Center.

The ~31 acres of land in the CDD was vacant at the time of the SAP approval.
- **March 20, 1993** – MPA92-0014 amended the Cameron Center CDD (CDD #3) in response to a project that had been proposed for the site, referred to as “The Foundry” project to allow for higher heights with a CDD SUP.

“200 feet with a maximum average of 150 feet” to “200 feet with a variety of building heights, or, if the use is predominately residential, 225 feet with a variety of building heights.”

Planning Commission added the language that only allowed the additional height in the case of residential projects.
- **May 4, 1993** – Approval of TA93-010, VAC93-002, CDD Application #93-1, SUP#2663 for the Foundry Project, which was ultimately never constructed.

The Foundry Project was for a 7.281 acre portion on the eastern side of CDD #3 (now occupied by the Cameron Court apartment complex) and contained 1,017,400 gross square feet of space consisting of up to 938 multi-family residential units, including a building providing assisted life care for the elderly, a 100-seat restaurant, 27,250 square feet of retail space and 9,250 square feet of office space.

The Text Amendment made the changes to the zoning correspond with the changes made to the SAP in March 1993.

The Vacation was for a portion of the eastern edge of the CDD along Mill Road to be vacated to accommodate the Foundry project design.

The CDD Application and SUP were for the project as described above.

Letter included in the application showing that Applicant tried to coordinate with other property owners in the CDD and that a joint application was not forthcoming.
- **June 18, 1994** – MPA94-0007 amended the SAP to increase the height permitted for development without a CDD SUP from 77’ to 100’.
- **~1995-1996** – The DMV site was acquired by the Commonwealth and the building was constructed. There is no site plan available in the City’s records for the project as state projects are exempt from the City’s site plan process.
- **June 4, 1996** - SIT#96-016 was approved to construct a 458-unit apartment complex with a clubhouse and pool on 15.94 acres on the Foundry site and a portion of the “Lehigh” site, as a by-right project in conformance with the underlying OC zoning. This project was constructed by Avalon Bay in 1998. This project is now known as Cameron Court apartments.

- **August 28, 1998** – VDOT acquired the Property by quitclaim deed in lieu of condemnation for use as a staging area in conjunction with the Woodrow Wilson Bridge project.
- **February 2, 2015** – VDOT sold the Property to the Applicant after offering a right of first refusal to the prior owner in compliance with Virginia Code Section 33.1 (now Section 33.2-1005) regarding the acquisition of real property that may be needed for transportation projects.

Affordable Housing Contribution:

Regarding the Housing section of the staff report, there is a discrepancy between the report and the conditions that needs to be clarified. The report says that the voluntary contribution amount to be provided to the Housing Trust Fund is \$211,854. This amount is not correct and the staff report will be corrected prior to the City Council hearing. The correct amount as described in Condition 32 of the Recommendation Section is a total voluntary contribution of \$2,201,384 to the Housing Trust Fund.