

**Docket Item #8 A-D**

**TA #2007-0008**

**REZ#2007-0003**

**DSUP #2006-0005**

**TMP SUP #2007-0071**

**Hunting Creek Plaza**

**1199 S. Washington**

**St.**

**Planning Commission**

**February 5, 2008**



Docket Item #8 A-D  
Text Amendment #2007-0008 (A)  
Rezoning #2007-0003 (B)  
Development Special Use Permit  
#2006-0005 (C)  
TMP Special Use Permit #2007-0071 (D)

Planning Commission  
February 5, 2008

**REQUEST:** Consideration of (1) a text amendment to the Zoning Ordinance to increase height limitations and floor area ratio on the subject property in accordance with Section 3.43 of the Hunting Creek Area Plan; (2) a request to amend the Height District Map within the RC zone to change the height districts for the subject property; (3) a development special use permit, with site plan and modifications, to construct a multi-family residential building; (4) a request for a parking reduction; (5) a request for increased height and density in accordance with section 3.43 of the Hunting Creek Area Plan; and (6) a request for a transportation management plan.

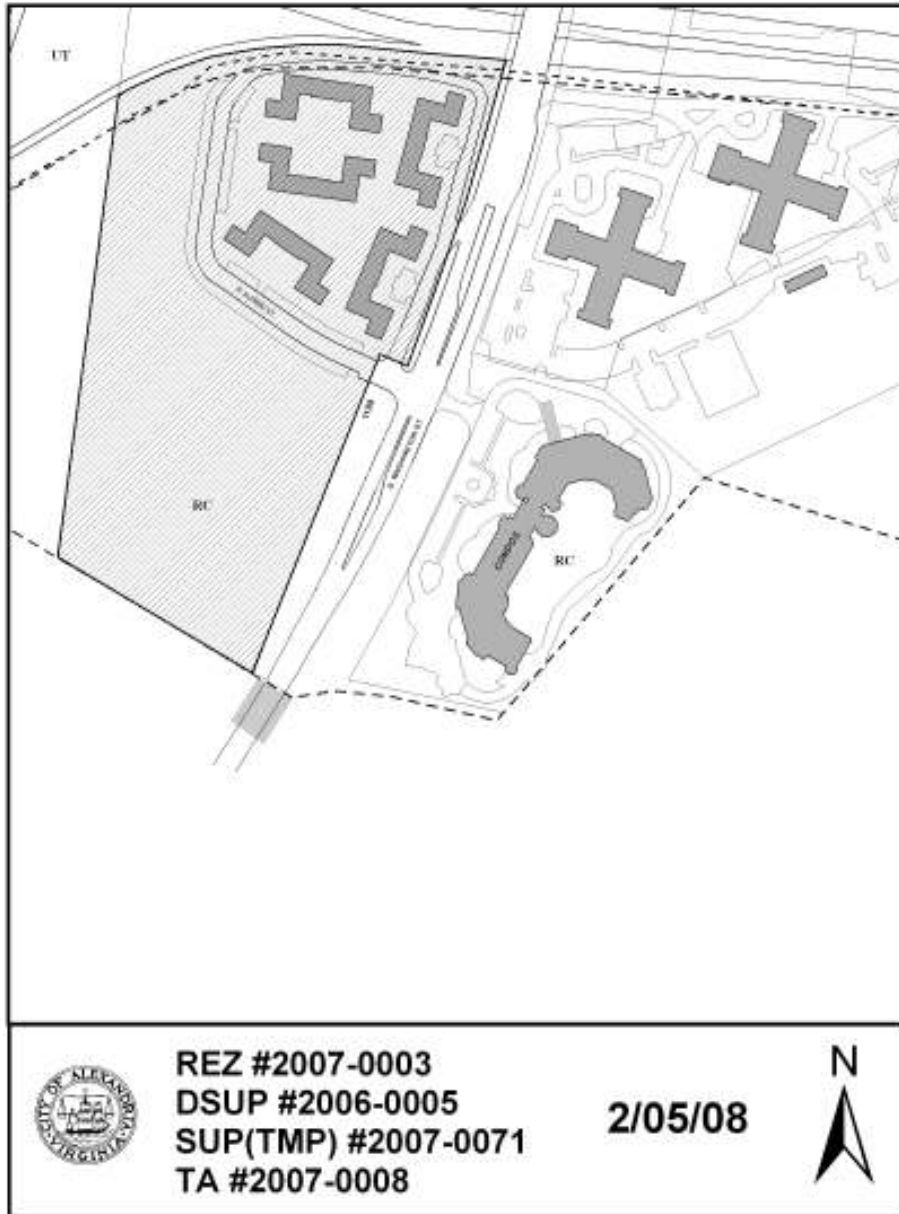
**APPLICANT:** Hunting Creek, L.C.  
by J. Howard Middleton, Attorney

**LOCATION:** 1199 South Washington Street

**ZONE:** RC / High Density Apartment

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## I. IMPACTS / BENEFITS

*Table 1*

IMPACT / BENEFIT	COMMENTS
Consistency with Hunting Creek Area Plan	<ul style="list-style-type: none"> <li>• Provision of the required 80-foot front setback on Washington Street</li> <li>• Lacks pedestrian connectivity</li> <li>• Proposal includes affordable housing component</li> </ul>
Use	<ul style="list-style-type: none"> <li>• 361 condominiums units (950 to 3,000 square feet)</li> </ul>
Affordable Housing	<ul style="list-style-type: none"> <li>• 530 units of affordable/workforce housing at neighboring Hunting Towers</li> <li>• Three below-market pricing levels for Tenants, City Workforce, and Public Workforce</li> <li>• Up to 100 units available for purchase by a non-profit entity (expected to be the Alexandria Housing Development Corporation) to operate as affordable rental housing</li> <li>• Applicant does not own Hunting Towers but is negotiating to purchase under right of first offer; has proffered \$20 million letter of credit to guarantee the purchase of Hunting Towers</li> </ul>
Open Space	<ul style="list-style-type: none"> <li>• 52% ground level open space</li> </ul>
Pedestrian	<ul style="list-style-type: none"> <li>• Insufficient pedestrian connectivity</li> <li>• Direct pedestrian access through site prohibited by fences, gates, and recreational area</li> <li>• Internal drive fails to create perception of a real neighborhood street</li> </ul>
Building Compatibility	<ul style="list-style-type: none"> <li>• Mass, scale, and general architectural expression do not comply with the Old and Historic Alexandria Design Guidelines or the Washington Street Standards and Guidelines</li> <li>• Overall lack of variety in height, scale, style, and articulation</li> <li>• Proposed buildings lack a clearly identifiable architectural style</li> <li>• Proportions are not characteristic of historic residential buildings</li> <li>• Lack of defined hierarchy in building elevations</li> <li>• Lack of articulated building tops for high-rise buildings</li> </ul>
Traffic / Transit	<ul style="list-style-type: none"> <li>• Proposed development would generate 131 morning peak hour trips, 137 evening peak hour trips, and a total of 1,585 average daily trips</li> <li>• Future modifications in signal timing are necessary at the intersections of S. Washington Street and Church Street and S. Washington Street and S. Alfred Street</li> <li>• Site is well-served by both Metrobus and Dash</li> <li>• Transportation Management Special Use Permit approval requested</li> </ul>
Parking	<ul style="list-style-type: none"> <li>• 524 spaces proposed in two levels of underground parking</li> <li>• 1.45 spaces per unit (including visitor parking)</li> <li>• Parking reduction requested</li> </ul>
Environment	<ul style="list-style-type: none"> <li>• Staff is recommending green roofs for all of the buildings</li> </ul>
Fiscal	<ul style="list-style-type: none"> <li>• Approximately \$900,000 net fiscal benefit to the City per year</li> </ul>



## II. EXECUTIVE SUMMARY

### A. *Requested Approvals*

The applicant is requesting a number of approvals and revisions to the zoning ordinance, including approvals for increase in height and density to construct 361 residential condominiums in four buildings that range in height from 50 feet to 145 feet at the southern entrance to the City on the George Washington Memorial Parkway. The request is pursuant to Section 3.4.3. of the Hunting Creek Area Plan which reads as follows:

“In order to retain affordable and workforce housing in the City, the City may consider a zoning text amendment or zone change to allow additional height and density with setbacks appropriate to the project and the site, and in conformance with the Board of Architectural Review’s Washington Street Standards and Guidelines, with SUP approval, if the project provides for extraordinary affordable housing, including but not limited to the acquisition by the City, or by a nonprofit housing corporation, of units at the project.”



Figure 1: Site Plan in Aerial



Figure 2: Photomontage View from Hunting Creek Bridge

Specifically, the applicant is requesting approval of the following:

- Zoning map amendment to increase height limits from 50 to 150 feet;
- Zoning text amendment to increase the floor area ratio to allow 25% additional floor area (110,751 square feet) in addition to the 20% density bonus (73,834 square feet) currently permitted with special use permit approval (553,756 total square feet).
- Zoning map amendment to increase the permitted height from 50 feet to 150 feet;
- Development special use permit for increased density;
- Special use permit for a parking reduction; and
- Special use permit for a transportation management plan.

## ***B. Affordable and Workforce Housing Proposal***

In exchange for these changes to the current zoning requirements, the applicant proposes the following:

- Purchase Hunting Towers from the Virginia Department of Transportation or provide a \$20 million letter of credit to guarantee this commitment.
- Post the \$20 million irrevocable letter of credit in escrow at the time the applicant receives all necessary approvals.
- The commitment to purchase the Towers and the \$20 million irrevocable letter of credit are contingent upon the sale price of the Hunting Towers property as well as the approval of the development special use permit for the Hunting Terrace site.
- Renovate and rehabilitate the Hunting Towers as discussed in more detail below.
- Provide 530 units of below-market, affordable/workforce housing, as follows:
  - Three levels of below-market pricing for Tenants in residence as of December 15, 2005, the City Workforce (including employees of the Alexandria City Public Schools and INOVA Alexandria Hospital), and the Public Workforce
  - Up to 100 units offered for sale at City Workforce prices to a non-profit entity designated by the City (staff would recommend the Alexandria Housing Development Corporation).

Hunting Towers consists of 530 units: 194 efficiencies, 166 one-bedroom units, and 70 two-bedroom units. The plan proposes to make all 530 units available as affordable and workforce housing. Units at the lower end of the tenant price range are affordable to households with incomes within the mathematical 80% of area median income,<sup>1</sup> and the upper end of the public workforce price range is affordable to households at 120% of median, the income level increasingly used to define workforce housing. While there will be no maximum income limits for current tenants who choose to purchase, other purchasers will be required to have incomes within 120% of median income, with the exception that the income limit for City Workforce purchasers will be allowed to go to 150% of median income after the first 60 days of marketing to that group. Recorded covenants will require the units to remain affordable for successive 30-year periods that re-start with each transfer of the property, and will restrict both the resale prices and the incomes of subsequent purchasers.

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<sup>1</sup> In certain high cost areas such as the Washington, DC metropolitan area, the “80 percent of median” figures provided by the U. S. Department of Housing and Urban Development (HUD) for various family sizes are capped at the national median income. The “HUD 80%” of median for this area is \$60,000 (and is used for a family of four); the mathematical 80% of median is \$75,600. For a one-person household (a more likely size at Hunting Towers), the HUD 80% of median is \$42,000 and the mathematical 80% of median is \$52,960.

These estimates of affordability do NOT include a City purchase subsidy. Unlike other recent projects involving units set aside by developers, the City is not making a commitment of \$30,000 to \$50,000 purchase subsidies to purchasers at this project, as the cost of subsidies for such a large number of units would exceed the funding likely to be available.

The purchase of up to 100 units by a City-designated non-profit entity, however, is expected to involve City subsidy. Assuming a 100-unit purchase of 90 efficiencies and 10 one-bedroom units (it is assumed that most of the larger units will be sold before units become available to the non-profit entity), using conventional financing, the estimated City subsidy needed to make all of the units affordable to households at 60% of median income is \$5 million. If all of the units were to be made affordable at 50% of median, the needed subsidy is estimated to be \$7 million.

Because it does not yet own Hunting Towers, the applicant proposes to provide a \$20 million letter of credit as a guarantee of its intent to purchase the property. The applicant has agreed that, in the event the property is not under contract prior to the issuance of the first building permit for Hunting Creek Plaza, the City will then have the option of taking the \$20 million in lieu of the proposed affordable/workforce housing. However, the applicant currently anticipates that an agreement on purchase price is likely to be reached prior to City Council consideration of this item.

### ***C. Character, Scale, Height***

The City of Alexandria and its historic districts are used as models for new urbanism, historic preservation and smart growth across the country because of the quality of its architecture, street grid and pedestrian orientation. Very few places in the United States have the richness, scale and character of the City and Washington Street. In part to protect these unique qualities, the City's planning and development policies, as envisioned through the Strategic Plan, locate higher density and high-rise buildings near our Metro rail stations, and encourage development along historic King and Washington streets that complement the district's historic nature.

The current proposal, with its request of a height increase three times the existing limit, from 50 feet to 150 feet, is inconsistent with this vision. Though the Hunting Creek Area Plan does permit additional height, it does so under the condition that this increase is within an overall design that balances both mass and scale to preserve the unique character of this



**Figure 3: Washington Street - Buildings of Historic Architectural Merit**



community. A more appropriate height would be 70 to 90 feet, an increase of 20 to 40 feet, which is the height of some of the historic buildings and roughly equivalent to the adjoining Hunting Terrace buildings.

The perceived character of the Old and Historic Alexandria District is embodied in two primary streets – King and Washington Streets. These streets must be treated with special care to preserve the historic character; maintain the City’s sense of identity, especially as it relates to the City’s high quality architecture; and continue to generate revenue from tourism.

Over time, maintaining the historic character of the Old and Historic Alexandria District and Washington Street has proved challenging and has required the establishment of many regulatory mechanisms, including the Board of Architectural Review, the Old and Historic Alexandria District Design Guidelines, the Washington Street Guidelines, the Washington Street Standards, and the Hunting Creek Area Design Guidelines. Staff has analyzed the consistency of the proposal as it relates to the aforementioned regulations and has determined that the proposal does not sufficiently protect and contribute to the historic character of the City and the memorial character of the Parkway due to the proposed mass, scale and building design.

As proposed, the rear buildings form a singular mass, with little articulation in the building or variety in height. The proposed buildings do not incorporate the strong silhouettes and building articulation consistently desired by the Planning Commission and City Council. In such a special gateway location, the City expects and should achieve exemplary architecture which complements and enhances the existing site context.



**Figure 4: Building Details on Washington Street**



**Figure 5: Photomontage View from Freedmen's Cemetery**

While one might make a determination that an extraordinary amount of affordable housing has been or could be provided under the applicant's plan as a tradeoff for added height; the mass, scale and architecture of these proposed buildings combined with the zoning changes and inconsistencies with various City policies such as the Washington Street Standards tip the balance towards a recommendation of denial.



**Figure 6: Silhouette of Proposed Buildings from Washington Street**

#### ***D. Comparative Financial Analyses of Proposal***

Independent, outside professional studies of IDI's proposal were commissioned and paid for by the City to calculate and quantify both the dollar value of the additional development rights requested through increased height, mass and density at the Hunting Creek Plaza site, and the determination of any funding gap (and if so, the amount of the funding gap) to acquire and rehabilitate the 530-unit Hunting Towers site for sale as affordable and workforce housing.

In its report dated December 20, 2007, William C. Harvey & Associates, a real estate appraisal and valuation consulting firm, using established professional real estate appraisal methods and standards, estimated the current market value of the Hunting Creek site under two development options, with Option 1, "As though approved for 361 dwelling units" (IDI's preferred option, which includes buildings up to 14 stories at the rear of the property) valued at \$50 million, and Option 2, "As though approved for 258 dwelling units" (assuming a plan determined by the Department of Planning and Zoning as a "likely" approvable development scenario) valued at \$29.4 million. Looking only at the dirt value of land under these two scenarios, the additional value created through IDI's requested height, mass and density was calculated in this independent appraisal at \$20.6 million. As per appraisal methodologies, this does not reflect any profits potentially earned on the sale of the units. If the project is successfully developed and sold, the profit portion of the land sales is about 25% or \$5.2 million. On a per unit basis, the value is also greater if the proposed IDI high rise development is permitted: \$138,504/unit in the 361 unit development scenario versus \$113,953/unit in the 258 unit development scenario. A copy of the appraisal report is available for review in the City Clerk's Office.

With regard to the Hunting Towers project, The Communities Group, a real estate and community development consulting firm, provided a separate financial analysis of IDI's proposed acquisition, scope of rehabilitation and sales plan. Based on a September survey of current residents, the Office of Housing was able to provide informed assumptions regarding tenant demographics, appropriate levels of affordability based on household income, and regarding tenant interest in purchasing, as well as assumptions

regarding the other targeted buyer groups (City workforce and Public Workforce). The analysis also included assumptions regarding a non profit entity's acquisition of up to 100 units for long term rental. In the modeling tool developed by The Communities Group to evaluate the gap between IDI's cost to acquire, rehabilitate and sell the 530 units at Hunting Towers in conformance with City guidelines regarding affordable and workforce housing, the funding gap estimated was \$32 million (assuming a \$50 million purchase price, which is an estimate). Based on this modeling and the sales prices proposed by IDI, the gap would be closed by IDI forgoing \$26 million in profits from the sale of the Hunting Towers units , as well as IDI putting \$6 million in cash into the Hunting Towers purchase and rehabilitation project. In addition, for the non profit housing group to purchase the 100 units at Hunting Towers and operate them as affordable rentals (to households at or below 50% of area median income), the City would have to provide approximately \$7 million in City funding.

Of course, changes in assumptions regarding the actual eventual Hunting Towers purchase price, the scope and cost of rehabilitation work, the number of tenant purchasers, and other factors, would change these calculations. A copy of The Communities Group's report worksheets are attached to this report in Attachment B. The report is also on file in the City Clerk's Office.

### ***E. Balancing Competing Interests***

The applicant contends that the proffer of an extraordinary amount of affordable housing warrants approval of the project. However, the Hunting Creek Area Plan states that the height may be increased only if the provision of an extraordinary amount of affordable housing is complemented by a design that is compatible with the scale of the Parkway.

The City has a long and rich history and a high quality of built environment and diversity, which are the result of difficult decisions that have been made by this and prior City Councils. Given the potential loss of affordable housing units, the City faces another difficult decision in this case. However, because of the negative impacts of the proposal's scale and incompatible design to the Parkway environment as well as its inconsistency with numerous City policies, Planning staff is recommending **denial**.

### **III. BACKGROUND**

#### ***A. George Washington Memorial Parkway (Washington Street)***

The Parkway, designed as a memorial to the nation’s first President, was first authorized by the United States Congress in 1928 and constructed in segments between 1929 and 1970. The first segment, officially named the Mount Vernon Memorial Highway, was constructed in 1932 on the bicentennial of Washington’s birth. The first segment of the Mount Vernon Memorial Highway was constructed from the Arlington Memorial Bridge to Mount Vernon, passing directly through the City of Alexandria on Washington Street.

In 1929, the Federal Government entered into a memorandum of agreement with the City to protect the commemorative nature of the Parkway within the City. The agreement served as an understanding between the Federal Government and the City that the character of Washington Street would remain compatible with the reflective and memorial character of the Highway. After World War II, the Federal Government became concerned with the character of projects approved by the City on Washington Street, and contemplated constructing an elevated highway along the Potomac River to divert traffic from Washington Street. In response to the Federal Government’s concern, the City created the Old and Historic Alexandria District to control redevelopment along Washington Street and to preserve the colonial heritage of the City.

#### ***B. Old and Historic Alexandria District***

This site is located within the Old and Historic Alexandria District, which was created in 1946 and added to the National Register of Historic Places in 1966. One of the specific purposes of the Historic District is “to safeguard the city’s portion of the George Washington Memorial Parkway and other significant routes of tourists access to the city’s resources by assuring that development in and along those transportation arteries be in keeping with their historical, cultural and traditional setting.”

Additional measures have also been enacted to protect the historic character of Washington Street and the Old and Historic Alexandria District. These measures include the following:



**Figure 7: Old and Historic Alexandria Boundaries**

**Table 2: Measures to Protect Washington Street and the Historic District**

Protection Measure	Date of Adoption	Purpose
Memorandum of Agreement	1929	The Federal Government entered into the Memorandum of Agreement with the City to protect the commemorative nature of the Memorial Highway as it traveled through the City on Washington Street.
Old and Historic Alexandria District	1946	A primary purpose in the creation of the Old and Historic Alexandria District was to protect the memorial character of the Memorial Highway.
Old and Historic District Design Guidelines	1993	The Old and Historic District Design Guidelines were created to protect and reinforce existing character of the Historic District by providing applicants with generally accepted design approaches.
Washington Street Guidelines	1993	The Washington Street Guidelines divide Washington Street into four sectors with varying requirements based on prevailing character. The Guidelines refer to style, building location, materials, expression, and several other factors.
Washington Street Standards	2000	The Washington Street Standards are specific design standards for lots with frontage on Washington Street. The design standards require that new buildings use design elements from buildings of historic architectural merit.
Hunting Creek Area Design Guidelines	2005	The Hunting Creek Area Design Guidelines seek to protect, enhance, and restore the historic character of the southern gateway to the City; preserve the views and connections to the natural environmental features; and encourage a stronger sense of neighborhood while also enabling the retention of affordable housing.

