

[EXTERNAL]Cameron Station Civic Assn. Letter in Support of Tri Pointe Homes

Sasha Impastato <aimpastato54@gmail.com>

Fri 2/26/2021 2:11 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Mary Catherine Gibbs <mcgibbs@wiregill.com>; Robert Kerns <robert.kerns@alexandriava.gov>; Maya Contreras <Maya.Contreras@alexandriava.gov>; Gloria Sitton <Gloria.Sitton@alexandriava.gov>

 1 attachments (86 KB)

Cameron Station Civic Assn. Letter Supporting Tri Pointe Homes 2-26-21 PDF.pdf;

Dear Members of the Planning Commission:

**Re: Support For Tri Pointe Homes DSUP and TMP (March 2, 2021 Planning Commission Docket Item # 12)**

Please see the attached letter from the Cameron Station Civic Association in support of the application by Tri Pointe Homes DC for a Development Special Use Permit and Transportation Management Plan Special Use Permit relating to 4901 Eisenhower Avenue. This matter is item 12 on the docket for the Planning Commission public hearing on March 2.

If you have any questions concerning this matter, please feel free to contact me.

Sincerely,

Arthur "Sash" Impastato  
President  
Cameron Station Civic Association

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**Cameron Station Civic Association**  
200 Cameron Station Blvd.  
Alexandria, VA 22304

February 26, 2021

**Via Email**

Members of the Planning Commission  
City Hall  
301 King Street  
Alexandria, Virginia 22314

**Re: Support For Tri Pointe Homes DSUP and TMP (Docket Item # 12)**

Dear Members of the Planning Commission:

The Cameron Station Civic Association (“CSCA Board”) requests that the Planning Commission approve the request by Tri Pointe Homes DC (the “Applicant”) for a Development Special Use Permit (“DSUP”) and Transportation Management Plan Special Use Permit (“TMP”) relating to 4901 Eisenhower Avenue (the “Property”) subject to meeting all applicable codes, ordinances, and the recommended conditions included in the City Staff Report (as suggested be amended by the CSCA).

We believe that the Applicant’s proposal for the Property is consistent with the provisions and intent of the Eisenhower West Small Area Plan (“EWSAP”). This project will be an important project in terms of catalyzing further development along Eisenhower Avenue as envisioned under the EWSAP.

We are pleased to see that the proposal includes an open space network through the Property since one of the objectives of the EWSAP is to enhance existing open space and create an open space network in new developments. We are also pleased to see that the Applicant will be providing a contribution of \$8 per square foot of open space area that it is unable to be provided on-site. As noted in the Staff Report, the current proposal is deficient in the total open space required to be provided by approximately 11,300 square feet or 4.3% of the site size.

We would recommend that the Planning Commission modify Staff Recommendation F. 108 so that it comport with the intent of the requirements in the EWSAP for such contributions. The Staff Report notes that the “applicant needs to provide a contribution or improve an equal area within Backlick Run or the adjacent RPA.” However, Staff Recommendation F. 108 states that such “voluntary contribution will be allocated toward infrastructure or programmatic improvements at Armistead Boothe Park, Backlick Run, or for open space improvements within the Small Area Plan.” This sentence should be changed to comport to the intent in the EWSAP

by stating that the “voluntary contribution will be allocated toward Backlick Run or the adjacent RPA.”

If there are any questions concerning these comments, please contact the undersigned at [aimpastato54@gmail.com](mailto:aimpastato54@gmail.com), or by phone at (703) 567-5075.

Sincerely,

/s/

Arthur A. Impastato  
President  
Cameron Station Civic Association

Cc: Robert Kerns  
Maya Contreras  
Mary Catherine Gibbs

[EXTERNAL]Docket item #12, 4901 Eisenhower, Tri Pointe, open space proffer.

Ken Notis <civ2kn@gmail.com>

Mon 3/1/2021 6:06 PM

To: PlanComm <PlanComm@alexandriava.gov>

Alexandria BPAC supports a proffer in lieu of open space, and especially wants that money to be used for walking and biking improvements in the area covered by the Small Area plan, or in the general area of the development, such as the Backlick Run Trail.

In furtherance of that, we suggest modifying the language as follows to clarify that it includes the trail:

Pursuant to the conditions of the proffered rezoning, the applicant needs to provide a contribution or improve an equal area within Backlick Run or the adjacent RPA. Staff has included a condition that a contribution be allocated toward infrastructure or programmatic improvements at Armistead Boothe Park, Backlick Run (*including extension of the Backlick Run Trail west to Van Dorn Street and to Fairfax County*), or for open space improvements within the Small Area Plan. The contribution may also go towards renovating the nearby Hensley Park (0.6 miles), which is subject to a separate approval before the Council (DSP#2020-00027). The Hensley Park project involves upgrading the 12 DSUP# 2020-10035 Tri Pointe Homes lighting, restoring the two natural turf diamond fields, converting the rectangular field to turf, and improving site circulation and ADA access."

