

City of Alexandria, Virginia

MEMORANDUM

DATE: April 5, 2017

TO: CHAIRWOMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, PLANNING AND ZONING

SUBJECT: RECOMMENDED CHANGES TO CONDITIONS 9, 49, and 50 FOR
DSUP#2016-00012 EISENHOWER EAST BLOCKS 11 & 12 EXTENSION

Subsequent to the completion of the staff report and mailing to the Planning Commission, City staff concluded that additional revisions to the below conditions were needed for the proposal.

Conditions - Section B: OPEN SPACE/LANDSCAPING

Discussion: Staff recognized that the timing of the proposed additional language would conflict with the timing for construction of the bus loop, which must be completed prior to construction of the Eisenhower Station Square plaza. Therefore, Staff is recommending retaining the original language in this condition.

9. Per Condition 27 of CDD#2005-0002, the applicant must plan and construct Eisenhower Station Square ~~prior to the release of the final site plan~~. In lieu of actually constructing the portion of the open space anticipated in this CDD Condition, the application shall contribute a maximum of \$350,000 to the City, and the City and the applicant shall mutually reconcile the actual construction costs after the completion of construction. (PC)

Conditions - Section G: HOUSING

Discussion: Staff and the developer have agreed to preserve as much flexibility as possible with regard to how the developer fulfills the voluntary contribution, with the increased contribution amount for second extensions. Staff recommends revisions to Conditions 49 and 50, as follows:

49. The developer agrees to ~~shall~~ make a voluntary ~~cash~~ contribution with a value equivalent to of \$3,333,151 \$4,496,776 in either cash, or affordable set-aside units, or some combination of both, with the proportion to be mutually agreeable to the developer and the Director of the Office of Housing, in consultation with the Alexandria Housing

Affordability Advisory Committee (AHAAC) and the City Manager, by the time that the final site plan is submitted. Any cash received will be deposited into the City's Housing Trust Fund.~~in keeping with~~ This approach is consistent with the conclusions of the Developer's Housing Contribution Policy Work Group (DHCPWG) and the City of Alexandria Procedures Regarding Affordable Housing Contributions. The portion of the contribution applicable to each building shall be provided prior to the issuance of the certificate of occupancy for that building.*** (Housing)

50. In addition to any units provided as part of the developer's voluntary contribution pursuant to #49 above, Tthe developer shall provide the mix of fifty-six affordable set-aside rental units as set forth in the unit matrix submitted to the Director of Housing on April 15, 2010. The total gross floor area for the affordable set-aside units shall be equal to 1/3 of the affordable housing density bonus. The portion of the affordable units applicable to each building shall be provided as each building is occupied. (Housing) (City Council)