## **IV. PROJECT DESCRIPTION**

### ***A. Existing Site Conditions***

The Capital Beltway borders the site to the north, the Parkway borders the site to the east, and Hunting Creek borders the site to both the west and the south. The existing Hunting Terrace apartments consist of five garden-style apartment buildings (116 units) which are approximately 30-feet in height, with a significant amount of open space and mature trees on the site. The existing apartments were constructed in 1943, and have remained as rental units until recently, when the units were vacated in preparation for this proposed development.



**Figure 8: Existing Hunting Terrace Apartments**



To the east are Hunting Towers (530 rental units- 85 feet tall) and Porto Vecchio (170 condominium units – 90 feet tall). Hunting Towers is currently owned by the Virginia Department of Transportation (VDOT). The existing Hunting Terrace and Hunting Towers buildings are approximately 5 to 15 feet lower than Washington Street. Therefore, although the Hunting Towers are approximately 90 feet tall, the perceived height from Washington Street is approximately 75-80 feet tall.

The site functions as a transition to the urban grid of Old Town from the open landscaped character of the parkway south of the City. Until recently, the proximity of the site to the historic grid of the City was compromised by Interstate 95. The recently completed urban deck was constructed to provide a visual and physical connection to Old Town in an attempt to restore the memorial character of the Parkway.

While the total lot is approximately 12 acres, nearly 5 acres of the site are located below water and therefore cannot be considered as part of the lot area when calculating the permitted floor area or density. A portion of the site is also located within the 100-year floodplain and resource protection area (RPA).

### ***B. Evolution of the Proposal***

In early 2006, the applicant submitted a conceptual design for the Hunting Terrace site. The proposal included above grade parking with residential high-rise buildings ranging from 90 to 145 feet in height. The initial high-rise building was designed in an “X” shape. Staff responded to this early submission with considerable concern, specifically regarding the overall site design, the building mass and scale, the above grade parking, the lack of building breaks, and the inappropriateness of such a design in the Old and Historic Alexandria District.

In August 2006, the applicant revised the initial proposal to provide partially underground parking and an internal drive aisle. The revised proposal included three 5-story buildings along Washington Street, and three buildings along the internal drive, ranging from 5-14 stories. While the buildings along



**Figure 9: Washington Street Urban Deck**



**Figure 10: Lot Area and Site Area**



**Figure 11: Conceptual Design in Aerial**



Washington Street appeared as three separate buildings in plan view, they were actually designed as a single building, with a 5-story walkway connecting each of the buildings. The applicant also proposed a tennis court and pool within the center of the buildings.

In March 2007, the applicant submitted a revised design that includes two 5-story buildings along Washington Street and two buildings ranging in height from 50 feet to 145 feet along the internal drive aisle. The 50-foot-tall buildings adjacent to Washington Street are set back 80 feet. The high-rise buildings are connected by a one-story lobby and form a court and pool located within the center of the buildings.



Figure 12: Conceptual Design in Aerial

### ***C. Current Proposal***

On the eastern portion of the site, the applicant is proposing two 5-story buildings containing 73 multi-family units. The remaining units are located within two 145-foot high-rise buildings on the western portion of the site. Unit sizes range from approximately 950 square feet for a one-bedroom condominium to 3,000 square feet. As a comparison, many of the three-level townhouses currently under construction in the City are approximately 2,500 square feet in size.

An internal street is proposed to separate the two 5-story buildings from the residential towers and two levels of partially below-grade parking are proposed to accommodate the residential units. The open space proposed for the residential development is largely provided in a landscaped amenity deck recreational area above the parking structure, which contains a privately enclosed pool, pool house, and tennis court. In addition, the proposal provides the 80-foot setback along Washington Street required by the Hunting Creek Area Plan and the Zoning Ordinance.



Figure 13: Current Site Plan in Aerial

***D. Affordable and Workforce Housing – Proffer Proposal***

The proffer agreement, as proposed by the applicant, requires:

- Purchase Hunting Towers from the Virginia Department of Transportation and provide a \$20 million letter of credit to guarantee this commitment.
- The \$20 million irrevocable letter of credit would be posted in escrow at the time the applicant receives all necessary approvals.
- The commitment to purchase the Towers and the \$20 million irrevocable letter of credit are contingent upon the sale price of the Hunting Towers property as well as the approval of the development special use permit for the Hunting Terrace site.

In the event that the sale price of the Hunting Towers property exceeds the price the applicant is willing to pay, the proffer agreement proposed indicates that the City can contribute to the purchase or permit the applicant to sell a specified number of units at the market-rate selling price. However, this provision is expected to be moot by the time of City Council consideration, as it is staff’s understanding that an agreement is likely to be reached prior to that time.

In addition to the proffer agreement, the applicant has agreed to renovate and rehabilitate the Hunting Towers buildings as a further condition of the development special use permit approval. Specific renovations proposed for each dwelling unit include the replacement of appliances, sinks, and toilets as well as the replacement of cosmetic details such as baseboards, trims, light fixtures, and outlets. The applicant has also proposed to rehabilitate the buildings’ common areas and complete site related improvements. Attachment A includes a list of the renovation and rehabilitation items proposed for Hunting Towers.

Upon renovation, the applicant has proposed to sell the units first to Hunting Towers and Hunting Terrace tenants who were in residence on December 15, 2005; second to employees of the City of Alexandria, the Alexandria City Public Schools (ACPS), and INOVA Alexandria Hospital; next to the City or its designated entity (expected to be the Alexandria Housing Development Corporation); and finally to members of the public. It is anticipated that this cycle will be conducted twice; once for each building. The applicant and the City of Alexandria Office of Housing have agreed on appropriate resale criteria to ensure that the units remain affordable over the long-term, by restricting both sales prices and incomes of applicants for a “rolling” affordability period of 30 years that re-starts with each transfer of ownership.

The applicant has also proposed a plan for the renovation of the Hunting Towers to ensure that the existing tenants are not displaced during the renovation activities. To minimize the disruption of renovation, the applicant has proposed to create an experimental center in a typical Hunting Towers unit to identify the procedures, time requirements, and materials necessary to complete the renovation of a unit. In addition to

the experimental unit, the applicant has also proposed to convert existing vacant units into day lounges with kitchen facilities, television, and reading materials for those tenants that are unable to remain in their units during daytime renovation. Similarly, the applicant has proposed to convert existing vacant units into “hospitality suites” for those tenants unable to remain in their unit for the duration of the renovation due to their health.

### ***E. Condition of the Hunting Towers Buildings***

Due to the proffer agreement proposed by the applicant, it is important to consider the condition of the Hunting Towers buildings. In 2002, the Potomac Crossing Consultants were hired by the Virginia Department of Transportation (VDOT) to evaluate the condition of Hunting Towers and identify required maintenance and repair projects. Between 2002 and 2003, the Potomac Crossing Consultants evaluated the structures and compiled their findings in an assessment report.

The assessment evaluated the quality of the architectural, structural, mechanical, and electrical systems, as well as compliance with current life safety and disability regulations. In addition to identifying the building quality and code compliance, the assessment also identified recommended maintenance, repair, and code compliance projects. Overall, the assessment determined that the Hunting Towers were in generally good condition, for structures over 50 years in age.

The purpose of the assessment was to recommend specific short-term repairs to maintain the integrity of the structures during VDOT’s anticipated period of ownership. The assessment recommended maintenance projects such as the repair of electrical panels and exterior brickwork, and the replacement of the roof, air conditioning units, and windows. The estimated cost of the maintenance work identified in the assessment was over \$3 million. No long-term engineering and environmental assessment has been done.

## V. ZONING

The property is zoned RC apartment zone. The applicant is requesting that the City approve numerous amendments to the zoning ordinance and special use permit approvals that include:

- Zoning text amendment to increase height limitations from 50 to 150 feet;
- Zoning text amendment to increase the floor area ratio to allow 25% additional floor area (110,751 square feet) in addition to the 20% density bonus (73,834 square feet) currently permitted with special use permit approval (553,756 total square feet).
- Zoning map amendment to alter the boundaries of Height Districts 1 and 6 to permit 150-foot height on the subject property, currently limited to 50-foot height;
- Development special use permit for increased density;
- Special use permit for a parking reduction; and
- Special use permit for a transportation management plan.

The zoning characteristics of the proposed development are summarized in the following table:

**Table 3: Zoning Table**

<b>Hunting Creek Plaza</b>		
Property Address:	1199 S. Washington Street	
Total Site Area:	12.49 (6.78 acres above 3 foot mean sea elevation)	
Zone:	RC	
Current Use:	Multi-family Apartments	
Proposed Use:	Multi-family Condominiums (361 Dwelling Units)	
	<u>Permitted / Required</u>	<u>Proposed</u>
FAR <sup>1</sup>	1.25	1.87
Square Footage	369,171 sq.ft.	369,171 sq. ft. (base) 73,834 sq. ft (20% density bonus) 110,751 sq. ft (20% requested by text amendment) 553,756 total sq. ft.
Density:	54.45 DU/Acre	53.24 DU/Acre
Yards <sup>2</sup> :	Front: 80 feet Side: 48 feet (approximate)	Front: 80 feet Side: 195.80 feet Side: 584.36 feet
Height <sup>3</sup> :	50 Feet	49 Feet – 145 Feet
Open Space:	320 SF/DU or 40%	3.55 Acres (52%)
Parking <sup>4</sup> :	689 spaces	524 spaces

<sup>1</sup> Increased FAR requires a text amendment

<sup>2</sup> Lot is a corner lot with two front yards. No front yard is required in the RC Zone except pursuant to Section 3- 908(A) which requires a building setback of 80 feet on Washington Street.

<sup>3</sup> Height district map limits height to 50 feet– Applicant has requested a zoning map amendment.

<sup>4</sup> Required spaces includes 15% visitor parking. Parking Reduction Requested.

## **VI. STAFF ANALYSIS**

### ***A. Fiscal Analysis***

As part of the review of this proposal, the City reviewed the report dated September 2007, prepared by Dr. Stephen Fuller (George Mason University Center for Regional Analysis) and Dr. Dean Bellas (Urban Analytics, Inc.) titled “Fiscal Impact of the Proposed Hunting Creek Plaza Project on the City of Alexandria” and made the following remarks and conclusions.

- As fiscal impact methodology is as much of an art, as a science, studies of this type need to take many subjectively determined variables (such as estimated student generation per household, expenditure impacts on the City budget, etc.) and input them into a quantitative model to develop an estimated fiscal impact.
- The proposed Hunting Creek Plaza project is projected in this report at full build out and occupancy to generate: \$2.6 million in annual taxes, generate \$1.6 million in added public service, creating a net fiscal benefit to the City of \$1.0 million annually. This excludes the fiscal impact that occurs during the construction process.
- The conclusions in this report that development of this type will produce positive net tax revenues for the City are consistent with the City’s experience, and the results of other similar prior studies.
- Given the report’s methodology and its inherent need to make assumptions, the fiscal conclusions should be viewed not as precise estimates, but as “order of magnitude” conclusions.
- The report (page 15) could be misinterpreted as stating that the expenditure allocations between the residential and commercial sectors came from City departments. That would be an incorrect conclusion. While the total expenditures by function did come from City financial reports, the allocation is solely the authors’ professional judgment. However, on a general review, there does not appear to be any allocation that is counter intuitive.
- The expenditure allocation does not include capital allocations whose absence tends to understate the expenditure impact of this proposed development. However, this is countered by the use of an incremental per capita expenditure assumption which likely somewhat overstates expenditure impacts.
- The revenue allocations appear to be high in two categories.

- a. Sales tax generation of \$247 annually per household unit appears high. Given that the city receives just 1% of the sales tax revenues, this means each unit would be spending \$24,700 in taxable purchases in the City each year, or \$475 per week in taxable purchases. This is unlikely, particularly given the fact that City residents tend to spend a portion of their taxable sales spending in regional shopping malls outside of the City, and a large number work outside the City's boundaries. Because this is a relatively small impact on the analysis, a simplifying assumption would be that about 50% of this amount would be spent in the City.
  - b. The study assumes that intergovernmental revenues are generated on a per capita/per household basis. This assumption added \$1,063 per unit in average revenues (or 14% of the revenue total). Intergovernmental revenues (mostly health, mental health and social service revenues) are rarely granted to a locality based on population. As a result, this project would not generate any measurable new intergovernmental revenues. This is the most significant flaw in the analysis of revenues.
- The expenditure impact allocations appear to be overstated in one category, that of "Health + Welfare." The per household allocation of \$1,199 appears significantly higher than what is likely to be the case. While most of the other expenditure categories represent City services (such as public safety, parks, etc.) that all residents use, health and welfare benefits are provided primarily to low income residents. Since the Hunting Creek plaza project skews to the luxury or upper end of the multi-family housing scale, it is not likely to house many low-income residents. As a result reducing the \$1,199 by 75% (or \$899) to \$300 would be a reasonable adjustment.
  - If one dropped the intergovernmental revenues (\$1,064), and reduced the sales tax generated by 50% (-\$124), but also decreased "health and welfare" expenditures by \$899, then the net fiscal impact drops by \$289, thus the margin drops from a net positive fiscal impact of \$2,729 per unit to a net gain of \$2,440 per unit. This set of changes would cut the net "revenue surplus" by 11% thereby changing the bottom line from a \$1.0 million net revenue surplus to a \$0.9 million net revenue surplus.
  - The Construction Impact estimates are generally not as relevant since they are one-time and the regional nature of the impacts (both costs and benefits) is too difficult to ascribe specifically to Alexandria or to specific regional neighbors.



### ***B. Status of Hunting Towers Acquisition***

As a result of the 2006 litigation between IDI and VDOT regarding the fair market value for Hunting Towers, the Alexandria Circuit Court ruled that the question of fair market value would be decided by the court and that a hearing would be held to determine the value. Rather than proceed with a hearing, both parties have attempted to mediate and negotiate the fair market value issue.

As part of the mediation, both sides have conducted new appraisals of the property and submitted the appraisals for review by an impartial third party appraiser. The updated appraisals were delivered and reviewed in September 2007 and the third party appraiser met with the appraisers in November. At the conclusion of this process it was agreed that the third party appraiser would prepare his own independent conclusion of value and that each part would reach agreement, which has not yet occurred. However, based on conversations with the state and with IDI it appears that the parties will likely reach agreement in the near future.

### ***C. Proposed Increase in Building Height***

During the approval of the Hunting Creek Small Area Plan, City Council discussed whether a height limit should be established as part of the Plan to permit an increase in height. Ultimately, the Hunting Creek Area Plan was passed with the understanding that any amendment to increase height would be based on the merits of the architecture *and* the affordable housing proposal, pursuant to Section 3.4.3. of the Hunting Creek Area Plan which reads as follows:

“In order to retain affordable and workforce housing in the City, the City may consider a zoning text amendment or zone change to allow additional height and density with setbacks appropriate to the project and the site, and in conformance with the Board of Architectural Review’s Washington Street Standards and Guidelines, with SUP approval, if the project provides for extraordinary affordable housing, including but not limited to the acquisition by the City, or by a nonprofit housing corporation, of units at the project.”

In addition to fundamental urban design and planning principles, staff used several documents to analyze the increased building height requested that include:

- Washington Street Guidelines
- Washington Street Standards
- Hunting Creek Area Plan
- Hunting Creek Design Guidelines
- Economic Sustainability Report

### *Washington Street Guidelines*

In 1993, guidelines were adopted to provide a framework for new development and redevelopment on lots fronting Washington Street. Many of the principles originally adopted as guidelines were subsequently adopted as part of the Zoning Ordinance with the approval of the Washington Street Standards. However, an urban design principle from the guidelines that formed the basis for the Washington Street Standards and redevelopment on Washington Street is that the historic core area, which extends from approximately Pendleton Street to the north and Wilkes Street to the south, is generally characterized by a more urban development pattern with little to no setbacks or space between buildings. As one travels north or south from the historic core area on Washington Street, the building setbacks increase, ultimately terminating in green gateways to the City.



Figure 14: Washington Street Setbacks

### *Washington Street Standards*

The standards were approved in 2000 as a section of the Zoning Ordinance in response to several projects that were perceived to be overly massive and incompatible to the character of the Parkway. The standards were passed to ensure that new buildings on Washington Street would be compatible in scale, character and architectural quality to existing buildings of architectural merit.

The applicant contends that the western portion of the site is not subject to the Washington Street Standards due to the provision of an internal drive aisle and the intent of the Hunting Creek Area Plan. The site is composed of one legal lot with frontage on Washington Street and has not been subdivided at the internal drive aisle. The entire site is, therefore, subject to the Washington Street Standards.

Just as the proposal is not consistent with the intent of the Washington Street Guidelines, the proposal does not adequately comply with the requirements of the Washington Street Standards. The mass, scale, height, quality and general architectural expression are not compatible with the Washington Street Standards as outlined below.

*Construction shall be compatible with and similar to the traditional building character, particularly mass, scale, design, and style, found on Washington Street on commercial or residential buildings of historic architectural merit. Section 10-105(A)(3)(a)(1)*

The proposal does not address this overarching standard for all four of the buildings as they are foreign to Old Town Alexandria in style, form and design. The overall mass and scale proposed for both the front and rear buildings are inconsistent with the mass and scale of any building including the largest buildings on Washington Street. In addition, as proposed, the high-rise buildings and buildings adjacent to Washington Street read as continual, monolithic walls rather than individual buildings or a collection of buildings typical of much of Alexandria. There is very little variation in height and the overall design and use of materials are inconsistent with the standards.



**Figure 15: Building Details on Washington Street**

*Elements of design consistent with historic buildings which are found on the street shall be emphasized. Section 10-105(A)(3)(a)(1)(i)*

While the standard requires elements of design consistent with historic buildings on Washington Street be emphasized, it is important that new buildings should not directly replicate existing buildings. In the proposed buildings, many design elements have made attempts to replicate elements of both the Cotton Factory and the George Mason Hotel, while fundamental elements such as solid to void ratio, appropriate use of materials and window proportions have not been used for any of the buildings.



As proposed the building facades offer no recognizable hierarchy. As a general rule, historic buildings on Washington Street include recognizable primary and secondary façades, with a clear distinction of the main building entrance as a design element.



**Figure 16: Historic Buildings on Washington Street**

*New buildings...shall not, by their style, size, location, or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street. Section 10-105(A)(3)(a)(1)(iii)*

Increased height could conceivably be contemplated on this site due to the provisions of the Hunting Creek Area Plan, if embodied in buildings of exceptional architectural quality that enhance the memorial character of the Parkway.

In determining the appropriateness of height, staff generally refers to buildings of historic precedent such as the Cotton Factory, the Campagna Center, and the former George Mason Hotel. For example, the Cotton Factory, located at the corner of North Washington and Pendleton Streets, is approximately 65 feet in height; the former George Mason Hotel, located at the corner of South Washington and Prince Streets, is approximately 55 feet in height; and the Campagna Center, located at 418 South



**Figure 17: Campagna Center**

Washington Street, is approximately 40 feet in height. These examples represent the tallest historic buildings located within the Old and Historic Alexandria District and on Washington Street. In fact, the high-rise buildings are 60 to 70 feet taller than Porto Vecchio and Hunting Towers. While there is limited precedent for taller buildings on the parkway, there is no historic precedent for any buildings of 145 feet in the Old and Historic Alexandria District.

*New or untried approaches to design which result in new buildings...that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate. Section 10-105(A)(3)(a)(1)(viii)*

While staff typically reviews bay widths, building materials, window patterns, and architectural ornamentation in detail to determine compliance with the Washington Street Standards, it is inappropriate to discuss this level of detail as the proposal does not comply with primary thresholds of appropriateness- height, mass, scale, and general architectural expression. Therefore, this proposal represents a new approach to design that is inconsistent with the historic character of Washington Street and the Old and Historic Alexandria District.

#### ***D. Hunting Creek Area Plan and Design Guidelines***

As part of the reconstruction of the Woodrow Wilson Bridge and demolition of part of Hunting Towers and Hunting Terrace, VDOT purchased each of these properties with the understanding that they would be sold pending substantial completion of the bridge and associated improvements of the Beltway. Prior to acquisition by VDOT, Kay Management Company owned both the Hunting Towers and Hunting Terrace sites and had the right of first offer when the properties were resold by VDOT.

Because of the potential sale and redevelopment of the Hunting Terrace and/or Hunting Towers site, the City began a Master Plan process in 2004. The Hunting Creek Area Plan, a supplement to the Old Town Small Area Plan, was adopted in October 2005. The Plan established a framework for future development in the Hunting Creek Area, by identifying issues, establishing guiding principles, and recommending actions for implementation that include:

- Create and reinforce neighborhoods;
- Better integrate the Planning Area into the character of the City and the Parkway;
- Strengthen the connection to Old Town;
- Retain existing residential uses;
- Retain and enhance the character of Alexandria's historic districts;
- Enhance and celebrate the historic character of the southern gateway;
- Maintain the availability of affordable workforce housing;
- Enhance the City's waterfront;
- Enable convenient access to and from Hunting Creek;

- Preserve existing historic scale and character; and
- Protect and enhance the natural habitat of the City's open space.

While the proposed development is entirely residential in nature, it does not create or reinforce a neighborhood. For example, the proposal does not incorporate design techniques typical of residential neighborhoods, and specifically lacks a pedestrian-oriented scale due to insufficient building breaks, transitions in height, sidewalk width, pedestrian connections, and character of the proposed internal drive. As proposed, the site is designed to accommodate vehicular traffic, rather than pedestrian traffic, creating a suburban enclave rather than a residential neighborhood typical of the City.

The proposed development also fails to maintain the character of the Parkway as anticipated by the Plan. The proposal does include provisions to enable retention of the affordable housing with the Hunting Towers site. However, the Hunting Creek Area Plan requires the provision of an extraordinary amount of affordable housing while still maintaining the character of the Parkway.

