

**From:** Ann Herlin via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Friday, October 13, 2017 9:37 AM  
**To:** City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #131232: Mayor, Vice Mayor, City Council On July 25, 2017, several City Council m

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 131232.

**Request Details:**

This is a "public" request. Information may be provided to anyone who requests it.

- Name: Ann Herlin
- Approximate Address: No Address Specified
- Phone Number: 703-888-0027
- Email: aherlin@opmh.org
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: On July 25, 2017, several City Council members stood before 200 plus residents gathered at St Joseph's Catholic Church, and stated that affordable housing was an important issue for them and for our council. They were fully committed to doing everything they could... with the caveat that affordable housing deals are negotiations – the city's leverage being incentives such as permitting increased density.

At the hearing tomorrow, the Council is considering a request to increase the units permitted in the Potomac Yards plan from 36 units to 142 units – an increase of 106 units – a very dramatic increase. That is a lot of leverage. Yet, the plan calls FOR JUST NINE UNITS TO BE AFFORDABLE HOUSING. Only nine units in a new construction 142-unit metro accessible development; nine units out of an increase of 106 units being requested. WE CAN DO BETTER. I strongly advocate for re-thinking the plan to insist that more affordable housing be included in exchange for the increased density.

On another note, I did not receive the notice of the hearings, sent by certified mail, by the developers until October 7. I was not home when delivery was attempted on Saturday, October 7, and because it was certified mail, I was not able to pick it up until the Post Office was next open on Tuesday, October 10. Therefore, I did not receive notice until after the planning commission hearing was held, and just four days before the City Council hearing. The notice was postmarked Sept. 22, so the delayed delivery may not be anyone's "fault," but if the purpose is for citizens to receive notice in a timely manner, that was not achieved. I think this is particularly relevant given the concerns voiced by many neighborhood residents that they were not adequately included in the process. (And if the report is correct that HOA meetings, scheduled by the developer, are held on weekday mornings in Fairfax, that would reinforce my concern.)

- Expected Response Date: Wednesday, October 18

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect. staff interface.**

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

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WALSH COLUCCI  
LUBELEY & WALSH PC

October 13, 2017

9  
10-14-17

**Via Email Only**

Mayor Allison Silberberg  
City of Alexandria  
301 King Street, Room 2300  
Alexandria, VA 22314

**Re: Docket Item #9 – 2551 Main Line Boulevard  
Potomac Yard Landbay H/I East Multifamily (the “Application”)  
Potomac Yard Development, LLC (the “Applicant”)**

Dear Mayor Silberberg and Members of City Council:

On behalf of the Applicant, upon further consideration of concerns raised by the neighbors and discussions with members of City Council, I am writing to request the following revisions to the recommended conditions associated with the above referenced Application.

**Architectural Revisions**

Prior to the October 3, 2017 Planning Commission hearing, the Applicant revised the architecture of the proposed multifamily buildings to include a sixth floor step back on the southern wings of the proposed buildings in response to feedback from the neighbors. The proposed step back resulted in a reduction of two (2) units, a reduced building height of 58.5 feet (55 feet to the main roof with a 3.5 foot guard rail) on the southern wings of the building along Watson Street, and between 16 and 28 feet of additional step back between the edge of the buildings and the 70 foot maximum height of the sixth floor.

The Applicant is now proposing further revisions to the architecture to enhance the sixth floor step back on the southern wings of the proposed buildings and provide a more gradual transition from the townhouses to the south to the 70 foot maximum building height. The enhanced step back is depicted in the enclosed Exhibit A, dated October 13, 2017, which consists of three (3) pages (the “Exhibit”). As shown in the Exhibit, the revisions result in the reduction of an additional two units (for an updated total of 138 units), and a step back of 40 feet along the southern wings of the proposed buildings.

In order to incorporate this most recent revisions, the Applicant proposes to modify recommended Condition #10 as follows:

ATTORNEYS AT LAW

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10. The building design, including the quality of materials and final detailing, shall be consistent with the elevations dated July 10, 2017 as amended by Exhibit A dated ~~September 20, 2017~~ October 13, 2017 consisting of three pages, and all approved conditions. (P&Z) (PC) *→ MPA - has same change*

### **Affordable Housing Contribution**

In order to adjust for the loss of four units from the original proposal without losing any affordable housing units, the Applicant proposes to delete the monetary contribution to the Housing Trust Fund set forth in Condition #24. The Applicant remains committed to providing nine (9) on-site affordable units within the proposed buildings as set forth in Condition #25.

#### ~~24. Monetary Contribution Condition:~~

- ~~— The developer shall contribute \$315,000 to the Housing Trust Fund which will be available for down payment and closing cost assistance to eligible households. 60% of the contribution to the Housing Trust Fund shall be paid at the time the developer requests a certificate of occupancy for the first set-aside unit. The remaining contribution shall be paid at the time the developer requests a certificate of occupancy for the sixth set-aside unit.~~

### **Bundled Parking Spaces**

In response to the neighbors, at the Planning Commission hearing the Applicant proposed a revision to recommended Condition #28 to bundle one parking space with each unit and unbundle the remaining parking spaces. While the Planning Commission did not accept this proposed revision, the Applicant maintains its request to revise the condition as follows:

- ~~28. All residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to purchase or lease the residential unit), except for the affordable housing units. (T&ES)~~
28. One (1) parking space shall be reserved as a limited common element for each condominium unit and sold to the purchaser of said unit. The remaining parking spaces may be unbundled from the sale of the units, and purchased or leased separately by the residents if desired. (T&ES)

The proposed revisions discussed above are intended to respond to concerns expressed by the neighbors, while maintaining the economic viability of the proposed development. The Applicant remains confident that the proposed development is appropriate in height, mass, scale and density, and provides significant community benefit. As such, the Applicant requests your favorable consideration of this proposal.

If you have any questions, please do not hesitate to contact me. Thank you for your consideration.

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

*MC Puskar* By: ROB  
M. Catharine Puskar

Enclosure

cc: Karl Moritz  
Rob Kerns  
Dirk Geratz  
Nathan Randall  
Stephen Collins

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