


# City of Alexandria, Virginia

## MEMORANDUM

DATE: JUNE 1, 2018

TO: CHAIRWOMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR  
DEPARTMENT OF PLANNING AND ZONING 

SUBJECT: RECOMMENDED CHANGES FOR DSUP #2018-0004  
PARK CENTER AMENDMENT

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### ISSUES & RECOMMENDATIONS:

#### *Unit Count*

The applicant team for DSUP#2018-0004 Park Center Amendment has requested flexibility of the total number of residential units within the office-to-residential conversion. As proposed, the unit count is 393, with 192 units anticipated in 3101 Park Center building and 201 units anticipated in the 4401 Ford Avenue building. As the applicant has continued to study the conversion, they would like to increase the total number of potential units from 393 to 435.

The project is currently constructed and has 1,405 available parking spaces, with 832 spaces required for the existing office and proposed residential conversions. Staff supports the requested flexibility in unit counts and recommends the addition of the following condition:

15 f. **CONDITION ADDED BY PLANNING COMMISSION** Unit Count: Total residential unit count between the two building conversions will be limited to 435 units. With each final site plan, the applicant will provide a proposed unit layout and associated parking plan. Adjustments to residential unit count shall comply with the conditions below and current City policies at the time of the conversion.

#### *Approval Horizon*

The 3101 Park Center building is currently occupied, and the move-out date for the tenant is not finalized. To facilitate conversion of both buildings, the applicant has requested that the usual 36-month approval period be extended to 60 months. Staff is supportive of this request and has included this language in Condition 51. However, the cover sheet of the staff report reflects the

36-month approval and should be amended to note a DSUP expiration date of June 23, 2023 (five years).

**STAFF:**

Karl Moritz, Director, Planning & Zoning

Robert Kerns, AICP, Development Division Chief, Planning & Zoning

Maya Contreras, Principal Planner, Planning & Zoning