### **Orientation and Siting**

The first step in designing a building is to examine the context and organize the site, building footprints, and mass based on the context. However, in this case, the footprints do not have any historical precedence in Alexandria. The proposed large footprints are typical of suburban development rather than urban development typical of the City. While the buildings have high density, they provide few of the amenities associated with urban projects.

### **High-Rise Buildings**

While the Hunting Creek Plan acknowledges that an increase in height may be permitted with the provision of extraordinary affordable housing, the same provision also requires conformance with the Washington Street Standards and maintaining the character of the Parkway. There are examples of taller buildings on Washington Street such as the Cotton Factory, the Campagna Center, and the former George Mason Hotel, which range in height from 40 to 70-feet. For historic precedent, these are largest buildings in the Old and Historic Alexandria District, and the largest found on Washington Street. Buildings of this height or slightly taller are conceivable and may be appropriate on the western portion of the Hunting Terrace site. However, the aforementioned buildings, while taller than permitted by current zoning, are appropriate in scale and have high quality architecture. The height of both the rear buildings vastly exceeds the height of any historic precedent within the District.



The footprints of historic buildings are relatively small. In comparison, the rear of the proposed high-rise buildings form a “U” shape, together extending approximately 450 feet, forming a continuous wall along the western portion of the site. As a point of comparison, a typical Old Town block, which typically contains a number of buildings of various sizes, is approximately 350 feet in length and 250 feet in width. While there is a central building break, because of the height of the buildings, the building break is only visible from limited vantage points. Therefore, from most vantage points the buildings appears as a single large building. While contextually the taller buildings of Porto Vecchio and Hunting Towers are adjacent to this site, the proposed buildings are 60-70 feet *taller* than Hunting Towers and Porto Vecchio. For comparison purposes, the height of City Hall is approximately 60 feet. Therefore, the proposal is equivalent in height to placing City Hall on top of Hunting Towers.



**Figure 18: Site Plan in Aerial**

### **Buildings Adjacent to Washington Street**

While the majority of discussion has focused on the scale and height of the proposed high-rise buildings, the buildings on Washington Street are also incompatible with the Washington Street Standards and Guidelines. The proposed buildings form a continual wall with very little relief; each building is approximately 200 feet in length.

In addition to site design, the height of the front buildings is also incompatible with the historic residential buildings on Washington Street. The existing residential buildings on Washington Street, for example, are typically no greater than 3 to 4-stories in height. In comparison, the proposed buildings are five-stories and offer little to no variation in height. The proportions of height to width proposed for the front buildings are not characteristic of the historic residential buildings on Washington Street or in the Historic District.

### **Building Design – Materials**

There is a great deal that can be done through the clever use of articulation and setbacks, materials and colors, and other architectural devices, to mitigate the scale and visual impact of a building, but the unrelieved, undifferentiated massing that is being proposed here cannot be successfully addressed through surface treatment alone. The high-rise buildings create a wall, and do not read as towers or individual buildings. Elements that could have provided relief and visual interest, such as increased stepping of building

height, or creation of focal-point towers or rooftop spires, are also ruled out here by the massiveness of the buildings. The building envelope is literally filled to the capacity of the increased height that is being requested – there is no room left to sculpt the building form. The building does not have a clear building profile or top which is very important for this visually prominent location.

The front buildings, although much lower, suffer from the same problem. The amount of articulation, both in plan and elevation (height) that would be required to bring them into conformance with the Washington Street Standards would eliminate a substantial amount of floor area.

Although the applicant in this case has attempted to make the case that their design recalls the grand apartment buildings and hotels of Washington’s Golden Age, the current design falls far short of this goal in several ways. First, the architecture of the high-rises does not recall any identifiable historic architectural vocabulary of merit and lacks detail and refinement. The problem is exacerbated by the rigid symmetry of the design: creating two buildings of this size that are mirror images only emphasizes the overall bulk of the project, and guarantees that it will be read, even from a distance, as a single large structure. The Standards clearly require that this kind of historical quotation be carried out with great sensitivity, and that historic buildings of merit not be replicated.

### ***E. Economic Sustainability***

The Economic Sustainability Work Group recently recommended that the City’s historic character “should be a consideration and a theme in nearly all land use, marketing, and other governmental and private sector activities” due to the role of historic preservation in the local economy. According to the Alexandria Chamber of Commerce, approximately one million people visit the City each year, primarily due to its rich colonial history. Therefore, it is essential to preserve the City’s historic assets, whether public or private, to ensure the long-term sustainability of the heritage tourism economy in the City. The preservation of these historic buildings established the unique character for which the City is known, both by its residents and visitors. Preserving the City’s historic character has proved crucial to not only maintain the community’s sense of identity but also to ensure the economic sustainability of the City.

### ***F. Affordable Housing***

IDI proposes to satisfy the Hunting Creek Area Plan’s “extraordinary affordable housing” language by acquiring the Hunting Towers Apartment complex on Washington Street, across from the Terrace site for long-term use as affordable and workforce housing. Hunting Towers is owned by VDOT, which also previously owned Hunting Terrace. In order to acquire the Terrace and the Towers properties, IDI formed a joint venture with Kay Management Company, the former owner of the Hunting Terrace and Hunting Towers properties. Through its relationship with Kay, IDI has a right of first offer to purchase the properties from VDOT as soon as they became available for sale. IDI has

acquired Hunting Terrace, the site of the proposed Hunting Creek Plaza project, and as of this writing, is in negotiations with VDOT concerning the appropriate price for the purchase of Hunting Towers. However, it is the City's understanding from both the state and IDI that they are likely to reach agreement in the near future.

Hunting Towers is comprised of two buildings containing a total of 530 apartments, which are currently workforce-affordable rental units. IDI plans to rehabilitate the property and convert it into workforce-affordable condominium units. IDI has completed other large-scale conversions of existing apartment properties into workforce affordable condominium developments in this area, including Parkfairfax in Arlandria, and Belleview, on Route 1, just south of the City. For Hunting Towers, IDI has established three target groups with three distinct pricing levels: tenants in residence as of December 15, 2005 (including Terrace residents who relocated to the Towers), City workforce (including employees of the City, the Alexandria Public Schools, and INOVA Alexandria Hospital), and the Alexandria workforce at-large. In addition, IDI proposes to sell up to 100 units to the City's designated non-profit organization to be operated as affordable rental housing.

Because IDI has not yet acquired Hunting Towers, the developer plans to place \$20 million in an escrow account as collateral to fulfill its pledge to buy the Towers and preserve it as affordable housing. In the event it is not able to enter into a sales contract with VDOT prior to the issuance of the first building permit for the development of Hunting Creek Plaza, the City would have the option of taking the \$20 million as IDI's affordable housing contribution to the City's Housing Trust Fund.

The provision of at least 430 affordable/workforce condominiums and up to 100 affordable rental units at the neighboring Hunting Towers property is, in addition to a development contribution, a housing preservation activity. It can be compared with other development and preservation efforts in the City of Alexandria as follows:

- The largest number of affordable sales units pledged in connection with a single development project is 32 – 38, at Lane Condominiums.
- The total number of affordable/workforce sales units produced in connection with development projects since 1993 is 107.
- The largest number of affordable/workforce rental units pledged in connection with a single development project is 64, at The Station at Potomac Yard.
- The total number of affordable rental units produced in connection with development proposals is 62, including planned sales units that were delivered as rental units due to market conditions.
- The total number of affordable rental units approved for preservation through City-assisted acquisition/rehabilitation since 2002 is 401, of which 296 have been acquired and 177 rehabilitated to date.

- The largest number of affordable rental units produced at a single project through the Office of Housing’s preservation effort is 120, at ParcView Apartments.

In addition to the fact that the proposed 530 units at Hunting Towers exceed the numbers of units produced over many years through either new development or through the City’s housing preservation activities, the value of the housing contribution is also substantially greater than what the City would likely receive as a voluntary cash contribution for a “by-right” development on the site. Planning and Zoning staff estimate that approximately 345,275 gross square feet could be permitted on the site under a “by-right” development. For such a development, a voluntary housing contribution consistent with the formula established in the Developer Housing Contribution Policy Work Group Report would be \$690,550. In comparison, the estimated differential between projected sales revenues (based on a scenario developed by the Office of Housing for numbers of units sold at each price level) and total development costs (as estimated by a consultant based on a previous study by VDOT as well as the specific rehabilitation items proposed by IDI), is \$32 million, or, net of profit, \$6 million. This is summarized in Attachment B, taken from an analysis tool developed for the City for this project by Jaime Bordenave of the Communities Group. It should be noted that different assumptions about number of units sold at the various price levels would produce different results. In addition, the financial analysis is consistent with the level of rehabilitation proposed by the applicant; changes in the scope of rehabilitation would also produce different results.

The proposed pricing of the Hunting Towers units is as follows in Table 4:

**Table 4: Proposed Pricing of Hunting Towers**

<b>Tenants in residence as of 12/15/05</b>	
Efficiency	\$125,000 - \$170,000
One Bedroom	\$170,000 - \$195,000
Two Bedrooms	\$205,000 - \$240,000
<b>City Workforce (and tenants in residence after 12/15/05)</b>	
Efficiency	\$140,000 - \$180,000
One Bedroom	\$195,000 - \$240,000
Two Bedrooms	\$225,000 - \$330,000
<b>Public Workforce</b>	
Efficiency	\$145,000 - \$185,000
One Bedroom	\$235,000 - \$270,000
Two Bedrooms	\$290,000 - \$355,000

These prices do not include the price of a space in the parking garage; however, unit purchasers are not required to purchase a garage space. Surface parking at the property will be free of charge.

IDI's Affordable Housing Plan calls for the lowest prices to be offered to tenants in residence as of December 15, 2005, including tenants in residence at Hunting Terrace as of that date who subsequently moved to Hunting Towers. After an exclusive marketing period to such tenants, the next tier of pricing is to the City Workforce, defined as City employees, Alexandria City Public Schools employees, and employees of INOVA Alexandria Hospital. Next, the City or its designated entity (the Alexandria Housing Development Corporation, AHDC) will have an opportunity to purchase up to 100 units, at City Workforce pricing, to retain as rental housing. It is estimated that the City would have to provide a loan of up to \$6.8 million to AHDC to write down the costs of the 100 rental units so those units could be rented primarily to households with incomes at 50% and/or 60% of area median income. The remaining units will then be offered to the Public Workforce, defined as households who live or work in Alexandria.

Although the upper ends of the City and Public Workforce price ranges exceed the standard pricing for affordable units in development projects (\$175,000 for a one-bedroom unit and \$225,000 for a two-bedroom unit), the maximum Hunting Towers prices are generally affordable, without subsidy, to households within 120 percent of area median income, an income level that is increasingly being used in other jurisdictions to define workforce housing. The prices are both below market and below the maximum price levels currently used in the City's Moderate Income Homeownership Program (MIHP). The Tenant Prices and the lower end of the City and Public Workforce Prices provide a greater level of affordability, with the lower end of the Tenant Prices being affordable to households within the mathematical 80% of median. While a tenant survey conducted by the Office of Housing showed a number of households with incomes below 60% of median who are interested in purchasing, IDI has committed to work with such tenants in an effort to move them to smaller units that may be more affordable.

Following the acquisition of Hunting Towers, IDI plans to undertake a substantial renovation of the property, including improvements and upgrades to the buildings' infrastructure and to all major systems (mechanical, electrical and plumbing systems), as well as rehabilitation of individual units and common areas. As with other IDI conversion projects, the work will be performed with residents remaining in place, with day lounges and alternate onsite accommodations provided for residents who are not able to stay in their own units during construction.

Key elements of IDI's planned renovation include installation of new elevator cabs; installation of individually metered HVAC systems within the units; replacement of all windows and balcony doors; installation of air conditioning throughout the interior common areas; upgrades to the electrical service from the street as well as upgrades to the electrical transformer and primary feeds; demolition of the existing retaining wall along Washington Street to be replaced by a new wall, including repairs to the bike path

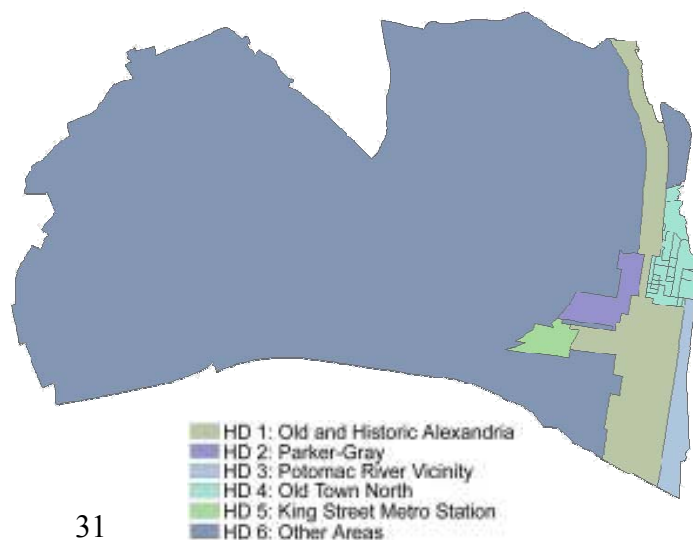
above and installation of new landscaping; and site improvements including resurfacing of parking lots, replacement and repairs to sidewalks, curbs and gutters, as needed; replacements and repairs to site lighting; improvements to swimming pool and pool house. The laundry rooms will be renovated; including installation of accessible appliances and the lobbies and common areas will be painted and redecorated. Within the units, hardwood floors will be refinished, if feasible (due to condition of floor) or replaced with carpet; ceramic tile floors will be repaired or new vinyl flooring will be installed in kitchens and baths; new hardware will be installed throughout; kitchen and bathroom appliances and fixtures will be replaced; kitchen and bathroom cabinets will be replaced, as needed; ceramic tubs will be re-glazed or replaced, as appropriate; light fixtures, outlets and receptacles will be replaced; drywall, base, and trim will be repaired and all interior walls will be painted. Interior and exterior doors will be replaced, as needed, and closet shelving will be replaced as needed. Dishwashers will be installed in the one and two bedroom units. IDI has proposed to replace plumbing pipes, as needed.

The proposed scope of work may be revised and/or expanded once IDI has site control and access to the property. IDI's team of consultants will inspect the property to develop a comprehensive scope of work. The intent of the scope of work, when considered together with appropriate maintenance and replacements paid out of the Condominium Association budget and reserve fund, is to provide an economic life for the building and dwelling units of not less than thirty years. Both the consultant report and the final scope of work will be provided to the City Manager for review and comment prior to commencement of work.

### ***G. Zoning Map Amendment for Increased Height:***

The applicant is requesting approval of a text amendment to modify the approved height district map, which is part of the zoning ordinance, as well as represented in the height district map. The text amendment was initiated on June 13, 2006 by City Council. The Council clarified that referring the processing of a text amendment to the Planning Commission was not an endorsement of any specific site design, building design, or height.

The City is divided into six separate height districts, including Old and Historic Alexandria, Parker-Gray, Potomac River Vicinity, Old Town North, King Street Metro Station, and the remainder of the City. The heights within each district are outlined in Table 5. Buildings are not permitted to exceed the height depicted on the applicable height district map.



**Figure 19: Height Districts**



**Table 5: City of Alexandria Height Districts**

Height District	Maximum Height Permitted
1. Old and Historic Alexandria	50 feet
2. Parker-Gray	50 feet
3. Potomac River Vicinity	30 feet, 50 feet with SUP
4. Old Town North	30 to 100 feet
5. King Street Metro Station	77 feet, 82 feet with Director approval
6. As specified by each zone	Height Governed by Zoning

In order to accommodate the proposed increase in height from 50 feet to 150 feet, the applicant is requesting approval to include 7.36 acres within Height District 6. Although the Hunting Creek Plan states that the City may consider a zoning text amendment or zone change to allow additional height and density, a monolithic 145-foot tall high-rise building was never contemplated. As a general planning principle, to approve a height of 145 feet immediately adjacent to a zone where the maximum height is 50 feet is not a sound planning decision. Similar to other planning efforts such as King Street, Mount Vernon Avenue and the upcoming Braddock Plan, the best practices approach is to establish appropriate transitions between larger and smaller buildings. A height range between 70 to 90 feet tall would provide a better transition and would be more appropriate.

If the Planning Commission recommends denial of the proposed map-text amendment, the amendment will require an affirmative vote of three-fourths of the members of City Council.

***H. Zoning Text Amendment to Increase Floor Area Ratio***

The RC zone permits a floor area ratio (FAR) of 1.25 (369,421 square feet) for this site. The applicant is also requesting approval of a 20% (443,305 square feet) density bonus due to the provision of affordable housing. In addition to the 20% density bonus, the applicant is also requesting a text amendment to the zoning ordinance to provide an additional 25% (553,837 square feet) to accommodate the building proposed as part of this application. In summary,



**Figure 20: Proposed Height District Boundary Shown in Red**

the additional floor area requested as part of the density bonus and the proposed text amendment equates to approximately 184,000 square feet of additional floor area than is permitted by the RC zone. For comparison purposes, the applicant is requesting a density *bonus* above the normally permitted floor area roughly equivalent to the building volume of City Hall. To enable the following additional density, the applicant is proposing the following amendment to Section 7-702 of the Zoning Ordinance:

*When increases and reductions may be allowed.* Increases in allowable floor area ratio, density and height and reductions in required off-street parking may be allowed for a building which includes one or more such buildings through a special use permit when:

*7-702(D) The applicant for a special use permit for property located within the Hunting Creek Area Plan commits to providing low and moderate income sales or rental housing units, or to making a financial contribution to the City, which constitutes an extraordinary affordable and workforce housing contribution as determined by City Council as part of the special use permit process.*

*For such property within the Hunting Creek Area Plan, the density and floor area ratio may be increased in an amount not to exceed 25% greater than allowed in Sec. 7-703 below, as approved by the City Council in the special use permit; and, the criteria for low and moderate income housing specified in Sec. 7-701(A) and (B) above may be modified by City Council.*

Staff is recommending denial of the proposal and therefore is recommending denial of the proposed text amendment for increased density and the proposed zoning map amendment for increased height.

### ***I. Parking Reduction***

The applicant is requesting approval of a parking reduction to provide 165 less parking spaces than are required by the Zoning Ordinance. While the Zoning Ordinance does not require a specific percentage of visitors parking, a standard of 15% has been established in recent years. To justify the request for a parking reduction, the applicant conducted a parking study comparing other projects in Alexandria, Arlington, and Fairfax County.

***Table 6: Parking Comparison of Residential Developments***

Residential Development	Units	Spaces	Spaces / Unit	Transit within ¼ Mile	Use
Hunting Towers Apartments 1204 S. Washington Street Alexandria	530	507	.96	DASH 4, Metrobus 9B, 11Y, 10A	Rental

The Belvedere Condominiums <i>1600 North Oak Street, Arlington</i>	525	603	1.15	Metrobus 4A, 4B, 4E, 4H, 38B, Rosslyn Metro	Condo
Carlyle Towers Condominiums <i>2151 Jamieson Ave Alexandria</i>	549	696	1.27	DASH 2, 6, 7, 8, Metrobus 29K, 29N, Rex , King St. Metro, Eisenhower Metro	Condo
Montebello Condominiums <i>5905 Mount Eagle Drive, Fairfax</i>	1016	1402	1.38	Fairfax Connector 171 – Shuttle to Huntington Metro	Condo
Hunting Creek Plaza <i>1199 S. Washington Street Alexandria</i>	367	524	1.45	DASH 4, Metrobus 9B, 11Y, 10A	Condo
3001 Park Center Apartments <i>3001 Park Center Drive Alexandria</i>	328	477	1.45	DASH 6, Metrobus 7B, 7C, 7P, 25A, 25F, 25J, 25P, 25R, 28A	Rental
Rivergate Condominiums <i>13208 Marina Way, Woodbridge</i>	720	1044	1.45		Condo
Porto Vecchio Condominiums <i>1250 S. Washington Street Alexandria</i>	170	271	1.59	DASH 4, Metrobus 9B, 11Y, 10A	Condo
Park Center – Phase 1 Apartments <i>2701 Park Center Drive Alexandria</i>	582	926	1.59	DASH 6, Metrobus 7B, 7C, 7P	Rental

Three of the six residential developments cited are rental apartments, rather than condominiums. The parking demand for apartments is generally less than the parking requirements for condominiums. In addition, four of the condominiums cited in the parking analysis were located in close proximity to a variety of transportation alternatives. Carlyle Towers Condominiums, for example, is located within one-half mile of both the Eisenhower Avenue Metro Station and the King Street Metro Station and seven bus lines are located within one-quarter mile. Likewise, the Belvedere Condominiums are located approximately one-third mile from the Rosslyn Metro Station and five bus lines are located within one-quarter mile. While not located in close proximity to a variety of transit options, the Rivergate Condominiums are located approximately one mile from the Woodbridge Virginia Railway Express Station, providing direct access to downtown Washington, D.C. Similarly, Montebello Condominiums offers a private rush hour shuttle from the community to the Huntington Metro Station as well as scheduled service to nearby shopping centers three days per week.

Rather than compare the proposal to residential developments elsewhere in City and the metropolitan region, it is necessary to analyze the parking provided in the Hunting Creek Area, specifically at Porto Vecchio and Hunting Towers. While the parking ratio at Hunting Towers is rather low, and in fact well below the 1.45 spaces per unit requested by the applicant, it is important to note that approximately 120 parking spaces were lost with the acquisition of land by VDOT. Furthermore, staff believes that it is inadequate to compare the parking ratios of apartments and luxury condominiums as the parking demand as well as the trips generated by differ between these housing types.