And

"Pursuant to the proffered conditions of Rezoning #2019-0001, applicant shall provide a voluntary contribution of \$8 per square foot for the 4.3% (SQ feet) of open space not being contributed. The voluntary contribution will be allocated toward infrastructure or programmatic improvements at Armistead Boothe Park, Backlick Run (*including extension of the Backlick Run Trail west to Van Dorn Street and to Fairfax County*), or for open space improvements within the Small Area Plan. The contribution shall be provided to the City and deposited into a designated account prior to release of the final site plan. (P&Z) (RP&CA) \* 109".

Thank you,  
Ken Notis  
Infrastructure Chair  
Alexandria Bicycle Pedestrian Advisory Committee

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# EISENHOWER PARTNERSHIP

March 2, 2021

Nate Macek, Chairman  
Members of the Planning Commission

RE: Docket Item 12: Development Special Use Permit (DSUP) #2020-10035

Dear Chairman Macek and Members of the Planning Commission,

The Eisenhower Partnership fully supports the DSUP petition by Tri Pointe Homes for 4901 Eisenhower Avenue. It adds a vibrant neighborhood of 139 new homes to the Eisenhower Valley and removes a parking lot that has sat vacant since 2003.

Stonebridge also continues to market the 5001 Eisenhower office building to federal tenants and it is more likely to lease with new amenities nearby. These steps will begin to make the Eisenhower West Small Area Plan (EWSAP) a reality.

Alexandria City staff reports that Tri Pointe Homes proactively worked with the City to conform to regulations. We concur with City Staff that the new development will:

- Bring new residents to the area, increasing demand for future commercial enterprises,
- Boost a growing multimodal network with a bikeshare station near Van Dorn Metro,
- Create publicly accessible open space for the community,
- Foster a sense of place with a public art contribution, and
- Begin the street network recommended in the EWSAP.

Approval of this DSUP is a strategic, tangible step to build Alexandria's vision for this area by making it more aesthetically and commercially attractive to residents and businesses.

Sincerely,



Daniel J. Beason

Executive Director  
The Eisenhower Partnership

Cc: Eisenhower Partnership Board of Directors  
Mayor and Members of City Council



# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** MARCH 2, 2021

**TO:** CHAIR MACEK AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** KARL MORITZ, DIRECTOR; DEPARTMENT OF PLANNING & ZONING

**SUBJECT:** DSUP #2020-10035 / TRI POINTE HOMES

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### **ISSUE:**

The City's Public Art Policy requires development projects requesting DSUP approval to provide new art and encourage the growth of public art in the community. Project proponents may provide on-site public or a monetary contribution assessed at \$0.30 per gross square foot with a per building cap of \$75,000. As recommended by Staff, the applicant for DSUP #2020-10035 has agreed to provide a monetary contribution. Staff recommends that townhouse projects use this option because Condominium Associations often do not have the same expertise or resources to maintain a public art installation as a larger multi-family or commercial property manager. Based on the \$0.30 per gross square foot contribution, the Staff Report states that one of the community benefits of this project is a public art contribution of approximately \$122,600. This amount exceeds the \$75,000 cap and the proponent has asked the Planning Commission to reconsider this amount.

### **STAFF RECOMMENDATION:**

Although the Public Art Policy limits the monetary contribution for individual buildings to \$75,000, the policy does not consider townhouse developments. These types of developments differ greatly from other projects that need DSUP approval, because individual buildings could be the specific unit in the row or the entire row itself. Applying the "per building" cap to individual rows of townhouses could lead to unintended consequences. For example, a site plan showing fewer units in a row could lead to a much higher public art contribution as each row may not exceed the \$75,000 cap. In contrast, a plan with more units per row—but the same total number of units across the site—could have a lower public art contribution as individual rows hit the cap. As a result, assessing the full \$0.30 per gross square foot contribution across the entire site may be unreasonable and could lead to site designs designed to avoid this cost. Since the proposed condition (#113) does not specify the amount, Staff recommends interpreting the entire project site as one building thereby setting the monetary contribution at the cap of \$75,000.

### **STAFF:**

Karl Moritz, Director, Planning & Zoning  
Robert M. Kerns, AICP, Chief of Development  
Maya Contreras, Principal Planner  
William Cook, Urban Planner  
Jared Alves, Urban Planner

**[EXTERNAL]Development SUP #2020-10035; and TMP SUP #2020-00075 Comment**

BJ Scott <bjscott1036@gmail.com>

Tue 3/2/2021 2:45 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Gloria Sitton <Gloria.Sitton@alexandriava.gov>

Greetings,

The following comment is submitted regarding the above subject SUPs:

Please include a provision requiring that all construction traffic enter and exit Eisenhower Avenue via the Eisenhower Connector to I-95 in order to mitigate already burdened traffic impacts (from NSX, Covanta, and Grubb trucks) on residents using the S. Van Dorn and Eisenhower intersection to the west and the telegraph rd and Eisenhower Ave intersection to the east.

Thank you,

Brian Scott  
1036 Harrison Cir  
(Resident/Owner)

4850 Eisenhower Ave, #425  
(Owner/Landlord)  
Alexandria, Va 22304

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Sent from my iPhone

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