

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 2, 2019

TO: CHAIR NATE MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

SUBJECT: 5001 EISENHOWER AVENUE: PROFFERS

ISSUE: Following the publication of the docket for the May 7, 2019 public hearing, it was noticed that a previous version of the submitted proffers by the applicant for the rezoning were included in the staff report for docket items #8 and #9. Staff wishes to provide you with the most up to date proffers that were signed by the applicant on May 1, 2019.

ATTACHMENTS:

1. Signed Proffer Statement: Dated May 1, 2019

STAFF:

Maya Contreras, Principal Planner
Radhika Mohan, Principal Planner
Chrishaun Smith, Urban Planner

Proffered Conditions
5001 Eisenhower Avenue
Rezoning #2019-0001

May 1, 2019

Pursuant to Section 11-804 of the City of Alexandria Zoning Ordinance, 5001 Eisenhower Office Owner, LLC (the "Applicant") and Eisenhower Real Estate Holdings LLC (the "Owner") hereby proffer, as the contract purchaser and the current owner, respectively, of the land identified by the City of Alexandria with Real Estate Tax Assessment Number 068.04-01-20 for themselves and their successors and assigns, that development shall be in accordance with the following conditions (the "Proffers") if, and only if, Rezoning #2019-0001 as proposed by the Applicant is approved by the Alexandria City Council. This proffered rezoning applies solely to the portion of the property consisting of 6.90 acres, as shown on the attached subdivision plan as "Proposed Lot 501" and is generally described as the eastern portion of the property (the "Property").

1. Transition in Height: Development of the Property will incorporate a transition in building height with the greatest building heights located closest to the Metro Station.
2. Open Space and Community Feature:
 - a. Development will include a publicly-accessible open space, green path, green way or similar feature for place-making and community gathering.
 - b. If the Applicant is unable to provide the amount of on-site open space recommended by the Eisenhower West Small Area Plan, the Applicant shall:
 - i. Improve an area equal to the unachieved on-site open space in Backlick Run and/or adjacent RPA; or
 - ii. the Applicant shall provide a cash contribution of \$8 per square foot of open space area that is unable to be provided on-site.
3. Orientation: Any residential development of the Property fronting Eisenhower Avenue will include primary pedestrian building entrances facing Eisenhower Avenue. Any retail development of the Property will include retail entrance(s) which primarily face Eisenhower Avenue. Vehicular access for buildings shall be from an interior street or alley.
4. Parallel Road Reservation: Development of the Property will include a 45-foot wide right-of-way reservation along the northern property boundary paralleling Eisenhower Avenue for future City construction (or by others) of a pedestrian, bicycle and/or vehicular roadway connection or trail.
5. Underground Utilities: The Applicant shall install an underground electrical duct bank and/or conduit along the Eisenhower Avenue frontage of the Property subject to these proffers.
6. Affordable Housing Policy: Development will provide an affordable housing contribution to the City of Alexandria Housing Trust Fund. The affordable housing contribution of the development will be based on the City of Alexandria voluntary developer contribution for

Tier 1 by right residential development at the rate of \$2.99 per gross square foot of residential development on the Property up to a 1.5 FAR.

APPLICANT

5001 EISENHOWER OFFICE OWNER, LLC

a Delaware limited liability company

By: 

Name: Douglas M. Firstenberg

Title: Authorized Signatory

OWNER

EISENHOWER REAL ESTATE HOLDINGS LLC

a Delaware limited liability company

By: _____

Name: _____

Title: _____

Tier 1 by right residential development at the rate of \$2.99 per gross square foot of residential development on the Property up to a 1.5 FAR.

APPLICANT

5001 EISENHOWER OFFICE OWNER, LLC

a Delaware limited liability company

By: _____

Name: _____

Title: _____

OWNER

EISENHOWER REAL ESTATE HOLDINGS LLC

a Delaware limited liability company

By: Matthew Meyers

Name: MATTHEW MEYERS

Title: VICE PRESIDENT