Porto Vecchio, on the other hand, offers a beneficial comparison, due to its close proximity to the site. In addition to attracting a similar demographic, the residents of Porto Vecchio also have public transportation alternatives identical to those available for potential residents of Hunting Creek Plaza. As visible in Table 6, Porto Vecchio has a parking ratio of 1.59 spaces per unit, well exceeding the 1.45 spaces per unit requested by the applicant.

While the proposed Hunting Creek Plaza site is serviced by several bus lines, the public transportation alternatives are not sufficient to justify a parking reduction of approximately 165 parking spaces. In addition to the limited public transportation alternatives, it is also important to consider the likelihood of 524 spaces adequately accommodating the parking demand of 361 rather large residential units, as well as visitors. With units ranging from approximately 950 square feet to over 3,000 square feet, it is likely that a number of residents will require additional parking. Residents choosing to purchase a three-bedroom unit that is approximately 3,000 square feet in size may well demand more parking.

For all of these reasons, staff is recommending denial of the proposed parking reduction. Staff would recommend at a minimum that the proposal provide 1.59 spaces/unit, which is the ratio provided at Porto Vecchio with similar unit types and sizes, and would require approximately 50 spaces more than are currently proposed by the applicant.

The applicant has indicated that the proposed renovations for the Hunting Towers buildings will likely trigger Section 8-200(F)(4)(a) of the Zoning Ordinance, which requires that if renovations exceed  $33^{1/3}$  of the market value of the building(s), the building(s) need to comply with all applicable parking requirements or request a special use permit for a parking reduction. As depicted in the parking table, the parking provided is considerably less than is required by the Zoning Ordinance. Because Hunting Towers would be affordable units, staff believes this future special use permit would be something staff would likely support in the future.

#### ***J. Traffic – Transportation Management Plan***

The traffic impact study was conducted to determine the traffic related consequences resulting from the proposed development, and to suggest remedies to alleviate the negative impacts identified. Based on the traffic impact study conducted by Wells and

Associates, the proposed development would generate 131 morning peak hour trips and 137 evening peak hour trips with full occupancy, and a total of 1,585 average daily trips. However, proposed Hunting Creek Plaza project and the existing Hunting Towers site would generate 46 fewer AM trips and 63 fewer PM trips than the sites prior to the I-95/495 land acquisition. The traffic impact analysis also analyzed a series of intersections in the immediate vicinity and drew conclusions based on existing conditions, future conditions without development, and future conditions with development. Traffic analysis results are summarized in Table 7.

**Table 7: Level of Service and Delays for Key Intersections**

Intersection	Existing Conditions		Future without Development		Future with Development	
	Level of Service (delays in sec./veh.)					
	AM	PM	AM	PM	AM	PM
S Washington Street and Church Street	A(7.9)	C(30.4)				
S Washington Street and South Street/Future Access	F(81.6)	F(116.2)				
S Washington Street and S Alfred Street	A(10.0)	F(112.9)				

Even accounting for some future development, traffic at intersections will not be slowed significantly, and the overall results are not significantly different from the traffic impact in the area without any development.

According to the traffic impact study, the S. Washington Street intersections with Church Street and S. Alfred Street currently operate at an acceptable level of service. When regional population growth and completion of approved development projects are considered, maintenance of an acceptable level of service at these locations requires modifications in signal timing. Similarly, when the traffic generated by the proposed Hunting Creek Plaza is considered, maintaining an adequate level of service requires modifications in signal timing and re-striping eastbound S. Alfred Street to accommodate a separate right turn lane.

The traffic impact study also identified that the site is well-served by both Metrobus and Dash, with at least one bus line stopping every three to four minutes at the S. Alfred Street bus stop during both the morning and evening rush hours. Collectively, Metrobus and Dash provide service to Old Town Alexandria, Potomac Yard, Crystal City, Shirlington, Ballston, Huntington, Mount Vernon, and Washington, D.C. as well as the Braddock Road, Crystal City, Pentagon, Ballston, and Huntington Metrorail Stations. While the site is well-served by Metrobus and Dash in terms of frequency and destination during the morning and evening rush hours, service is lacking during the mid-day as well as the weekend. During these times, the wait for a specific route ranges from 30 minutes to 1 hour.

To fund the aforementioned activities, the applicant has proposed the creation of a transportation management account used exclusively for transportation activities. According to the transportation management plan, either the applicant or the property manager will fund this account at an annual rate of \$60 per unit, with an annual increase based on the Consumer Price Index. While this account will fund each of the aforementioned activities, the account will also fund the registration and annual membership fees of car-share vehicles for individuals opting to use transit or carpool, walk, or bike to work.

While the aforementioned activities represent an initial attempt to discourage the use of single occupancy vehicles, staff recommends that the goals and activities of the transportation management plan are expanded (see Attachment C). Specifically, rather than a goal of 15 percent for non single-occupant vehicle travel, staff recommends that the development have a minimum goal of 20 percent of residents using transit or ride-sharing. Likewise, rather than fund a transportation account at an annual rate of \$60 per residential unit, staff recommends that the applicant provide \$100 per occupied residential unit to provide discounted transit fare, provide subsidies to transit providers, and market the transportation management activities and zip cars for the proposed complex.

### ***K. Site Layout***

While there are certain elements that the applicant has attempted to address as part of the staff comments such as the introduction of a street network, building breaks and the 80-foot building setback on Washington Street, the current site plan continues to provide urban densities without streetscape and sidewalk urban amenities. Staff has added recommendations to address some of the site issues, although some of the issues are created by the current site configuration.

The Hunting Creek Area Plan identified the importance of establishing improved pedestrian circulation in the planning area, and that redevelopment ensures a pedestrian-oriented streetscape, with sidewalks, landscaping, and street trees. One of the issues with the current proposal is that due to the approximate 15-foot change in grade from Washington Street to the west of the site, approximately 90% of the perimeter of the high-rise building will have exposed parking garages. Although these garages will be treated architecturally, almost 90% of the perimeter “street” will be solid masonry walls.



**Figure 21: Existing Sidewalk Adjacent to High-Rise Buildings**

In fact, the buildings occupy so much of the site that a sidewalk cannot reasonably be provided adjacent to the high-rise buildings around the perimeter. Similarly, the internal drive aisle proposed by the applicant fails to create the perception of a neighborhood street, but rather serves as a suburban service road.

The Hunting Creek Plan recommends enhanced public access to waterfront areas, specifically encouraging new development to provide usable public open space, water view corridors, and interpretive exhibits along the waterfront. The visual and physical access to the Hunting Creek natural area is a tremendous opportunity for the City to provide increased public awareness and appreciation for the natural environments present in the City. In this valuable location adjacent to Hunting Creek, the applicant proposes a dead-end trail adjacent to a large retaining wall, ranging from 1 to 11-feet in height. This trail, while providing public access, does not meet the intent of the Hunting Creek Area Plan.

Rather than the dead-end trail proposed by the applicant, staff is recommending a semicircular bump-out observation area, approximately 500 square feet in size. Staff envisions this observation area as being incorporated into the retaining wall adjacent to Hunting Creek to enhance both public access to and enjoyment of the Hunting Creek waterfront.

## **VII. COMMUNITY**

### ***A. Community Input***

The Hunting Creek Area Stakeholders Group was formed by City Council to serve as a conduit for information and ideas to staff, Planning Commission, and City Council. The Stakeholders Group has had approximately 10 meetings over the last year, the first of which occurred in August 2006. The group was briefed on key issues such as the Hunting Creek Area Plan, general development principles, affordable housing measures, historic preservation, and the Washington Street Standards and Guidelines. In addition to briefings by City staff, a workshop was held in December 2006 to generate ideas and options for the Hunting Creek area. Overall, the Stakeholder Group served as a forum to facilitate community dialogue on the key issues involved in this development area.

To represent the substantial efforts of the Hunting Creek Area Stakeholders Group, staff developed a list of the issues, options, and ideas generated during the process and have transmitted this summary to the members of Planning Commission and City Council (see Attachment D). Topics identified as issues by the group included affordable housing, historic and cultural resources, environmental impacts, traffic, people, urban design, site plan, aesthetics, and expenditures of public funds. While these issues were often controversial, many members of the Stakeholders Group strongly concurred that the future of the Hunting Terrace and Hunting Towers should be considered comprehensively rather than piecemeal to maximize the preservation of affordable



housing and minimize adverse impacts upon the George Washington Memorial Parkway and the Old and Historic Alexandria District.

In addition to the Hunting Creek Area Stakeholders Group, staff and the applicant met with the Porto Vecchio Condominium Association, Old Town Civic Association, the Alexandria Federation of Civic Associations, and the Fairfax County Board of Supervisors. Also, a work session was held with the Old and Historic Alexandria District Board of Architectural Review in May 2007 and a joint work session with the Planning Commission and the Board of Architectural Review was held in September 2007.

### ***B. National Park Service Analysis***

The 1929 Memorandum of Agreement between the Alexandria City Council and the Federal Government was established to protect the commemorative nature of the Parkway as it traveled south to Mount Vernon on Washington Street. While Washington Street is a City of Alexandria public street, the National Park Service has the ability to provide comments on projects within close proximity to Washington Street. As such, the National Park Service provided comments to the Department of Planning and Zoning, as well as the Planning Commission and the Old and Historic Alexandria Board of Architectural Review to document their analysis of the current proposal.

The National Park Service raised several concerns regarding the applicant's development proposal. First, in accordance with the Hunting Creek Design Guidelines, the applicant plans to raise the grade of the 80-foot setback to the approximate grade of Washington Street in order to enhance the southern gateway. The National Park Service is concerned that raising the grade of the site will be an unacceptable alteration, as the elevations of structures on this site were historically below the grade of Washington Street.

The National Park Service also raised concerns on the mass and height of the proposed buildings, both the 5-story buildings fronting Washington Street, as well as the 14-story buildings on the western portion of the site. The recommendations of the National Park Service stated that buildings constructed on this site should resemble the character of structures traditionally located on S. Washington Street, such as Gunston Hall and Monticello Lee, and should not exceed the height of the existing Hunting Towers.

## **VIII. STAFF RECOMMENDATION**

Staff recommends **denial** of the proposal. If the Planning Commission recommends approval of the proposal, staff proposes the recommendations as outlined below.

STAFF: Faroll Hamer, P&Z, Planning Director; Mildrilyn Davis, Director, Housing ; Jeffrey Farner, P&Z, Development Division Chief; Helen McIlvaine, Housing, Deputy Director; Tom Canfield, City Architect; Gary Wagner, Principal Planner; Lee Webb, Urban Planner; Jessica Ryan, Urban Planner.

## **IX. STAFF RECOMMENDATIONS/CONDITIONS**

### **A. PEDESTRIAN STREETScape:**

1. The applicant shall provide pedestrian-streetscape improvements that at a minimum shall provide the level of improvements depicted on the preliminary site plan and shall also at a minimum provide the following to the satisfaction of the Director of P&Z and RP&CA.

#### ***Washington Street***

- a. The streetscape on the west side of Washington Street shall consist of a 15 ft. wide planting strip adjacent to the curb, a 10 ft. wide brick sidewalk, and a double-staggered row of London Plane street trees planted 40 feet on center or as existing utilities may allow on either side of the sidewalk. Decorative benches and trash receptacles shall be provided along the sidewalk adjacent to Washington Street.
- b. Individual entryways and lead walks shall be provided for each of the buildings adjacent to Washington Street. A 6 ft. wide brick walkway shall be provided along the front of the low-rise buildings with brick lead walks to the units.
- c. The existing decorative street lights on Washington Street shall be relocated to be coordinated with the site and landscape plans and shall not conflict with proposed street trees. The applicant shall be responsible for additional street lights if determined necessary as part of the required lighting plan.
- d. The garage intake vents shall be integrated with the design of the front landscape design and front entrances of the low-rise buildings and shall be screened from view of the public.
- e. Eliminate one of the proposed bus layover spaces on the north side of the site and replace with landscaping and plantings to screen the existing sound wall.
- f. The existing overhead electrical/telephone lines on Washington Street shall be located underground.

#### ***Washington Street – East Side***

- g. Redesign landscape and site elements on the Hunting Towers site to reflect planned improvements on the west side of Washington Street, and create a strong sense of entry and identity with the following:
  - i. Reduce the driveway width in the parking area along Washington Street to 22 ft.
  - ii. Relocate the approximately 25 parking spaces next to Washington Street and replace with open space and landscaping at the same grade as Washington Street.

- iii. Relocate existing retaining wall approximately 30 feet to the east and raise grade to approximately the level of Washington Street for the entire length of the frontage.
- iv. Provide trees and shrubs in the space between the trail and retaining wall to screen the drive aisle and parking lot.
- v. The streetscape on the east side of Washington Street, along the Hunting Towers frontage shall also have a double-staggered row of London Plane street trees planted 40 feet on center.

***Hunting Creek Overlook:***

- h. To accommodate the Hunting Creek Small Area Plan, the applicant shall design and construct a semicircular observation area, approximately 500 square feet in size, to the satisfaction of the Directors of P&Z and T&ES. The observation area shall be incorporated and use the same materials as the retaining wall along the southern access drive on axis with Hunting Creek Way. The applicant shall provide native planting and landscaping within the resource protection area to the satisfaction of the Directors of P&Z and T&ES.
- i. The applicant shall provide benches, interpretative signage, and decorative paving materials. The interpretative signage shall describe the history and environmental characteristics of the site to the satisfaction of the Director of P&Z.

***Hunting Creek Way:***

- j. The applicant shall revise the configuration of the internal street to provide the following:
  - i. A 4 ft private buffer area adjacent to the buildings;
  - ii. 6ft. unobstructed brick sidewalks with 4 ft. x 8 ft. tree wells (on each side of the street spaced 30 feet on center). Street trees shall be revised to be shade trees. The underground soil volume of the tree wells shall be a minimum of 300 cubic feet; and
  - iii. 22 ft. drive aisle and parallel parking spaces on the western portion of the street. The parallel parking shall be exclusive of the required sidewalk and planting areas.
- k. A high-quality, decorative crosswalk at the pedestrian crossing to the central open space. The pavers for the pedestrian crosswalk shall be brick or stone.
- l. All sidewalks for the proposal shall be brick sidewalks and shall comply with City standards.

***General***

- m. No electrical transformers shall be located along Washington Street or within the resource protection area. All other transformers

- located on site shall be painted dark green or black and shall be appropriately screened and landscaped.
- n. The vents for the parking garage shall not exhaust within 6 ft. of the sidewalks or public open space areas at the pedestrian level. Sufficient landscaping shall be provided to screen the intakes and exhaust vents.
  - o. Decorative pedestrian scale light poles shall be provided for each internal street frontage, the internal pedestrian connections, and the central open space area. The light fixtures shall be single black Virginia Power “acorn” light fixtures and have a standard black finish.
  - p. Applicant shall provide \$1000 per receptacle to the Director of T&ES for purchase and installation of eleven (11) Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans by Victor Stanley. If supplemental capacity in the form of additional receptacles is required, applicant's contributions shall be \$500 per receptacle. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES.
  - q. Use pavement and other landscape or building design elements to clearly demarcate service and parking vehicular circulation from public entry and visitor vehicular circulation.
  - r. All pedestrian-streetscape improvements for each phase of development shall be completed prior to the issuance of a certificate of occupancy permit for each phase-building. The improvements required herein adjacent to Hunting Creek including the overlook and landscaping shall be completed prior to the certificate of occupancy permit for the first building-phase. The pedestrian and landscaping improvements adjacent to Washington Street shall be approved prior to the first certificate of occupancy permit or as required within an approved phasing plan that is approved as part of the final site plan.
  - s. Provide all pedestrian and traffic signage in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD), latest edition to the satisfaction of the Director of T&ES.
  - t. The applicant shall provide countdown pedestrian signals and accessible pedestrian push buttons (PRISMA-DAPS) at South Street and S. Alfred Street where not currently provided along the west side of Washington Street.
  - u. The applicant shall be responsible for the design and construction of signal modification at the intersection of Washington Street and South Street.
  - v. The applicant shall furnish and install two 4" conduits with pull wires, and junction boxes located at a maximum interval of 300' along S. Washington Street. These conduits shall terminate in

- underground junction boxes at the signals located at South Street and Alfred Street.
- w. All newly installed crosswalks across South Washington Street added by the developer shall be thermoplastic, standard box-style or ladder-style. (P&Z) (T&ES)
2. The applicant shall install a “Carlyle” bus shelter which shall be black with a copper roof with associated passenger loading platform. The shelter shall be designed as an integrated element of the open space and provide the following to the satisfaction of the Directors of T&ES and P&Z:
- a. Compliance with all handicap and ADA guidelines.
  - b. The bus shelter shall be located at the back of the sidewalk and integrated into the design of the open space, taking into account the location of trees wells and light poles in the front and rear bus loading zones.
  - c. The bus shelter and tree wells shall be located so that they don’t interfere with bus passengers boarding buses through the front side door and alighting from buses the front or the rear side doors of a typical 35 foot long DASH bus.
  - d. The bus shelter shall be maintained by the applicant and subsequently the Condominium/Homeowners Association.(P&Z) (T&ES)
3. The applicant shall be responsible for design and construction of signal modification at Washington Street and South Street. Upon signal modification and intersection realignment, developer shall provide accessible curb ramps on the south side of the intersection to allow pedestrian crossing of S. Washington Street and South Street. Developer shall provide an ADA accessible cut-through median refuge on S. Washington Street. (T&ES)

**B. OPEN SPACE AND LANDSCAPING**

4. The courtyards and ground level open space shall provide the level of detail and amenities depicted on the preliminary plan, and shall also provide amenities such as special paving surfaces, materials, trash receptacles, landscaping, etc. to encourage its use, which shall include the following to the satisfaction of the Director of P&Z and RP&CA:
- a. A perpetual public access easement shall be granted for the following areas:
    - i. All internal streets, the mid-block pedestrian connection, all sidewalks and the Hunting Creek Overlook with the exception of the private amenity areas.
    - ii. Open space area along the frontage of Washington Street and between the low-rise buildings;

- iii. The easements shall be depicted on a separate easement plat and shall be approved by the City prior to the release of the final site plan; and
- iv. The publicly accessible open space as defined herein shall be fully open to the public from dawn to dusk during hours normally associated with residential uses.
- v. In the event Hunting Towers is acquired by the applicant, the applicant shall grant a public access easement for the area adjacent to the wetlands along the Potomac River, not including the permanent parking lots for the entire length of the eastern portion of the site as a public access easement or dedicated to the City as open space-parkland. In the event the area adjacent to the Potomac is dedicated or encumbered with a public access easement, the applicant shall be responsible for installing all necessary improvements to provide a trail connection adjacent to the water including but not limited to landscaping, lighting, trash receptacles etc. All improvements for the trail landscape improvements adjacent to the Potomac shall be completed prior to the issuance of the first certificate of occupancy permit for the first building for the Hunting Terrace or Hunting Towers sites.
- vi. All required open space easements and/or open space dedications shall be reviewed and approved prior to the release of the final site plan.
- b. The applicant shall disclose to all prospective buyer(s) through the sales literature and documents, sales contracts etc. the maintenance requirements, public access easement(s) and potential liability for the easement(s), and shall include the same in the Condominium/Homeowners Association documents.
- c. The open space, courtyard, and all landscaping outside the right-of-way, including the open space accessible to the public, shall be privately maintained by the Condominium/Homeowners Association or their designee.
- d. All improvements in the Resource Protection Area (RPA) and on the applicant's property shall be maintained in perpetuity by the applicant or the applicant's successor. Maintenance shall be to the satisfaction of the Directors of P&Z and RP&CA.
- e. The mid-block pedestrian connection through the Washington Street open space area shall be revised to provide the following:
  - i. Special paving, pedestrian lighting, street furniture and attractive landscaping shall be provided along the walkway and throughout the courtyard.



- ii. The paving material for the mid-block pedestrian connection and courtyard shall be high-quality brick or stone.
          - iii. A sculpture or focal element incorporating the history of the site to be approved by the Director of P&Z.
        - f. The ground-level amenity deck between the high-rise buildings shall be revised to provide the following:
          - i. The amenity deck shall be revised to create a high quality landscaped entry to include amenities such as special paving surfaces, materials, benches, trash receptacles, landscaping, etc. shall also be provided in the amenity deck to encourage its use.
          - ii. A sculpture or other art form that is an appropriate scale for the space shall be provided and permanently mounted within the open space.
          - iii. Where walls or planters are necessary they shall be stone or brick.
          - iv. The entire courtyard-open space area shall be irrigated.
          - v. All lawn areas shall be sodded.
          - vi. No shrubs higher than three feet shall be planted within six feet of walkways.
          - vii. All landscaping shall be maintained in good condition and replaced as needed.
          - viii. Low scale pathway or bollard lighting. (P&Z)
5. A revised landscape plan shall be provided with the final site plan, which shall provide the level of landscaping depicted on the preliminary landscape plan, and shall at a minimum include the following to the satisfaction of the Directors of P&Z, and RP&CA:
  - a. All street trees shall be at least 3.5- to 4-inch caliper in size at installation.
  - b. The street tree wells along the internal street shall not be raised but be flush to grade with the adjoining sidewalk.
  - c. The street trees on Hunting Creek Way shall be revised to be large shade trees.
  - d. Maintain shade tree canopies at least 6-feet above grade level as they mature to allow for natural surveillance.
  - e. The buildings adjacent to Washington Street shall contain foundation plantings to make these units appear as front yards.
  - f. Deciduous and evergreen plantings such as Hawthorne and Magnolia shall be provided in the area where the bus layover area was eliminated on the northern portion of the site adjacent to Washington Street.
  - g. The plantings adjacent to the sound wall shall be revised from Crape Myrtle to be a combination of deciduous and evergreen trees

and shrubs, to provide a continual planting area/screening adjacent to the sound walls.

