

From: Helen McIlvaine
Sent: Friday, April 21, 2017 4:20 PM
To: City Council
Cc: City Council Aides; Emily Baker; Tamara Jovovic; Karl Moritz; Robert Kerns; Gary Wagner
Subject: Housing Contribution for Hoffman Blocks 11 & 12

During the City Council briefings this week regarding a second extension of the DSUP for Hoffman Blocks 11 & 12 (which you will consider at tomorrow's public hearing) there were some questions regarding the voluntary housing contribution, so I am providing some additional background for your information. I will attend tomorrow's meeting and can also answer any questions you have then.

The original DSUP and related development approvals for Hoffman 11 & 12 occurred in 2010. Since the project utilized bonus density, there will be 56 onsite affordable units. In addition, based on the proposed amount of square footage, the developer agreed to provide a voluntary housing contribution of \$3,33,151 to the Housing Trust Fund. The rates used to calculate the contribution for Hoffman 11 & 12 in 2010 were established by a 2005 developer work group. When Hoffman 11 & 12 came in for a first extension in 2013, the 2005 rates were still in effect, so the only change made to the 2010 housing conditions was a mutually-acceptable extension of the affordability term for the onsite affordable units (from 30 to 40 years).

Two subsequent changes to City housing policy have impacted the conditions related to the second extension:

- (1) Pursuant to the Housing Master Plan, in 2013 a successor developer work group revised the 2005 housing contribution rates to be annually adjusted per the CPI for Housing. The chart below shows how the calculation for various portions of the project have changed based on the annual CPI adjustment.

	2005 (and 2009)	2016	increase
Non-res	\$1.50	\$1.92	~28%
Tier 1 For Sale	\$2.00	\$2.56	n/a
Tier 1 Rental	\$1.50	\$2.56	~71%
Tier 2	\$4.00	\$5.13	~28%

Note: At the time the housing contribution rates were formalized in 2005, by-right rental projects were given a "discount" due to weaker market conditions/profit margins in the rental sector. In 2015, the by-right rental housing contribution rate was aligned with the rate for by-right for-sale projects to reflect the change in profitability of the rental market.

- (2) In consultation with NAIOP and the development community, in early 2016 the City's housing contribution policy was revised to allow housing contributions to be updated per the current rates in effect at the time of second extension requests (it is noted that, since monetary housing contributions are voluntary, so it is possible for a developer to choose not to make a contribution at all). Housing contribution amounts remain static during a first extension, unless substantial DSUP changes are proposed.

Using the 2016 rates, the voluntary housing contribution amount for Hoffman 11 & 12 increased to \$4,496,776. The developer has agreed to provide the value of the increase in the contribution amount (~\$1.16M) as part of its second extension, but has requested flexibility to fulfill this portion of the contribution with dollars and/or units (in addition to the 56 affordable units being provided due to bonus density). Housing is amenable to allowing this flexibility and

5
4-22-17

Jackie Henderson

From: Nancy Williams
Sent: Friday, April 21, 2017 10:56 AM
To: Jackie Henderson
Cc: Karl Moritz; Kristen Walentisch; Kim Dobbin; Dori Martin; Robert Kerns; Gary Wagner; Stephanie Free
Subject: 4/22 Public Hearing - 16-6417 After Item for Docket Item #5 (Eisenhower Hoffman Blocks 11 & 12)
Attachments: 4.22 Docket Item #5 - Eisenhower Blocks 11 & 12 P&Z Memo to CC.pdf
Importance: High

Jackie,

Attached is an April 21 P&Z Director memo to the Mayor and City Council related to Docket Item #5, Development Special Use Permit #2016-0012, 2360 Eisenhower Avenue & 2300 Dock Lane - Hoffman Blocks 11 & 12 for tomorrow's City Council Public Hearing, April 22, 2017. Can you please include it with Docket Item #5 16-6417.

Thank you and please let me know if you have any questions and please also let me know if there is anything else you need of me to include this.

Nancy
Nancy J. Williams
Assistant Director
Department of Planning and Zoning
301 King Street, Room 2100
Alexandria, VA 22314
703.746.3858 – Phone I 703.838.6393 – Fax
Nancy.williams@alexandriava.gov



DEPARTMENT OF PLANNING AND ZONING

301 King Street

Room 2100

Alexandria, VA 22314

www.alexandriava.gov

Phone (703) 746-4666

Fax (703) 838-6393

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: KARL W. MORITZ, DIRECTOR *Karl W. Moritz*

RE: DOCKET ITEM #5, DEVELOPMENT SPECIAL USE PERMIT
#2016-0012 EISENHOWER EAST BLOCKS 11 AND 12 EXTENSION

DATE: April 21, 2017

At its April 6, 2017 Public Hearing, the Planning Commission heard and approved Development Special Use Permit #2016-0012, Eisenhower East Blocks 11 and 12 Extension, which is on the April 22, 2017 City Council docket as Docket Item #5. The purpose of this memorandum is to reflect all changes covered in the Planning Commission's motion for this item, including those changes requested pursuant to an April 5th Memorandum to the Planning Commission from the Planning and Zoning Department (P&Z) Director. Those specific changes are italicized below and will be included in the Staff Memorandum as updated.

PLANNING COMMISSION ACTION, APRIL 06, 2017: On a motion by Commissioner Brown, seconded by Vice Chair Macek, the Planning Commission voted to **recommend approval** of DSUP2016-00012 as amended by the *April 5, 2017 Memorandum to the Planning Commission from the P&Z Director for Conditions #9, #49 and #50*, with revisions to Conditions #60.C and #64, and subject to compliance with all applicable codes, ordinances, and other staff recommendations. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis *and the Memorandum for Conditions #9, #49 and #50*, and recommended a minor condition change to eliminate the name of the person who currently serves as the Landlord-Tenant Relations Division Chief at the Office of Housing (#60.C), and to clarify that the parking meters will be multi-space meters (#64).

Cc: City Manager Mark B. Jinks
Deputy City Manager Emily Baker
Joanna Anderson, Deputy City Attorney
Dori Martin, Assistant City Attorney
Robert Kerns, Chief of Development, P&Z
Gary Wagner, Principal Planner, P&Z
Stephanie Free, Urban Planner, P&Z

SPEAKER'S FORM

DOCKET ITEM NO. 5

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: Kenneth W.ire
2. ADDRESS: 1750 Tysons Blvd, Suite 1800, Tysons
 TELEPHONE NO. 703-712-5302 E-MAIL ADDRESS: kwire@mcgorrewoodson.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Applicant
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.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

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