- h. Provide foundation plantings adjacent to all buildings.
- i. The landscaping adjacent to the Hunting Creek overlook in the RPA shall consist of naturalistic and indigenous plantings and shall be arranged to re-enforce views to Hunting Creek and the river and provide screening for the proposed retaining wall.
- j. Evergreen groundcover shall be provided within each tree well and shall also be reflected in the plant schedule.
- k. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees), in accordance with the Landscape Guidelines. Plantings shall include a mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
- l. The applicant shall install evergreen landscaping/screening on the northern portion of the northern service road.
- m. The final landscape plan shall show coordination between the proposed project and ongoing improvements for the South Gateway of Alexandria, including a detailed narrative describing such coordination.
- n. Delete *Cornus florida*. Provide alternate plant species. Provide cultivar for all plant species. If cultivar is not proposed, indicate in Plant List. Provide Type Two Street Trees, as indicated in the City of Alexandria Landscape Guidelines.
- o. The applicant shall provide thirty percent (30%) of the final construction costs with the Final Site Plan No.1, for implementation of South Gateway signage, plantings and entrance features along the George Washington-Mount Vernon Memorial Parkway. Such items shall be designed and implemented by the City consistent with the Hunting Creek Small Area Plan.

***General***

- p. All required notes from the Landscape Guidelines shall be included on the landscape plan.
- q. All trees shall support a subsurface tree trench large enough to allow sufficient arable soil volume and adequate moisture for each tree. Tree trenches shall hold a minimum volume of 300 cubic feet of soil per tree.
- r. The plan shall be prepared and sealed by a Landscape Architect certified to practice in the Commonwealth of Virginia.
- s. Provide evidence of coordination with above and below grade site utilities, site furnishings, fences, architecture, lights, signs and site grading. Ensure positive drainage in all planted areas. Provide an

- exhibit that demonstrates adequate drainage for all planting areas above structure.
- t. Locate proposed site utilities to minimize conflicts with street trees. In areas where proposed utilities at back of curb conflict with location of street trees-locate utilities beneath street pavement.
  - u. Provide detail section and plan drawings of tree wells per the City of Alexandria Landscape Guidelines showing proposed plantings and associated materials, irrigation as may be needed to maintain the landscaping in good condition, adjacent curb/pavement construction-including edge restraint system, dimensions, drainage, metal grates if applicable, coordination with site utilities.
  - v. Provide detail sections showing above and below grade conditions for plantings above structure. Demonstrate a minimum dimension of four vertical feet and 300 cubic feet of planting media per tree for planting areas above the below grade parking structure in accordance with City of Alexandria Landscape Guidelines.
  - w. Provide crown coverage calculations in compliance with the City of Alexandria Landscape Guidelines for plantings above structure. Do not include street trees in crown coverage calculations.
  - x. Demonstrate a minimum planting depth of three feet vertical continuous planting media for shrub, and either the manufacturer's minimum recommendations in the case of a green roof system, or 12 inches for groundcover and lawn plantings above the parking structure.
  - y. Trees should not be planted within 10 feet of light poles.
  - z. All lawn/turf grass areas including parking islands and planting strips shall be sodded and labeled as such on the plans.
  - aa. All shrubs shall be installed at a maximum of 30 inches on-center spacing installed at a minimum size of 24 inches. Adjust quantities accordingly.
  - bb. Clearly show limits of planting beds and grass areas.
  - cc. Do not block or compromise FDCs with plantings.
  - dd. Provide correct horticultural name for Lilyturf. Provide cultivar.
  - ee. All landscaping, irrigation and screening shown on the final landscape plan shall be maintained in good condition and the amount and location, type of plantings and topography on the public easement areas shall not be altered, reduced or revised without approval of City Council or the Director of P&Z, as determined by the Director. (RP&CA)(P&Z) (Police)

6. Provide a site irrigation/water management plan developed, installed and maintained to the satisfaction of the Director of RP&CA and including the following:
  - a. Plan shall demonstrate that all those parts of the proposed project that require irrigation to maintain the landscaping in good condition are covered by an automated irrigation/water management system.
  - b. Provide external water hose bibs at perimeter of buildings. Provide at least one accessible external water hose bib on all building sides at a maximum spacing of 90 feet apart.
  - c. Hose bibs and ground set water connections must be fully accessible and not blocked by plantings, site utilities or other obstructions. (RP&CA)
  
7. Any terraces on the high-rise buildings for the use of the overall condominium development shall be designed to function as high-quality usable open space for the residents. At a minimum, the revised plans for the terraces shall include the following to the satisfaction of the Directors of P&Z:
  - a. Varied and high quality paving material.
  - b. Significant amount of additional landscaping and irrigation systems.
  - c. The lighting for the terraces shall be pedestrian-scale pathway lighting and shall not be visible from the adjoining streets or other residents. (P&Z)
  
8. All site walls shall be high quality stone or brick. Site walls on the southern portion of the site and visible from Washington Street shall match masonry stonework used for the Hunting Creek Bridge and the proposed South Washington Street Gateway walls at the southeast corner of the site. The applicant shall provide samples as a construction mock-up of proposed materials. Samples/construction mock-up shall be approved prior to release of the final site plan. Specifications and details shall be provided on the final site plan. (RP&CA)(P&Z)
  
9. The applicant shall take appropriate measures to protect and preserve existing vegetation to remain on-site and the Hunting Towers site. The applicant shall employ an ISA certified Arborist to establish, develop and continually monitor a Preservation and Protection Plan as approved by the City Arborist. The plan shall be submitted with the final site plan to the satisfaction of the Directors of Recreation, Parks & Cultural Activities, Planning & Zoning and Transportation & Environmental Services.
  - a. Clearly identify project phasing and construction access. Provide clear delineation of proposed phased development, including a narrative with timeline.

- b. Indicate the location and method for protection and preservation of existing vegetation on all plan sheets including demolition, sediment and erosion control, site plan and landscape plan.
- c. Demonstrate the location and method of tree protection fencing for each tree or stand of vegetation to be preserved.
- d. Provide documentation that the applicant has notified all adjacent property interests of potential construction impact and loss of existing vegetation, and any remedial measures to be taken.
- e. Identify vegetation to be removed and vegetation to remain.
- f. Vegetation outside of the limits of disturbance shall not be removed without prior consultation and approval with the City Arborist.
- g. The applicant shall follow recommended horticultural practices to insure the health and vitality of the trees designated for protection prior to, during and after construction/rehabilitation of the proposed buildings. In the event that trees which are to be protected, are damaged or die, other than as the result of disease or acts of God, replacement trees measuring a minimum of 2½" in caliper shall be planted for each inch of caliper that is lost, consistent with the City of Alexandria Landscape Guidelines.
- h. All proposed tree protection details shall be depicted on the final site plan in coordination with the Protection and Preservation Plan and be provided throughout the construction process. If any of the larger caliper trees (>12 inches in caliper) are damaged or destroyed during the construction process the applicant shall replace the tree(s) with the largest caliper trees(s) of comparable species that are available or can be transplanted to the satisfaction of the City Arborist and Director of Planning & Zoning; the remaining tree caliper shall be planted on-site or adjacent to the site. At determination of the City Arborist, if suitable space on or off-site cannot be found, a fee in lieu based on market costs for installed and warranted plantings will be applied. In addition, a fine will be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed if the approved tree protection methods have not been followed. Replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit.
- i. The applicant shall provide an escrow account for remedial work on existing vegetation to be preserved/protected, that includes a minimum contribution of \$25,000 per project, for Hunting Terrace and Hunting Towers. Amount shall be provided in full to each of the Condominium Owners Associations upon acceptance of site for maintenance by the Condominium Owners Association.
- j. At the determination of the City Arborist, the applicant will be required to employ alternative construction methods such as hand

excavation, air hammer or trenchless lateral construction to install utilities, public improvements and infrastructure to ensure the protection of vegetation that is to be preserved. Alternative methods shall be required to the satisfaction of the City Arborist, Directors of Recreation, Parks & Cultural Activities, Planning & Zoning and Transportation & Environmental Services.

- k. The proposed retaining wall on the south side of the site shall be reduced in length so as not to impact the root zone of the existing large Pin Oak (# 2851) on the south side of the access drive. Provide tree protection in this area with details provided at Final Site Plan.
- l. The existing Hawthornes (*Crataegus crusgalli*) recently planted on Washington Street shall be removed and preserved in accordance with ANSI standards in a safe location on-site or nearby site, and replanted elsewhere on the site to the satisfaction of the Directors of P&Z. (P&Z)(RP&CA)

### **C. BUILDING DESIGN:**

- 10. The applicant shall hire a LEED certified consultant as a member of the design and construction team. The accredited professional shall work with the team to incorporate sustainable design elements and innovative technologies into the project; specifically, the applicant shall provide a green vegetated roof on those portions of the northern and southern building(s) not occupied by mechanical, service and associated areas to the satisfaction of the Directors of T&ES and P&Z. The applicant shall also work with the City for reuse of the existing building materials as part of the demolition process, leftover, unused, and/or discarded building materials. (T&ES) (P&Z)
- 11. The final design of the buildings shall incorporate the following and be subject to the following to the satisfaction of the Director of P&Z.
  - a. The applicant shall redesign of basic building form and massing, to eliminate wall-like character of current scheme. Alternate forms could include a strong skyline and gateway presence, and incorporate exceptional design quality appropriate for the site's important location on the George Washington Memorial Parkway and its role as the major gateway entering the City of Alexandria from the south.
  - b. Low-rise buildings fronting on Washington Street shall be more varied in plan, height and elevation, with greater variety of styles, scale and roof heights. Ground floor units facing Washington Street shall have functional entry doors facing the street with lead walks.
  - c. Entries to high-rise buildings shall be located facing Washington Street and shall be inviting and accessible to both pedestrians and

vehicles approaching from Washington Street or the proposed internal street, regardless of access to below grade parking or additional lobby facilities that may be located elsewhere on the site.

- d. The exterior redesign of the Hunting Towers buildings shall include the following and is subject to review and approval by the Old and Historic Alexandria Board of Architectural Review:
  - i. Addition of trim elements and other elevation motifs coordinated with the design of the new buildings on the Hunting Terrace site, to create a unified gateway expression.
  - ii. New entryway canopies.
  - iii. New windows shall be casement windows with exterior mullions to match the style of the building, subject to the approval of the Director of P&Z and BAR.
  - iv. The brick exterior shall be re-pointed to the extent necessary, subject to the approval of the City.
  - v. The applicant shall explore the use of color, cornices and other decorative elements.
  - vi. The final design shall incorporate prominent and memorable building top elements to create a memorable skyline on the existing Hunting Towers buildings in order to create a meaningful gateway at the southern entrance to Old Town.

***General***

- e. The buildings shall be designed to incorporate a variety of fenestration as represented in the submitted plans and refined to match the architectural style emulated in each building.
- f. A color on-site mock-up shall be provided prior to the approval of the final selection of the brick and building materials.
- g. The applicant shall provide high quality windows for each of the buildings to the satisfaction of the Director of P&Z and provide samples for approval.
- h. The applicant shall provide detailed design drawings (enlarged plan, section, and elevation studies) to evaluate the building base, entrance canopies, and window treatment, including the final detailing, finish and color of these elements, during final site plan review. The applicant shall provide these detailed design drawings at a scale sufficient to fully explain the detailing and depth of façade treatment.
- i. Color architectural elevations shall be submitted for first final site plan review and with mylars.
- j. The applicant shall provide detailed design drawings showing all architectural metalwork (balcony rails, transformer enclosure,



- garage doors, and rail at planting strip,) along with color and materials samples for each.
- k. The applicant shall provide details including colors and materials for all balconies, decks, and rooftop spaces with the final site plans.
  - l. No wall penetrations shall be allowed for kitchen vents or HVAC vents lower than 10 feet above ground. The kitchen vents in units on the first floor shall be carried through the roof and located where they are not visible from the public right-of-way. The kitchen vents for units above 10 feet shall be integrated into the design of the façade of the building, and painted to match the exterior of the building so that they are visually minimized from the public right-of-way. Dryer and bathroom vents shall be painted to match the building, and the portion visible on the exterior wall shall be subject to review and approval by the Director of Planning and Zoning.
  - m. Garage louvers, vents and openings shall have factory finish color to harmonize with the surrounding materials, and ornamental designs should be used where appropriate to the style of architecture.
  - n. The materials of the high-rise buildings shall be limited to brick, stone, stucco or precast. The materials of any roof form shall be a natural material such as copper, slate or comparable material.
  - o. The materials of the low-rise buildings shall be limited to brick, stone, stucco, precast or wood siding. The materials of the roofs shall be a natural material such as copper, slate or comparable material.
  - p. The final materials, details, and color selection shall be reviewed and approved as part of the final site plan review.
  - q. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys.
  - r. Any ground level pedestrian exits that open into non-secure areas should be emergency exits only and fitted with panic bar hardware.  
(P&Z)(Police)(T&ES)
12. All loading and garage doors shall be painted to match the color of the adjoining brick to the satisfaction of the Director of P&Z. Plan and section details of the conditions adjoining the garage and loading dock doors shall be provided as part of the final site plan. All loading and garage doors shall be an opaque screen or screen to minimize the projection of light from the garage onto the adjoining street. The applicant shall provide plan and section details of the conditions adjoining both garage doors. The garage doors shall be an opaque screen or mesh to minimize the projection of light from the garage and screen the loading areas.  
(P&Z)

13. The high-rise structures are not ladder truck accessible. The elevated “green” deck eliminates total access. Building is over 50 feet in height and as such is required to have ladder truck access to the front and the rear of the buildings by public roads or recorded emergency vehicle easements (eve). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. The face of the building may not articulate back into the mass of the building more than 7 feet horizontally in the first 75 feet of vertical dimension of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. Should the two five story low-rises at the East side of the proposed project obtain a height of 50’-feet, ladder truck accessibility will be required on the longest two opposing sides. (Code)
  
14. In lieu of strict compliance with ladder truck access requirements, an alternative compliance proposal is recommended. The proposed massing, articulation of the facade and placement on the lot would be acceptable if the following fire protection and fire fighting features were built into the buildings.
  - a. A corridor smoke ventilation system.
  - b. Enclose all elevator lobbies in smoke tight construction
  - c. Stair capacity to be designed without taking the sprinklered building exception.
  - d. Fire phones installed on every level in the elevator lobby and the stairs.
  - e. Knock out panels that have an area of 20 feet for every 50 lineal feet of building perimeter.
  - f. Floor drains to allow for quick removal of sprinkler and fire hose water.
  - g. Full automatic sprinkler system designed to NFPA 13.

Appropriate ladder truck accessibility has been provided for the high rise buildings. Partial ladder truck accessibility to the mid-rise buildings has been provided, with no ladder truck accessibility facing the eastern-most side of the mid-rise buildings. (Code)

15. The design of the site shall incorporate the following fire service elements: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to each building, one on each side/end of each building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width with R-25 minimum turning radii. All Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. (Code)

16. FDC for North building is less than 40 feet from hydrant. FDCs shall be located no greater than 100 feet and no less than 40 feet from the nearest hydrant served. FDC for 5-story mid-rise on located on the South building is not served by a fire hydrant. FDC for 5-story mid-rise building located on the South building is now served by a fire hydrant. All FDC's shall be located no greater than 100 feet and no less than 40 feet from the nearest hydrant served, applicant is still not in compliance. (Code)
17. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1019.1.7. (Code)
18. The applicant of any building or structure constructed in excess of 10,000 square feet; or any building or structure which constructs an addition in excess of 10,000 square feet shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:
  - a. The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
  - b. The building or structure design shall support a minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
  - c. The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
  - d. The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager. (Code)

19. Based on a history of sound transmission complaints, it is recommended that all dwelling units have a STC rating of at least 48. The applicant shall submit supporting documentation demonstrating sound transmission compliance with the USBC.(Code)
20. For firefighting reasons all stairs shall extend thru the roof so that door access to the roof is provided. (Code)
21. Dedicated service (trash, dumpsters, recycling stations, etc.) for each use shall be fully located in the interior of each building. (RP&CA)

**D. AFFORDABLE HOUSING:**

22. In lieu of on-site affordable housing, the developer shall acquire and preserve 530 set-aside units at the Hunting Towers Apartments (1202 and 1204 South Washington Street) as long-term affordable workforce ownership and rental housing. The sales units shall be provided at the pricing tiers and to potential purchasers as follows, and in the following order: (Housing)

***Tenants in residence as of 12/15/05***

- a. Efficiency - \$125,000 - \$170,000
- b. One Bedroom - \$170,000 - \$195,000
- c. Two Bedrooms - \$205,000 - \$240,000

***City Workforce (and tenants in residence after 12/15/05)***

- d. Efficiency - \$140,000 - \$180,000
- e. One Bedroom - \$195,000 - \$240,000
- f. Two Bedrooms - \$225,000 - \$330,000

***Public Workforce***

- g. Efficiency - \$145,000 - \$185,000
- h. One Bedroom - \$235,000 - \$270,000
- i. Two Bedrooms - \$290,000 - \$355,000

23. The developer will freeze the discounted tenant prices until the latter of October 2009, or the end of the initial 60-day tenant marketing period (such that all tenants submitting acceptable contracts during this period can purchase at the stated price ranges), after which they will be increased according to the rate of the Urban Consumer Price Index (CPI-U). (Housing)
24. The developer shall be allowed to increase pricing for the City Workforce and Public Workforce according to the appropriate percentage of the Area Median Income in effect at the time of sale of each condominium unit, with the stipulation that:

- a. Public Workforce pricing shall be held at least five percent below market values for efficiency and two-bedroom units, and at least three percent below such market values for one-bedroom units; and
- b. For the duration of the City Workforce marketing period, City Workforce pricing shall be held below Public Workforce pricing by at least 2.5 percent for efficiencies, 10 percent for one-bedroom units, and seven percent for two-bedroom units.
- c. Market values shall be estimated by the City and IDI using the last 12 months of comparable sales at a list of comparable properties to be agreed upon in advance. Should the City and IDI fail to agree on market values so determined, an outside appraiser will be engaged, with the cost to be shared by both parties. (Housing)

### ***Marketing***

25. For a period of 60 days following the issuance of notice to tenants of the conversion to condominium ownership, sales will be limited exclusively to current tenants. (Housing)
26. Units will next be marketed to the City Workforce (defined as employees of the City of Alexandria, of the Alexandria City Public Schools and of the INOVA Alexandria Hospital) for a period of at least 90 days. For the first 60 days of this period, 30 units, to be designated by the developer and to include a mix of unit types proportionate to that remaining for other City Workforce buyers, shall be reserved for employees of the INOVA Alexandria Hospital. (Housing)
27. After units have been marketed at City Workforce prices for a period of 90 days, and before they are offered to the Public Workforce, the Developer shall make the remaining units (not to exceed 100 such units) available for purchase by the City or City-designated entity(ies) at the City Workforce pricing tier outlined above.
  - a. The City or its designee(s) shall have a period of 30 days to select its units and provide a written commitment to purchase the units it has selected.
  - b. Prior to this 30-day period, the developer will provide the City and its designee(s) with sufficient information on the long-term lease commitments for all units with such commitments to enable the designee to determine the financial feasibility of its honoring the long-term lease commitments. The developer and the City's designee may, by mutual agreement, enter into negotiations concerning the conditions under which the designee will purchase the long-term lease units. However, the developer shall be under no obligation to reduce the prices, nor shall the designee be under any obligation to purchase the long-term lease units.
  - c. Should the City's designee elect not to purchase some or all of the

long-term lease units, the units available for purchase by the designee shall be limited such that the total number of committed rental units, including any long-term lease units to be retained by the developer, shall not exceed 100 units. Units that are not long-term lease units shall be selected from among the available efficiency units.

- d. Units purchased by the City's designee(s) shall be preserved as affordable rental housing with incomes not greater than 60% of the Area Median Income (AMI) for the Washington, D.C. area, but may also, at the discretion of the City and its designee, and taking into account the requirements of financing to be sought by the designee, include workforce units for households with incomes not to exceed the mathematical 80% of AMI. The developer shall be responsible for providing long-term leases to any qualified elderly, disabled, or long-term tenants occupying units not purchased by the City or its designated entity(ies). (Housing)
28. Units shall next be marketed at Public Workforce prices for a period of at least 90 days. (Housing)
29. The cycle of marketing to Tenants, City Workforce, City Designee, and Public Workforce may be carried out separately and consecutively for each of the two buildings, with the understanding that the 100 rental units shall be the total for the entire property. (Housing)
30. The developer shall be responsible for all marketing. The Office of Housing will assist the developer by sponsoring or conducting marketing activities to promote the property to the City Workforce, and will refer eligible households to the developer for consideration. Similarly, the Office of Housing will disseminate information through its normal outlets during the Public Workforce marketing period, and refer interested households to the developer for consideration. Upon request, the developer will provide information to the Office of Housing concerning the disposition of expressions of interest from households referred by City staff. (Housing)
31. The developer shall provide for homebuyer training and counseling to all eligible households seeking to purchase at Tenant and City Workforce pricing. (Housing)

#### ***Assistance to Tenants***

32. The developer shall establish a closing cost assistance program for households eligible for Tenant pricing of up to \$500,000. Buyer eligibility and determination of need for the closing cost assistance program shall be determined in consultation with the Office of Housing, subject to the applicable requirements of Fannie Mae, Freddie Mac, VHDA, FHA and VA programs. (Housing)

33. In addition, the developer shall provide a credit to tenant purchasers at settlement representing the difference between the monthly rent that tenant pays at the time developer purchases the property from VDOT, and any increased rent that they may pay afterwards to the developer until the time of closing, subject to the applicable requirements of Fannie Mae, Freddie Mac, VHDA, FHA and VA programs. (Housing)

***Ownership Units***

34. Households purchasing ownership units shall have at least one member who lives or works in the City of Alexandria, or who has accepted employment in the City. This provision shall be waived following the 90 day marketing period to the Public Workforce outlined above. (Housing)
35. Regardless of purchaser category, all units sold shall be of the same quality and rehabilitation standards, with the same common element amenities, with the understanding that interior appointments in the units may vary according to agreements with purchasers. (Housing)
36. Any incentives, exclusive of tenant closing costs, that are advertised or otherwise promoted by the developer as being generally available (e.g., for certain periods of time, or for certain types of units) shall be made available on the same basis to all purchasers, regardless of purchaser category. (Housing)
37. After the end of the tenant marketing period, whatever policies the developer adopts concerning the payment of real estate commissions to buyer broker/agents shall be applied fairly and consistently to both City Workforce and Public Workforce purchasers. (Housing)
38. No maximum income limits shall be imposed for Tenant purchasers. Incomes of City Workforce purchasers shall be limited to 120 percent of median during the initial 60-day marketing period for that group, after which incomes shall be limited to 150 percent of median. Incomes of Public Workforce purchasers may not exceed 120 percent of median. These income limits shall be waived following the 90 day marketing period to the Public Workforce outlined above. (Housing)
39. The units shall be subject to controls to ensure affordability over time. Affordability and other restrictions shall be provided through deed restrictions recorded as covenants at or before the time of sale of each of the units, subject to the approval of such covenants by the mortgage lenders, VHDA, Fannie Mae / Freddie Mac, FHA and VA, as applicable. Language for the covenants shall be provided by the City for the developer's review and comment in advance of the final sale of any unit. (Housing)



40. Prices of the ownership units upon resale shall be limited by the recorded covenants to one percent above the Consumer Price Index for All Urban Consumers (CPI-U). (Housing)
41. The covenants shall require that incomes of purchasers upon resale shall be limited, for a marketing period of 180 days, as follows:
  - a. For units initially sold at developer's Tenant price levels, incomes of subsequent purchasers shall not exceed 100 percent of the area median income.
  - b. For units initially sold at City Workforce price levels, incomes of subsequent purchasers shall not exceed 110 percent of area median income.
  - c. For units initially sold at Public Workforce price levels, incomes of subsequent purchasers shall not exceed 120% of area median income.
  - d. In the event no eligible buyer is found within 180 days, the unit may be sold without income restrictions at the prescribed resale price, but the subsequent purchaser must honor the income-eligibility requirements for the prescribed 180-day marketing period upon the next resale.
  - e. The 180-day marketing period may be reduced, by written approval from the Office of Housing, to 90 days in special circumstances that may include, but are not limited to, employment transfer out of the area, a medical or other unforeseen event which drastically affects the owner's financial condition, or a change in the household which results in overcrowding of the unit. (Housing)

***Rental Units***

42. The developer shall allow those tenants who are elderly, disabled or long-term tenants (20+ years) and who were in residence as of December 15, 2005 and remain in residence (including tenants who resided at Hunting Terrace on December 15, 2005 and relocated to Hunting Towers) to continue to rent their units indefinitely, if they so choose, under renewable long-term leases. Rents for such tenants will not be increased during the tenancy at a rate exceeding the applicable Voluntary Rent Increase Guidelines, annually adopted by City Council, in effect at the time of the increase. (Housing)
43. Affordability and other restrictions of the affordable/workforce rental units purchased from the developer shall be provided through deed restrictions recorded as covenants at or before the time of sale to the acquiring entity. Such restrictions shall be subject to the approval of any entity providing financing or other approvals to the purchaser as well as any entity providing needed approvals with respect to the condominium development. (Housing)

***Rehabilitation***

44. After securing site control and/or gaining access to the property, the developer with its team of consultants and contractors will conduct a thorough survey of the property (including all infrastructure, building systems and interior and exterior elements) and, using a typical empty unit, test as appropriate the materials, techniques, procedures, work sequences and time requirements for various tasks that are part of the scope of the repair and rehabilitation of the building and dwelling units. As a result, the developer shall finalize the scope of work for the proposed repair and rehabilitation. (Housing)
45. Regardless of the characterization of work as deferred maintenance or rehabilitation items, the final scope of work, as it may be modified from time to time, to be undertaken and completed by the developer shall, i) be substantially consistent with the items detailed in Attachment #1 (Hunting Towers; Estimated Scope of Work) of the developer's Affordable Housing Plan, ii) include such additional items of work appropriate, in the developer's judgment, for the successful marketing of the project, iii) comply with the requirements of the Condominium Act and, iv) when considered together with appropriate maintenance and replacements paid out of the Condominium Association budget and reserve fund, provide an economic life for the building and dwelling units of not less than thirty years. Prior to starting the repair and rehabilitation work the developer shall submit a copy of the final scope of work to the City Manager. (Housing)
46. Upon completion of the repair and rehabilitation of the property, developer shall provide copies of as built drawings, a detailed summary of all work undertaken, and manuals and warranties for all common and individual systems and appliances to the condominium unit owners association for its files. (Housing)
47. Developer shall furnish a warranty to the condominium association for the buildings and all associated elements and systems, as required by the Condominium Act. (Housing)

***Affordable Housing Plan***

48. Any elements of the affordable housing program not addressed herein will be carried out in accordance with the developer's approved Affordable Housing Plan. (*Affordable Housing Advisory Committee consideration of this plan is scheduled for January 23.*) (Housing)

***\$20 Million Proffer***

49. IDI commits to acquire Hunting Towers from VDOT as soon as it is offered for sale at a price (IDI Maximum Price) to be provided to the City prior to the public hearing of the Hunting Creek Plaza application before City. (Housing)
50. To guarantee its firm commitment to acquire Hunting Towers, IDI will post \$20,000,000 in escrow in the form of an irrevocable letter of credit at the time the Hunting Creek Plaza project is approved. (Housing)
51. The \$20,000,000 letter of credit will be released to IDI at closing on Hunting Towers acquisition and become part of the purchase price. However, in the event IDI does not have a contract to purchase Hunting Towers prior to the issuance of the first building permit for Hunting Creek Plaza, the City shall have the option to require that the \$20 million be released to the City's Housing Trust Fund. (Housing)
52. If VDOT's selling price is more than the IDI Maximum Price, the City will have the option of (1) contributing to reduce the price to the IDI Maximum Price or (2) permitting IDI to sell a number of the units in Hunting Towers not purchased by tenants at the market prices to compensate for the acquisition price difference. (In no event however will more than 25% of the units to be sold at market prices. (Housing)
53. IDI commits to repair and restore Hunting Towers according to Attachment A ("Hunting Towers: Scope of Work") and in substantial conformance with Attachment #2 ("Logistical Plan for Completing the Deferred Maintenance and Rehabilitation Items at Hunting Towers") of its Affordable Housing Plan (Attachment E).

**E. PARKING:**

54. The applicant shall provide a parking management plan which outlines mechanisms to maximize the use of the parking garage by the employees and residents. At a minimum the plan shall include the provisions proposed by the applicant and shall also provide the following to the satisfaction of the Directors of P&Z and T&ES:
  - a. A minimum of 1.59 parking spaces per dwelling unit shall be provided within the underground garage. Approximately 15% of the provided residential spaces shall be reserved for visitor use and shall include all applicable signage.
  - b. The applicant shall provide controlled access into the underground garages that shall be designed to allow convenient access to the underground parking for residents and visitors.
  - c. Residents shall be ineligible to apply for or receive any residential

parking permits pursuant to City Code Sec. 5-8, Article F. This prohibition will be part of the lease and/or sales agreement.

- d. Visitor spaces in the garage shall be located on one parking level adjacent to the resident parking.
  - e. All appropriate on-street parking signage and any other signage for control of pedestrians and vehicles shall be installed.
  - f. If the proposal is a condominium proposal, a minimum of one parking space for each unit shall be provided within the underground garage as part of the initial and subsequent purchase price for the units.
  - g. All visitor parking spaces shall require all applicable signage as required by the zoning ordinance and shall be installed by the applicant.
  - h. Dimension, label, and number all parking spaces in the parking structure. All parking spaces shall be dimensioned to exclude column width.
  - i. The applicant shall provide off-street parking for all construction workers without charge. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be based on a plan, which shall be submitted to the Departments of P&Z and T&ES prior to the issuance of the Excavation/Sheeting, and Shoring Permit. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit. The plan shall also provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)
55. Depict turning movements of standard vehicles in the parking structure and/or parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES and P&Z. (T&ES)
56. Show bike racks as per the following requirements: The applicant shall provide eighteen (18) residential bicycle racks/thirty six (36) bicycle parking space(s) in racks or bicycle storage rooms within the underground garages and eight (8) visitor bicycle racks / sixteen (16) parking space(s) on the surface to the satisfaction of the Director of T&ES. Bicycle rack locations are preferably

covered, grouped, and located within 50 feet of the main entrance. Bicycle parking racks shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards and details for acceptable locations are available at: [www.alexride.org/bicycleparking.php](http://www.alexride.org/bicycleparking.php) (T&ES)

57. Handicap parking spaces for apartment and condominium developments shall remain in generally the same location(s) as on the approved preliminary site plan, except for modifications as may be required pursuant to final site plan and/or building permit review and approvals. Handicap parking spaces shall be properly signed and identified as to their purpose in accordance with the USBC and the Code of Virginia. Ownership and / or control of any handicap parking spaces shall remain under common ownership of the apartment management or condominium association and shall not be sold or leased to any single individual. Handicap parking spaces within the residential section of the garage may be assigned by the condominium association to handicap residents. Parking within any space identified as a handicap parking space shall be limited to only those vehicles which are properly registered to a handicap individual and the vehicle displays the appropriate license plates or window tag as defined by the Code of Virginia for handicap vehicles. The relocation, reduction or increase of any handicap parking space shall only be approved through an amendment to the approved site plan. Acknowledged by applicant. The Handicap parking space (P1-4) on sheet A2 shall be re-located so that the handicap parking space is closer to the Elevator Lobby. (P&Z)(Code)

**F. MASS TRANSIT INCENTIVES:**

58. The applicant or subsequent property owners shall create a transportation program and implement incentives to encourage the use of mass transit, carpooling, teleworking, and ridesharing and discouraging the use of single occupancy vehicles by residents and employees to the satisfaction of the Directors of P&Z and T&ES. The applicant shall fund a transportation management account at an annual rate of \$100 for each residential unit. The amount shall increase annually in an amount equal to the CPI Index to be used exclusively for the transportation activities listed below. If requested by the Directors of T&ES and P&Z, the applicant shall contribute the required transportation management plan monetary contribution to a neighborhood Hunting Creek Area or City transportation management plan. If the monetary contribution is not provided to a Hunting Creek or City transportation management plan, the applicant shall create a program and implement incentives to encourage the use of mass transit, carpooling, teleworking, and ridesharing and discouraging the use of single occupancy vehicles to the satisfaction of the Directors of P&Z and T&ES by providing the following:
- a. Discounted bus and rail fare media shall be sold to residents of the project including during hours that are convenient for residents. The fare media to be sold will include, at a minimum, fare media for Metrorail, Metrobus,

DASH and any other public transportation system fare media requested by residents, employees and/or the Office of Transit Services and Programs. A shuttle service may be permitted if approved by the Director's of T&ES and P&Z. The availability of this fare media shall be prominently advertised.

- b. A shuttle service may be permitted if approved by the Director's of T&ES and P&Z.
- c. The project shall have a goal of a minimum of 20% of the residents and employees using transportation other than single-occupancy vehicles during the peak time periods.
- d. A carshare program shall be established and marketed as part of the ridesharing and transit marketing efforts for all buildings. Participation fees for the residents shall be included in the sales price and/or rent for the units or the COA fees. At a minimum at least two (2) parking spaces and vehicles shall be reserved for the location of carshare vehicles. These spaces shall be in a convenient location for employees and residents and the TMP Coordinator shall arrange with any of the carshare companies for placement of vehicles in this project. (Currently, Zipcar has vehicles in the Alexandria area.). For those individuals that take transit, carpool/vanpool, walk, or bike to work the TMP program will pay the registration and annual membership fees (not the usage fees) to use the carshare vehicles. [Note: Participation fees involve registration and annual membership fees.]
- e. The first payment to the fund shall be made with the issuance of initial residential Certificate of Occupancy permit. Payment shall be the responsibility of the developer until such time as this responsibility is transferred by lease or other legal arrangement to the property owner and/or condominium and/or retail association.
- f. The TMP Association shall prepare semiannual fund reports detailing the number of units occupied, the rate for each unit, and a disclosure of the expenses financed with the fund. The fund report should include the proper supporting documentation.
- g. The developer and/or the TMP Association shall develop an Annual Work Plan for approval by the Office of Transit Services and Programs (OTS&P). This work plan will be due on January 15<sup>th</sup> of every year. To fund the ongoing operation and management of the TMP, the TMP Association will assess each owner of property within the development following issuance of each building's certificate of occupancy. (T&ES)
- h. The TMP Association shall conduct an annual survey to document the modes of transportation of its residents/employees. The results of the survey and the raw data shall be submitted to OTS&P on July 15<sup>th</sup> of every year. In conjunction with the survey, the TMP Association shall provide annual reports to OTS&P, including an assessment of the effects of TMP activities on community shuttle service, carpooling, vanpooling, transit ridership and peak hour traffic. The annual report should also

include the compliance status of the approved parking management program for the project. An outside independent consultant, approved by T&ES, shall perform the audit and will certify to its findings.

- i. The initial report shall be submitted 1 year from the time of 60% occupancy of Hunting Creek Terrace.
  - ii. The annual report shall identify, as of the end of the reporting period, the amount of occupied residential units.
- i. The applicant shall participate and cooperate with other developments in the Hunting Creek area in a mutually agreed upon cooperative planning and implementation of transportation activities.
  - j. A ridesharing program shall be established that includes not only participation in the regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site-specific matching efforts.
  - k. A Guaranteed Ride Home Program shall be established and promoted as part of the ridesharing and transit marketing efforts.
  - l. Information about all transit, ridesharing, and other TMP elements shall be distributed and displayed to employers, and employees—including transit schedules, rideshare applications and information, incentive information, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be provided in a prominent location within each building and a web site with this information and appropriate links to transit providers will be provided and maintained.
  - m. A TMP coordinator with experience in this occupation shall be designated for the project upon application for the certificate of occupancy permit for the first building. The TMP coordinator shall have an on-site office, and the name, location and telephone number of the coordinator will be provided to the City at that time, and the City will be notified at the time of any changes. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project, and for providing reports to the Office of Transit and Programs in the Department of T&ES.
  - n. The applicant shall prepare, as part of its leasing/purchasing agreements, appropriate language to inform residents of the transit incentives plan, prior to any lease/purchase agreements; such language to be reviewed and approved by the City Attorney's office.
  - o. The TMP Coordinator shall organize activities to participate in Ozone Action Days and other regionally sponsored clean air, transit, and traffic mitigation promotions by advertising such promotions in a manner and at such locations within the building acceptable to the condominium association.
  - p. Modifications to approved Transportation Management Plan activities shall be permitted upon approval by the Director of T&ES and P&Z, provided that any changes are consistent with the goals of the TMP program.



- q. The City of Alexandria, in conjunction with the TMP Association, will identify performance standards and objectives to measure the cost effectiveness and develop methodologies to monitor the performance of each element of the TMP. The performance of the development in meeting these objectives will be evaluated in the annual report prepared by the TMP Association, and will be used in developing the Annual Work Plan for the association. (T&ES, P&Z)

**G. SITE PLAN**

59. The applicant shall submit a wall check to the Department of P&Z prior to the commencement of framing for the building(s). The building footprint depicted on the wall check shall comply with the approved final site plan. The wall check shall also provide the top-of-slab and first floor elevation as part of the wall check. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the City prior to commencement of framing. (P&Z)
60. As part of the request for a certificate of occupancy permit, the applicant shall submit a building and site location survey to the Department of P&Z for all site improvements, including the below grade garage. The applicant shall also submit a certification of height for the building(s) as part of the certificate of occupancy for each building(s). The certification shall be prepared and sealed by a registered architect or surveyor and shall state that the height of the building complies with the height permitted pursuant to the approved development special use permit and that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z)
61. Provide coordinated site utilities including location and direction of service openings and required clearances for any above grade utilities such as telephone, HVAC units and cable boxes. Minimize conflicts with plantings, pedestrian areas and major view sheds. Do not locate above grade utilities along Washington Street frontage. (RP&CA)(P&Z)
62. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES & P&Z, in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information;
  - b. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts;
  - c. Manufacturer's specifications and details for all proposed fixtures; and

- d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in lumens or watts. Provide manufacturer's specifications for and installation schedule indicating the number of each fixture to be installed. Provide lighting calculations and photometric plan to verify that lighting meets City Standards. Lighting plan should cover site, adjacent right-of-way and properties.
  - e. The lighting for the underground parking garage shall be a minimum of 5.0 foot candle minimum maintained. The fixtures should not be flush against the ceiling, unless there are no cross beams, but should hang down at least to the crossbeam to provide as much light spread as possible.
  - f. The walls and ceiling in the garage shall be painted white, off-white or dyed concrete (white) to increase reflectivity and improve light levels at night.
  - g. Specifications and details for all site lighting, including landscape lighting, pedestrian area, sign(s) and security lighting.
  - h. Photometric site lighting plan that is coordinated with architectural/building mounted lights, site lighting, street trees and street lights and minimize light spill into adjacent residential areas.
  - i. Provide location of conduit routing between site lighting fixtures. Locate to avoid conflicts with street trees. (P&Z)(T&ES)(Police)
63. The applicant shall provide detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view. (RP&CA) (T&ES)(P&Z)
64. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)(T&ES)
65. If the proposal is a condominium, all condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions

- listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
- a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
  - b. The designated visitor parking spaces shall be reserved for the use of the condominium guests.
  - c. At least one parking space shall be assigned to a specific residential unit; all unassigned spaces in the garage shall be made generally available to residents and/or visitors.
  - d. A public access easement is provided for portions of the site and streets for general use of the public. The responsibility for the maintenance of the open space and private streets is the responsibility of the condominium association. The hours for use by the publicly accessible open space will be consistent with the Department of RP&CA hours for public parks during hours normally associated with residential use.
  - e. All landscaping and open space areas within the development shall be maintained by the property owner and/or a condominium homeowners association.
  - f. Exterior changes or additions to the building by future residents shall require the approval of the Old and Historic Board of Architectural Review, City Council, or the Director of P&Z, as determined by the Director.
  - g. The developer shall notify prospective buyers, in its marketing materials and homeowner documents, that the streets are privately maintained and that all on-site storm sewers are private and will be maintained by the condominium owner's association. (P&Z)
66. The developer shall present a disclosure statement to all condominium owners signed prior to signing any contract of purchase. The statement shall disclose the following: that the site is located within the heart of an urban area and proximate to the Capital Beltway (I-95/I495). These uses will continue indefinitely and will generate noise, and heavy truck and vehicular traffic surrounding the project. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. (P&Z) (T&ES)

67. Vehicles shall not be permitted to park on sidewalks or on any emergency vehicle easement. The property owner and/or Condominium association shall maintain a contract with a private towing company to immediately remove any vehicles violating this condition. (Code, T&ES)
68. All private street signs that intersect a public street shall be marked with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
69. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of the last certificate of occupancy permit for the final building. (P&Z)
70. A security survey is to be completed for any sales or construction trailers that are placed on the site. This is to be completed as soon as the trailers are placed on site by calling the Community Relations Unit at 703- 838-4520. (Police)
71. Freestanding signs other than traffic/directional signs shall not be permitted. Temporary freestanding signs for the purpose of marketing the development shall be allowed to the satisfaction of the Director of P&Z. (P&Z)
72. The applicant shall prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES, and Code Enforcement prior to the release the final site plan. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with all adjoining property owners to review the hauling routes, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. Copies of plans showing the hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor before they commence work on the project. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Direction of T&ES. (T&ES) (P&Z) (Code)
73. No major construction staging will be allowed from S. Washington Street. Applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)
74. No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Rights of Way, public easements, and pedestrian or vehicular travelways, subject to the satisfaction of the Director of T&ES. (P&Z)(T&ES)

75. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z and T&ES. (T&ES)(P&Z)
76. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
77. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
78. Any structural elements that extend into, including footings, foundations, etc., must be approved by the Director of T&ES. (T&ES)
79. If the curb, gutter, storm water inlet, and side walk are in a state of disrepair adjacent to the proposed development or are damaged during construction then the applicant shall repair the same to the satisfaction of Director, Transportation and Environmental Services (T&ES).
80. All improvements to the City's public infrastructure, including but not limited to, curb, gutter, sidewalk, and driveway aprons, and patch work required for utility installation, etc., shall be designed and constructed as per the City of Alexandria standards and specifications. (T&ES)
81. The applicant shall be responsible for construction/installation of missing or upgrading the existing public infrastructure serving the site, including but not limited, to streets, alleyways, sewers, street lighting, traffic and pedestrian signals, sidewalks, curb and gutter, and storm water drop inlet structures. (T&ES)
82. Provide City standard pavement for Emergency Vehicle Easements (EVE) or alternative, subject to the approval of the Director of T&ES and P&Z. (T&ES)(P&Z)
83. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)
84. All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES)

85. Show all existing and proposed public and private utilities and easements and provide a descriptive narration of various utilities. (T&ES)
86. The site is located on marine clay areas as delineated on the City map of marine clay areas. Provide a geotechnical/hydrogeological report at final site plan, including recommendations from a geotechnical/hydrogeological professional for proposed cut slopes, embankments, and groundwater dewatering / water proofing. The previously submitted geotechnical report stated that the groundwater management was a challenge for the development; therefore, the applicant shall provide information on groundwater regime and water proofing of the underground structures to the satisfaction of Director of Transportation and Environmental Services. (T&ES)
87. Slopes of various internal roads shall be provided on the plan. The applicant shall ensure that the slope shall meet the ADA requirements for sidewalks or maintain the slope as per the satisfaction of Director of T&ES. (T&ES)
88. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of C&I prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
89. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner’s other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
90. In the event that Section 5-1-2(12b) of the City Charter and Code is amended to designate multi-family dwellings in general, or multi-family dwellings when so provided by SUP, as Required User Property [as defined in 5-1-2(12b) of the City Charter and Code], then refuse collection shall be provided by the City for the condominium portion of this plan. (T&ES)
91. The applicant shall provide the location of the solid waste disposal containers and the turning movements of a trash truck. (T&ES)

92. The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
93. The applicant shall provide storage space for recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
94. The applicant shall be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.
95. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant shall immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. (T&ES)
96. The applicant shall investigate the removal of the noise wall along the western edge of property since new construction can integrate noise reduction techniques. The applicant shall provide a noise study investigating levels of noise should the wall, or a portion of the wall be removed. (T&ES)
97. Due to the close proximity of the site to I-95 the following conditions shall be included in the development requirements:
  - a. Applicant shall prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD).
  - b. Identify available options to minimize noise exposure to future residents at the site, particularly in those units closest to I-95, including, but not limited to, triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce sound transmission. If needed, the applicant shall install some combination of acoustical mitigation, such as outlined above to comply with HUD Noise Guideline Book (T&ES)

- c. The noise study shall be submitted and approved prior to final site plan approval. (T&ES)
98. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
99. The proposed circular roadway is covered by a high-rise structure element. This area cannot be considered part of the emergency vehicle easement. Under the current design, the proposed roadway is considered to dead-end for fire access purposes. These dead-end exceed 100 feet in length. Dead-end access roads / Emergency Vehicle Easements greater than 100 feet in length shall be provided with fire apparatus turn-a-rounds designed to City standards for fire apparatus. (Code)
100. Additional hydrants are required. Hydrants shall be spaced no greater than 300' - feet to the remote area protected. (Code)
101. Roadways within the site shall be designated emergency vehicle easements with minimum turning radii of R-25 and a minimum width of 22 feet. (Code)
102. Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. (Code)
103. A soils report must be submitted with the building permit application. Acknowledged by applicant and no soils report submitted. (Code)
104. The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements (Code)
105. Provide two Siamese connections located to the satisfaction of the Director of Code Enforcement. Siamese connections must be labeled and can be located no less than 40 feet and no more than 100 feet from a fire hydrant. (Code)
106. A separate tap is required for the building fire service connection. Separate tap for fire service connection has been included.
107. Applicant must provide Emergency Vehicle Easement on front and back side of building. Sufficient Emergency Vehicle Easement has been included. (Code)
108. New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). (Code)



109. Required exits, parking, and facilities shall be accessible for persons with disabilities. (Code)
110. Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. (Code)
111. Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. (Code)
112. Enclosed parking garages must be ventilated in accordance with USBC 406.4.2. Show exhaust and intakes at Completeness submission. (Code)
113. Construction and staging shall remain clear of Emergency Vehicle Easements Fire Hydrants and Fire Department connections. Location and phasing of construction staging and equipment shall be to the satisfaction of the Director of Transportation and Environmental Services and the Director of Code Enforcement. Provide construction staging and equipment location for review. Acknowledged by applicant and must be submitted at Final Site Plan. (Code)
114. The outdoor swimming pool shall be enclosed by a fence measuring at least 48 inches in height. (Code)

## **H. STORMWATER**

115. Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
116. Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate form a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met to the satisfaction of the Director of T&ES. (T&ES)

117. Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
118. All stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
119. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
120. The Plan shall demonstrate compliance with flood plain ordinance Section 6-300 to Section 6-311 of Article VI Special and Overlay Zones. No final plan shall be released until full compliance with flood plain ordinance has been demonstrated. (T&ES)
121. The storm water collection system is located within the Cameron watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
122. In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. (T&ES)
123. All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
124. If applicant pursues a connection to the nearby sanitary sewer owned by Fairfax County then the applicant shall submit a letter of approval for such a connection from Fairfax County. (T&ES)

125. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. Any deviation from these requirements must be addressed by the submission of a Water Quality Improvement Fund (WQIF) letter. (T&ES)
126. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMP's and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
127. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
  - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
  - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)
128. The Applicant shall submit a storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.
129. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the condominium association (COA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the COA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the COA or owner, subject to provisions of the Virginia Condominium Act regarding transfer of contracts. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City.

130. If units will be sold as individual units and a condominium association (COA) established the following two conditions shall apply:
- a. The applicant shall furnish the Condominium Association with an Owners Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
  - b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Condominiums Association (COA) with respect to maintenance requirements. Upon activation of the COA, the Developer shall furnish five copies of the brochure per unit to the COA for distribution to subsequent homeowners.
  - c. Otherwise the following condition applies:
  - d. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)
131. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Division of Environmental Quality on digital media. (T&ES)
132. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations and that they are functioning as designed and are unaffected by construction activities. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES)

**I. WATERSHED, WETLANDS, & RESOURCE PROTECTION AREA:**

133. The Applicant shall provide documentation regarding the source of onsite wetland delineation and a description of any actions to be taken to minimize and/or mitigate the impact of the development on existing wetlands as required by Article XIII of the City of Alexandria Zoning Ordinance. (T&ES)
134. The project is located within an existing RPA or mapped wetland area, therefore the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
135. The Applicant is required to mitigate any impacts on water quality of the development by encroachment into and/or destruction of an existing resource protection areas (RPA's) and mapped wetland area by the following methods to the satisfaction of the Director of Transportation and Environmental Services:
- a. Increasing vegetation onsite and/or performing offsite plantings.
  - b. These mitigation efforts shall be quantified and tabulated against encroachments as follows:
  - c. Wetlands destruction shall be mitigated at a ratio of 2:1 and offsite at 3:1.
  - d. Resource Protection Area (RPA) Encroachments shall be mitigated according to the guidelines suggested in the "Riparian Buffers Modification & Mitigation Guidance Manual" by the Chesapeake Bay Local Assistance Department. The planting area of onsite mitigation required to offset the proposed RPA encroachment shall, at a minimum, be equal to the limits of disturbance within the RPA outside the present impervious area in the RPA.(T&ES)
136. The retaining wall shall not encroach into the RPA. (T&ES)
137. A minimum of three surface parking spaces on the west side of the property within the RPA shall be removed and restored to RPA standards; landscaping to be approved by the Director of T&ES and P&Z. (T&ES)(P&Z)

**J. ARCHAEOLOGY**

138. Archaeological work shall be required. It is recommended that the applicant work with Alexandria Archaeology as early as possible so that the necessary conditions below can be satisfied and the required work can be completed in a timely fashion.

139. All required archaeological preservation measures shall be completed prior to ground-disturbing activities in compliance with Section 11-411 of the Zoning Ordinance.
140. To insure that significant information is not lost as a result of the current development project, the applicant must show that disturbance on the property has been so extensive that it has destroyed any evidence of the potential resources on this property. If disturbance cannot be shown, the applicant shall hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. The applicant shall contact Alexandria Archaeology to obtain a scope of work for this investigation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
141. \*All required archaeological preservation measures shall be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.
142. The final site plan shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place.
143. \*The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
144. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
145. The developer shall design, write and erect historic markers (interpretive signage) on the property according to specifications provided by Alexandria Archaeology. The markers will be subject to approval by Alexandria Archaeology and will highlight the historical and archaeological significance of the property.
146. \*The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

147. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
148. The statements in archaeology conditions above marked with an asterisk (\*) shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, Landscaping, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

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Staff Note: In accordance with Section 11-418 of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of initial city council approval of the plan or the development site plan shall become void.

CITY DEPARTMENT CODE COMMENTS

Legend: C – code requirement; R – recommendation; S – suggestion; F- finding

Recreation Parks and Cultural Activities

- R-1 Detail final landscape plans at a scale of at least 1/8 inch equals one foot, for entrance of each building.
- R-2 Detail final landscape plans at a scale of at least 1/8 inch equals one foot for interior courtyard between the south and north low-rise buildings.
- R-3 Detail final landscape plans at a scale of at least 1/8 inch equals one foot for the interstitial space between the south and north low-rise buildings.
- R-4 Detail sections at final landscape plan #1 of all above grade planters indicating depth of planting soil, drainage, irrigation and adjacent architectural conditions. Above grade planters shall not be used for street trees along the internal street.
- R-5 Detail sections at final landscape plan #1 of garden and swimming pool for the interior courtyard between the south and north high-rise buildings, including details of fences and walls.
- R-6 Detail sections at final landscape plan #1 of all at grade tree wells indicating depth of planting soil, drainage, irrigation and adjacent architectural conditions.
- R-7 Detail section at final landscape plan #1 of highest point and full south elevation of retaining wall along the south property line. Provide samples of the retaining wall material for review and approval prior to the release of the final site plan.
- R-8 Detail sections at final landscape plan #1 that clearly demonstrate required planting depth and volume for all plantings above structure. Sections to include planting soil depth, proposed plantings, drainage, irrigation and any associated architectural conditions.
  - a. Provide note on drawings indicating that the applicant shall be responsible for lifetime maintenance of all proposed site plantings and improvements, including street trees along private internal streets.
  - b. Provide crown area coverage calculations in compliance with City of Alexandria Landscape Guidelines.
  - c. Provide height specification for all trees.
  - d. Provide correct spelling for Botanical name of Crape Myrtle.
  - e. Provide planting details for evergreen trees, multi-trunk trees, deciduous trees, plantings on slopes, steel edging, sod pinning,



ground cover, shrubs and other planting conditions present in proposed project.

- R-10 Provide required notes on landscape drawings in compliance with City of Alexandria Landscape Guidelines. (RP&CA)

Police:

- R-1 Trees planted under or near light poles counteract the effectiveness of light illumination when they reach full maturity. The light globes will only illuminate the tree canopy. This counteracts the effectiveness of light illumination nullifying the light's purpose.
- R-2 The luminaries proposed to be affixed to the light poles should be effective in directing light illumination where it should go, which is on the ground.
- R-3 Comprehensive access control is an obvious and effective method for reducing the criminal opportunity. Controlling vehicular access to a parking facility is extremely beneficial to security.
- R-4 The exterior of the parking structure should be well lit on all sides (consideration should be given to specifying lighting fixtures that resist breakage) and should be as symmetrical as possible. Avoid architectural designs that provide hiding places where individuals could easily conceal themselves.
- R-5 The stairwell risers and balustrades should be open allowing for a clear line of vision and to eliminate creating a hiding place underneath. This natural surveillance aides in the ability of a person to detect possible criminal acts.
- R-6 Stairwell entrances and exits should be to the interior of the structure. If local life safety codes dictate there must be ground level exit from the stairwell to the exterior as well as interior, the exterior door should be a "one way" door with hardware on the inside only. This door should further be marked "Emergency Exit Only."
- R-7 Elevator lobbies/vestibules should be visible to the persons using them from the parking garage. The design of the elevator lobbies/vestibules should be as open as code permits. Glass walls can reduce or eliminate the incidence of both personal injury attacks and various types of vandalism.
- R-8 Elevators within the parking structure should be equipped with emergency two-way communication. This can be beneficial from both a security and maintenance standpoint.

T&ES:

- F-1 If the City of Alexandria Design Standards and Specifications do not cover any design aspects of the project then the improvements will be designed per the standards and specifications of Virginia Department of Transportation (VDOT), Virginia Erosion and Sediment Control Handbook (VESCHB), American Association of State Highway and Transportation Officials (AASHTO), Manual of Traffic Control Devices (MUTCD), Virginia Work Area Protection Manual (VWAPM), and any other standards approved by the Director of T&ES.
- F-2 A minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be maintained. Additional curb cuts at this location are not recommended since these will impede traffic flow.
- F-3 Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets.
- F-4 The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles.
- F-5 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown.
- F-6 Include all symbols, abbreviations, and line types in the legend.
- F-7 All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18-inches in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15". The acceptable pipe material will be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC)

- ASTM 3034-77 SDR 35 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.5 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately).
- F-8 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers shall be 10” in the public Right of Way and sanitary lateral 6”. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 35, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12” or larger diameters); however, RCP C-76 Class III pipe may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Lateral shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole.
- F-9 Lateral Separation of Sewers and Water Mains: A horizontal separation of 10’ (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18” above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.
- F-10 Maintenance of Vertical Separation for Crossing Water Main Over and Under a Sewer: When a water main over crosses or under crosses a sewer then the vertical separation between the bottom of one (i.e., sewer or water main) to the top of the other (water main or sewer) shall be at least 18”; however, if this cannot be achieved then both the water main and the sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6” clearance shall be encased in concrete.

- F-11 No pipe shall pass through or come in contact with any part of sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place.
- F-12 Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. Sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities.
- F-13 The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition.
- F-14 Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths.
- F-15 The applicant shall provide a transportation study that examines the impacts of proposed development on pedestrian, transit and vehicular traffic.
- F-16 The T&ES Department is concerned about the limits of excavation relative to the property lines.
- F-17 Plan does not indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions.
- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.

- C-7 All utilities serving this site to be underground.
- C-8 Provide site lighting plan.
- C-9 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-10 Provide a phased erosion and sediment control plan consistent with grading and construction plan.
- C-11 Per the Memorandum To Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary.
- C-12 Recycling Condition: The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132.
- C-13 Americans with Disability Act (ADA) ramps shall comply with the requirements of Memorandum to Industry No. 03-07 on Accessible Curb Ramps dated August 2, 2007 with truncated domes on the end of the ramp with contrasting color from the rest of the ramp. A copy of this Memorandum is available on the City of Alexandria website.
- C-14 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-15 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-16 The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management.

- C-17 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.
- C-18 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF.

Archaeology:

- F-1 There is a possibility for the discovery of evidence of Native American occupation on this property, because it is located on the shoreline of Hunting Creek. Models of prehistoric site distribution suggest that this is a likely place for temporary camp sites. Historically, the lot was the site of the Broomilaw/Alexandria Brick Company. The property therefore has the potential to yield archaeological resources that could provide insight into Native American life in Alexandria prior to the arrival of Europeans and into industrial activities in the 19th and 20th centuries.

Code:

- F-1 Each high-rise structure shall conform to the high-rise requirements of the USBC. Acknowledged by applicant.
- F-2. Identify fire sprinkler design intentions for this project. Will the fire sprinkler systems for each residential system and the garage be fed separately or off a common feed? Are these systems to be considered separate or one combined system?

## IX. ATTACHMENTS

### A. *Proposed Scope of Work for Hunting Towers Rehabilitation*

<b><u>Deferred Maintenance Items</u></b>	
Kitchen:	Replace appliances as needed Replace kitchen sink, faucets, and fixtures Replace kitchen cabinets as needed Replace countertops as needed Install vinyl flooring
Bathroom:	Replace toilet as needed and toilet seats Install medicine cabinet Refinish bathtub as needed Replace sink as needed, faucets, and fixtures Repair ceramic tile as needed Replace plumbing piping as needed Snake sanitary piping
Other Areas in Unit:	Replace door hardware Hydro jet all waste stacks in building Replace closet shelving, baseboard, and trim as needed Replace light fixtures, outlets, switches, and plates Refinish wood floors as needed or install carpet Point up and repaint unit
Common Areas:	Exterior and common area painting Add 2 washer/dryer per building for handicap access Interior decoration of lobbies and corridors Miscellaneous maintenance work in the roof penthouse
Site Work:	Resurface and re-stripe parking lots as needed Repair sidewalks, curbs, and gutters as needed Repair or replace landscaping as needed Repair or replace site lighting as needed Refinish swimming pool and repair pool house as needed
<b><u>Rehabilitation and Renovation Items</u></b>	
Dwelling Units:	Install new doors, windows, and balcony doors Replace A/C units with HVAC heat pump units Install new dishwasher (1 BR and 2 BR only) Install interlocking smoke detector Install 100 amp electrical load center and feeders
Common Areas:	Install new elevator cabs, corridor air conditioning, and gas boilers for domestic hot water or individual water heaters as needed
Site Work:	Upgrade electrical service from street Upgrade electrical transformer and primary feeds Demolish existing retaining wall along Washington St Install new retaining wall and backfill Repair bike path and install new landscaping along top of new retaining wall

**B. Analysis of Hunting Towers Acquisition and Rehabilitation**

**Table 1: Hunting Towers Conditions Assessment**

System	2002	2008
<b>SECTION 3</b>		
Roofs	\$ 430,750	\$ 577,246
Replace Windows	\$ 1,513,600	\$ 2,028,369
Thru-the-wall A/C Vents	\$ 137,330	\$ 184,035
Repair and Seal Exterior Brickwork	\$ 464,220	\$ 622,099
Replace Balcony Doors	\$ 57,750	\$ 77,391
Mechanical Systems		\$ -
Install Fire Extinguishers	\$ 18,000	\$ 24,122
Drip Pans for A/C Units	\$ 217,070	\$ 290,895
Electrical Systems		
Smoke Detectors	\$ 141,750	\$ 189,959
Repair Electrical Panels	\$ 3,440	\$ 4,610
Repair Conduit	\$ 1,620	\$ 2,171
Site Work	\$ 37,830	\$ 50,696
Subtotal	\$ 3,023,360	\$ 4,051,592
<b>SECTION 4: Life and Safety &amp; Code</b>		
Corridor & Apartment Sprinkler Systems	\$ 2,438,150	\$ 3,267,354
Seal Floor-to-floor penetrations	\$ 6,560	\$ 8,791
Install Fire Alarm Warning Bells & Strobes	\$ 8,820	\$ 11,820
Replace Exit Lights	\$ 22,400	\$ 30,018
GFCI Receptacles in Bathrooms	\$ 37,630	\$ 50,428
Subtotal	\$ 2,513,560	\$ 3,368,411
<b>SECTION 5: ADA</b>		
Various	\$ 1,783,460	\$ 2,390,007
Grand Total	\$ 7,320,380	\$ 9,810,009
Cost per unit	\$ 13,812	\$ 18,509

Assumptions

Inflation Factor	5% per year
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**Table 2: Developer's Rehab Scope for Hunting Towers**

System	Estimate of Cost
Dwelling Units	
Kitchen: Appliances; sink; faucets; cabinets; countertops, Vinyl	
Floor	
Bathroom: toilet and seat; medicine cabinet; bathtub; sink & faucet	
As needed: repair ceramic floor; replaced pipes as needed	
Door hardware, lock and deadbolt	
New doors	
New Windows and patio/balcony doors	
New Dishwashers (1 and 2-BR only)	
Interlocking Smoke Detectors	
100 amp electrical load center & feeders	
Refinish wood floors, or install carpets	
Point up and paint	\$ 15,900,000
Common Areas & Site	
New Elevator cabs	\$ 160,000
Corridor A/C 5 locations	
Exterior and common area painting	
Common washer/dryer (2 per building for handicap access)	
New Gas Boilers for domestic hot water or individual water heaters	
Upgrade Electrical from Street	
Upgrade electrical transformer and primary feeds	
Demolish existing retaining wall & backfill	
Install new retaining wall & backfill	
Repair bike path along top of new retaining wall	
New landscaping	
Refinish swimming pool and repair pool house as needed	
Miscellaneous curb, gutter, sidewalk, resurfacing & re-striping	\$ 1,858,500
Subtotal	\$ 16,060,000
Grand Total	\$ 16,060,000
Cost per unit	\$ 30,025

*Note: Pricing was not provided by IDI*

**Table 3: Household Composition and Area Median Income**

<i>Household Composition by Unit Size</i>			<i>Area Median Incomes by Household Size</i>	
Household Size	Income	Unit Size	Household Size	Income
1	\$ 66,167	Efficiency Jr. 1	1	\$ 66,167
1	\$ 66,167	Bedroom	2	\$ 75,667
1.5	\$ 70,917	1 Bedroom	3	\$ 85,000
3	\$ 85,000	2 Bedroom	4	\$ 94,500

**Table 4: Unit Configuration, Condo Fees and Taxes**

Unit Type	Unit Number	Unit Size	Total Area	Condo Fee	Property Taxes	ADA Units
Eff	248	391	97,030	168	\$ 128	10
Jr 1-BR	36	500	18,000	215	\$ 131	2
1-BR	176	680	119,680	292	\$ 201	11
2-BR	70	895	62,650	385	\$ 308	4
3-BR	-	-	-	-	-	-
4-BR	-	-	-	-	-	-
	530		297,360			27

Assumptions

Efficiency:	80%	371,700	Gross Square Foot Area
Condo Fee per Sq. Ft.	\$ 0.43		
Property Tax Rate	\$ 0.83		per \$100

**Table 5: Preliminary Redevelopment Budget**

Uses	Total	Per Unit
Acquisition	\$ 50,000,000	\$ 94,340
Major Systems	\$ 4,051,592	\$ 7,645
Life & Safety	\$ 3,368,411	\$ 6,355
ADA	\$ 2,390,007	\$ 4,509
Subtotal	\$ 59,810,009	\$ 112,849
Common Space Upgrades	\$ 1,858,500	\$ 3,507
Elevators	\$ 200,000	\$ 377
Unit Upgrades	\$ 14,575,000	\$ 27,500
Total Hard Costs	\$ 76,443,509	\$ 144,233
Contingency	\$ 4,937,656	\$ 9,316
Soft Costs	\$ 22,933,053	\$ 43,270
Profit	\$ 26,078,555	\$ 49,205
Total	\$130,392,773	\$ 246,024
Total Cost per Square Foot	\$ 350.80	
Rehab Cost per Square Foot--Gross	\$ 205.66	
<i>Development Cost by Unit Size</i>		
Efficiency	\$ 171,564	248
Jr. One-Bedroom	\$ 219,251	36
One Bedroom	\$ 298,181	176
Two Bedroom	\$ 392,459	70
		530
<i>Assumptions</i>		
Unit Upgrade	\$ 27,500	per unit
Soft Costs	30%	of Hard Costs
Common Space Upgrades	\$ 25	per Sq. Ft.
Rehab Contingency Factor	10%	
Profit	20%	
Elevator Upgrade	\$ 25,000	per elevator
Number of Elevators	8	cab
Acquisition Cost	\$ 50,000,000	
	\$104,314,218	

**Table 6: Value of City Rental Units**

*Value of City Rental Units--100 (90 Efficiencies/Jr 1 Br and 10 1-BR)*

Unit Type	Total Units	TDC Value	Developer's Price Value [City Level]
Efficiency	80	\$ 171,564	\$ 160,000
JR 1 BR	10	\$ 219,251	\$ 160,000
1 BR	10	\$ 298,181	\$ 217,500
2 BR		\$ 392,459	\$ 277,500
	100		

Unit Distribution	Total Units		
Efficiency	80	80	80
JR 1 BR	10	10	10
1 BR	10	10	10
2 BR	-	-	-
	100		

Subsidy Required	Total Units		
Efficiency	80	\$ 13,725,093	\$ 12,800,000
JR 1 BR	10	\$ 2,192,507	\$ 1,600,000
1 BR	10	\$ 2,981,809	\$ 2,175,000
2 BR	-	\$ -	\$ -
	100	\$ 18,899,410	\$ 16,575,000
Grand Total		<b>18,899,410</b>	<b>16,575,000</b>

*Table 7: Comparison of TDC Pricing to Developer Pricing*

TDC Pricing	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	168	\$ 171,564	\$ 171,564	\$ 171,564
JR 1 BR	26	\$ 219,251	\$ 219,251	\$ 219,251
1 BR	166	\$ 298,181	\$ 298,181	\$ 298,181
2 BR	70	\$ 392,459	\$ 392,459	\$ 392,459
	430			

Developer Pricing	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	168	\$ 147,500	\$ 160,000	\$ 165,000
JR 1 BR	26	\$ 147,500	\$ 160,000	\$ 165,000
1 BR	166	\$ 182,500	\$ 217,500	\$ 252,500
2 BR	70	\$ 222,500	\$ 277,500	\$ 322,500
	430			

Variance	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	168	\$ 24,064	\$ 11,564	\$ 6,564
JR 1 BR	26	\$ 71,751	\$ 59,251	\$ 54,251
1 BR	166	\$ 115,681	\$ 80,681	\$ 45,681
2 BR	70	\$ 169,959	\$ 114,959	\$ 69,959
	430			

Unit Distribution	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	168	44	99	25
JR 1 BR	26	8	14	4
1 BR	166	68	74	24

2 BR	70	50	20	-
	430	170	207	53
Variance Based on Unit Distribution	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	168	\$ 1,058,801	\$ 1,144,803	\$ 164,092
JR 1 BR	26	\$ 574,006	\$ 829,510	\$ 217,003
1 BR	166	\$ 7,866,304	\$ 5,970,390	\$ 1,096,343
2 BR	70	\$ 8,497,937	\$ 2,299,175	\$ -
Grand Total	430	\$ 17,997,048	\$ 10,243,878	\$ 1,477,437
		<b>29,718,363</b>		

*Assumptions*

Distribution by Price Group	Efficiency	Junior 1 BR	1 BR	2 BR
Tenant Pricing	26%	31%	41%	71%
City Pricing	59%	54%	45%	29%
Workforce Pricing	15%	15%	15%	0%
	100%	100%	100%	100%

**Table 8: Comparison of Total Values**

Unit Size	Quantity	TDC Sales Price	Developer's Sales Price
Efficiency	168	\$ 28,822,696	\$ 26,455,000
JR 1 BR	26	\$ 5,700,518	\$ 4,080,000
1 BR	166	\$ 49,498,037	\$ 34,565,000
2 BR	70	\$ 27,472,112	\$ 16,675,000
Total:	430	\$ 111,493,363	\$ 81,775,000

**\$ 29,718,363**

Unit Size	Quantity	TDC Sales Price	Developer's Sales Price
Efficiency	248	\$ 42,547,790	\$ 39,255,000
JR 1 BR	36	\$ 7,893,025	\$ 5,680,000

TA#2007-0008  
 REZ #2007-0003  
 DSUP#2006-0005  
 TMP #2007-0071

1 BR	176	\$	52,479,846	\$	36,740,000
2 BR	70	\$	27,472,112	\$	16,675,000
Total:	530	\$	130,392,773	\$	98,350,000

\$ 32,042,773

**Table 9: Debt Supported by Tax Credit Rents & Needed Subsidy**

Unit	Size	Quantity	Unit Area	Gross Rent	- Operating Costs	Net Cash Flow
Efficiency		80	391	\$ 754,224	29,049	\$ 687,464
JR 1 BR		10	500	\$ 94,278	4,640	\$ 84,924
1 BR		10	680	\$ 101,004	6,311	\$ 89,643
2 BR		-	895	\$ -	-	\$ -
Total:		100	2,466	\$ 949,506	\$ 40,000	\$ 862,031

*Supportable Debt*

\$ 9,788,678

Developer Pricing	Quantity	Sales Price	Extension
Efficiency	80	\$ 160,000	12,800,000
JR 1 BR	10	\$ 160,000	1,600,000
1 BR	10	\$ 217,500	2,175,000
2 BR	-	\$ 277,500	-
Total:	100		\$16,575,000

*Subsidy Needed*

\$ 6,786,322

<u>Assumptions</u>		50% AMI	
			Maximum Rent
Efficiency	Rental	\$ 786	\$ 827
JR 1 BR	Rental	\$ 786	\$ 827
1 BR	Rental	\$ 842	\$ 886
2 BR	Rental	\$ 1,010	\$ 1,063
% Rents Set Below Maximum		5%	
Term		\$ 30	years
Interest		6.50%	annual
Average Operating Costs		\$400	PUM
Vacancy Factor		5%	
DSCR		1.15	:1

*Note: Utilities included in Average Operating Costs*

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**Table 10: Debt Supported by Tax Credit Rents and Needed Subsidy- 530 Units**

Unit	Size	Quantity	Unit Area	Gross Rent	- Operating Costs	Net Cash Flow
Efficiency		248	391	\$ 2,338,094	69,177	\$ 2,152,013
JR 1 BR		36	500	\$ 339,401	12,833	\$ 309,598
1 BR		176	680	\$ 1,777,670	85,325	\$ 1,603,462
2 BR		70	895	\$ 848,274	535,989	\$ 269,872
Total:		530	2,466	\$ 5,303,440	\$ 703,323	\$ 4,334,945

*Supportable Debt*

\$ 49,224,902

Developer Pricing	Quantity	Sales Price	Extension
Efficiency	248	\$ 160,000	39,680,000
JR 1 BR	36	\$ 160,000	5,760,000
1 BR	176	\$ 217,500	38,280,000
2 BR	70	\$ 277,500	19,425,000
Total:	530		\$ 103,145,000

*Subsidy Needed*

\$ 53,920,098

		50% AMI	
<u>Assumptions</u>		Maximum Rent	
Efficiency	Rental	\$ 786	\$ 827
JR 1 BR	Rental	\$ 786	\$ 827
1 BR	Rental	\$ 842	\$ 886
2 BR	Rental	\$ 1,010	\$ 1,063
% Rents Set Below Maximum		5%	
Term		\$ 30	years
Interest		6.50%	annual
Average Operating Costs		\$400	PUM
Vacancy Factor		5%	
DSCR		1.15	:1

*Note: Utilities included in Average Operating Costs*



**Table 11: Debt Supported by Tax Credit Rents and Needed Subsidy - Scenario 2**

Unit	Size	Quantity	Unit Area	Gross Rent	- Operating Costs	Net Cash Flow
Efficiency		80	391	\$ 905,616	29,049	\$ 831,286
JR 1 BR		10	500	\$ 113,202	4,640	\$ 102,902
1 BR		10	680	\$ 121,182	6,311	\$ 108,812
2 BR		-	895	\$ -	-	\$ -
				\$		
Total:		100	2,466	1,140,000	\$ 40,000	\$ 1,043,000

*Supportable Debt*

**\$ 11,843,651**

Developer Pricing	Quantity	Sales Price	Extension
Efficiency	80	\$ 160,000	12,800,000
JR 1 BR	10	\$ 160,000	1,600,000
1 BR	10	\$ 217,500	2,175,000
2 BR	-	\$ 277,500	-
Total:	100		\$ 16,575,000

*Subsidy Needed*

**\$ 4,731,349**

<u>Assumptions</u>		60% AMI	Maximum Rent
Efficiency	Rental	\$ 943	\$ 993
JR 1 BR	Rental	\$ 943	\$ 993
		\$	
1 BR	Rental	1,010	\$ 1,063
		\$	
2 BR	Rental	1,167	\$ 1,228
% Rents Set Below Maximum		5%	
Term		\$ 30	Years
Interest		6.50%	annual
Average Operating Costs		\$400	PUM
Vacancy Factor		5%	
DSCR		1.15	:1

*Note: Utilities included in Average Operating Costs*

**Table 12: Debt Supported by Tax Credit Rents and Needed Subsidy - Scenario 2, 530 Units**

Unit	Size	Quantity	Unit Area	Gross Rent	- Operating Costs	Net Cash Flow
Efficiency		248	391	\$ 2,807,410	69,177	\$ 2,597,862
JR 1 BR		36	500	\$ 407,527	12,833	\$ 374,318
1 BR		176	680	\$ 2,132,803	85,325	\$ 1,940,838
2 BR		70	895	\$ 979,944	535,989	\$ 394,958
<b>Total:</b>		<b>530</b>	<b>2,466</b>	<b>\$ 6,327,684</b>	<b>\$ 703,323</b>	<b>\$ 5,307,977</b>

*Supportable Debt* \$ 60,274,043

Developer Pricing	Quantity	Sales Price	Extension
Efficiency	248	\$ 160,000	39,680,000
JR 1 BR	36	\$ 160,000	5,760,000
1 BR	176	\$ 217,500	38,280,000
2 BR	70	\$ 277,500	19,425,000
<b>Total:</b>	<b>530</b>		<b>\$ 103,145,000</b>

*Subsidy Needed* \$ 42,870,957

		60% AMI	
<u>Assumptions</u>		Maximum Rent	
Efficiency	Rental	\$ 943	\$ 993
JR 1 BR	Rental	\$ 943	\$ 993
1 BR	Rental	\$ 1,010	\$ 1,063
2 BR	Rental	\$ 1,167	\$ 1,228
% Rents Set Below Maximum		5%	
Term		\$ 30	years
Interest		6.50%	annual
Average Operating Costs		\$400	PUM
Vacancy Factor		5%	
DSCR		1.15	:1

*Note: Utilities included in Average Operating Costs*

**Table 13: Summary**

*Distribution of Sales Units* Table 7

Unit Distribution	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	168	44	99	25
JR 1 BR	26	8	14	4
1 BR	166	68	74	24
2 BR	70	50	20	-
	430	170	207	53

*Distribution of Rental Units* Table 6

Unit Distribution	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	80	80	80	80
JR 1 BR	10	10	10	10
1 BR	10	10	10	10
2 BR	-	-	-	-
	100	100	100	100

*Sales Revenues--Developer Price Scenario* Table 7

Unit Distribution	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	168	\$ 6,490,000	\$ 15,840,000	\$ 4,125,000
JR 1 BR	26	\$ 1,180,000	\$ 2,240,000	\$ 660,000
1 BR	166	\$ 12,410,000	\$ 16,095,000	\$ 6,060,000
2 BR	70	\$ 11,125,000	\$ 5,550,000	\$ -
	430	\$ 31,205,000	\$ 39,725,000	\$ 10,845,000

<i>Sources and Uses</i>	<b>Developer Price Scenario</b>	
<i>Condo Sales Revenue</i>	\$ 81,775,000	
<i>Rental Units Sales Revenue</i>	\$ 16,575,000	Note 1
<i>Other Sources</i>	\$ -	
<i>Total Sources</i>	\$ 98,350,000	

*Uses* Table 5

<i>Acquisition Price</i>	\$ 50,000,000
<i>Hard Costs</i>	\$ 26,443,509
<i>Soft Costs</i>	\$ 22,933,053
<i>Contingency</i>	\$ 4,937,656
<i>Profit</i>	\$ 26,078,555
<i>Total Development Cost</i>	\$ 130,392,773

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<i>Surplus (Gap) Sale Units</i>	\$ (29,718,363)	
<i>Surplus (Gap) Rental Units</i>	\$ (2,324,410)	Note 2
<i>Total Surplus (Gap)</i>	\$ (32,042,773)	

Notes:

1. At Developer's City Pricing
2. TDC less Developer Pricing (City Level)

## ***C. Transportation Management Plan Administration***

### **General Information on the Project**

Hunting Creek Plaza  
1199 South Washington Street  
Alexandria, Virginia 2231  
Project scheduled to be completed by **(Year)**.

### **Transportation Management Plan**

The Transportation Management Plan (TMP) program was enacted by the Alexandria City Council on May 16, 1987 and is now part of the Alexandria Zoning Code (Chapter 6, Title 7). The ordinance requires that office, retail, residential and industrial projects which achieve certain square footage thresholds submit a special use permit application which must include a traffic impact analysis and a transportation management plan (TMP). The Planning Commission and the City Council consider all special use permit applications, and the City Council makes the final decision on the approval of the applications. Any project requiring a TMP must receive the TMP special use permit, before the project can proceed. The TMP Program is a comprehensive effort to increase the use of transit and reduce the number of single occupant vehicles (SOVs) in the City.

The Transportation Management Program for Hunting Creek Plaza consists of 5 parts:

- 1) Goal and Evaluation of the TMP
- 2) Organization and Funding
- 3) Transportation Management Plan
- 4) Evaluation of the Effectiveness of the TMP
- 5) Permanence of the TMP Ordinance

#### **1. Goal and Evaluation of the TMP**

- a. Hunting Creek Plaza is within the Hunting Creek Area Plan boundaries. DASH and Metro bus lines servicing the site provide connection to the King Street Metro Station and the VRE commuter train station. Please see Attachment 1 – Transit Inventory for the site. In view of this accessibility to transit, the TMP goals establish for this project, as per the 2000 U. S. Census, is 20% non-SOV for residential uses beyond 1,500 feet of the Metro Station.<sup>2</sup>

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<sup>2</sup> 2000 US Census Bureau – Tracts 20.01, 20.02 and 7.00.

- b. The achievement of this goal will be demonstrated by the activities conducted and financed by the TMP fund and the annual survey that are requirements of this special use permit. The fund report should demonstrate that enough activities are being conducted to persuade residents and tenants, as well as retail employees, to switch to transit as opposed to using their personal vehicles. The survey should progressively show that the strategies financed through the TMP fund are increasing the number of transit users in the site up to the goal. The fund report and survey are covered under paragraph 3., sections c., d. and e.

## 2. **TMP Organization and Funding**

- a. The developer has agreed to establish an owners/tenant's association (the TMP Association) to manage and implement the TMP on behalf of the residents of the project. The City of Alexandria Office of Transit Services & Programs (OTS&P) may assist the TMP Association.
- b. An Annual Work Plan will be developed by the TMP Association and approved by the Office of Transit Services & Programs. This work plan will be due on January 15 of every year. To fund the ongoing operation and management of the TMP, the TMP Association will assess each owner of property within the development following issuance of each building's certificate of occupancy. The annual rates for the fund are established in paragraph 3.c. of this same document. The rates will be adjusted yearly as per the consumer price index (CPI).

## 3. **Transportation Management Plan**

- a. The Special Use Permit application has been made for the following use:

Use	Units
Residential	361

- b. According to the guidelines of Zoning Ordinance Chapter 11-700, the above level of development requires a Transportation Management Program (TMP). Such plan shall include the following elements:
  - i. A TMP Coordinator shall be designated for the entire project ***upon application for the initial building permit***. The name, location and telephone number of the coordinator will be provided to the City at that time, as well as of any changes occurring subsequently. This person will be responsible for implementing and managing all

aspects of the TMP and the parking management program for the project.

- ii. Transit, ridesharing, staggered work hours/compressed workweeks, parking restrictions and the other program elements shall be promoted to prospective tenants and to employers and their employees.
- iii. Printed information about transit, ridesharing, and other TMP elements shall be distributed and displayed to residents — including transit schedules, rideshare applications and information, incentive information, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be placed in a prominent location in the building and a web site with this information and appropriate links to transit providers will be provided and maintained.
- iv. A ridesharing program shall be established that includes not only participation in the regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site-specific matching efforts.
- v. Establish and promote a Guaranteed Ride Home Program as part of the ridesharing and transit marketing efforts.
- vi. A carshare program shall be established as part of the ridesharing and transit marketing efforts for the building. At least two parking spaces should be reserved for the location of carshare vehicles. These spaces should be in a convenient location for residents and the TMP Coordinator will arrange with any of the carshare companies for placement of vehicles in this project. Currently, Zipcar has vehicles in the Alexandria area. For those individuals who take transit, carpool, vanpool, walk, or bike to work, the TMP program will pay the registration and annual membership fees (not the usage fees) to use the carshare vehicles.
- vii. Discounted bus and rail fare media shall be sold on-site to residents of the project including during hours that are convenient for them. The fare media to be sold will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by residents and/or the Office of Transit Services and Programs. The availability of this fare media will be prominently advertised. At a minimum, the initial discount will be 20%.

- c. **TMP Fund:** The annual rate for the TMP Fund account is calculated based on the TMP goal established for Hunting Creek Plaza, the project's size and the benefits to be offered to participating residents. Based on a 20% non-SOV goal for the proposed project, a monthly benefit rate is established at the initial annual contribution levels of \$100.00 per residential unit. This preliminary rate may change if other transportations management plans are established in the Hunting Creek Area Plan boundaries and they decide to work cooperatively. These contributions will be adjusted yearly as per the consumer price index (CPI). ***The first payment to the fund shall be made with the issuance of initial Certificate of Occupancy.*** Payments shall be the responsibility of the developer until this responsibility is transferred by lease or other legal arrangement to the owners of the condominiums. Annually, to begin one year after the initial CO is issued, the rate shall increase by an amount equal to the rate of inflation for the previous year, unless a waiver is obtained from the Director of T&ES. The TMP fund shall be used exclusively for these approved activities:
- i. Discounting the cost of bus and transit fare media for on-site employees and residents. Exception: The fund shall not be utilized to subsidize the cost of transit for employees whose employers already reimburse them for their transit cost.
  - ii. Subsidies to transit providers.
  - iii. Marketing activities, including advertising, promotional events, etc.
  - iv. Bicycle lockers for residents.
  - v. Membership and application fees for carshare vehicles.
  - vi. Participate in air quality/ozone action day programs.
  - vii. Any other TMP activities as may be proposed by the TMP Association and approved by the Director of T&ES as meeting goals similar to those targeted by the required TMP measures.
- d. The Director of T&ES may approve **modifications to agreed TMP activities**, provided that any changes are consistent with the goals of the TMP.
- e. **Unencumbered Funds:** As determined by the Director of T&ES, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transit and/or ridesharing programs and activities.



- f. The TMP Association will provide semi-annual TMP Fund reports to the Office of Transit Services and Programs. These reports will provide a summary of the contributions to the fund and all expenses and should be accompanied by supporting documentation. ***The first report will be due six months following the issuance of the first certificate of occupancy.*** Any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or may be paid to the City for use in TMP support activities which benefit the site. The Director of T&ES may require that the funds be paid to the City upon determination that the TMP Association has not made reasonable effort to use the funds for TMP activities.
  - g. The TMP Association shall provide annual reports to OTS&P, including an assessment of the effects of TMP activities on carpooling, vanpooling, transit ridership and peak hour traffic, the summary results of the annual survey, together with the raw data, and a work program for the following year. ***The initial report shall be submitted 1 year from the time of 60% occupancy of Hunting Creek Terrace.*** The annual report shall identify, as of the end of the reporting period, the amount of square footage of occupied office and retail space. In conjunction with the survey, the TMP Association shall provide an annual report of the TMP program to the Director of T&ES, reviewing this TMP condition as well as compliance with the approved parking management program for the project. An outside independent consultant, approved by T&ES, shall perform the audit and will certify to its findings.
- 4. Evaluation of the Effectiveness of the TMP**
- a. The goals for transit mode share and auto occupancy established in paragraph 1.a of this document, will be used in evaluating the performance and effectiveness of the TMP. The annual survey will be used to continually determine whether the development is meeting these targets.
  - b. The City of Alexandria, in conjunction with the TMP Association, will identify performance standards and objectives to measure the cost effectiveness and develop methodologies to monitor the performance of each element of the TMP. The performance of the development in meeting these objectives will be evaluated in the annual report prepared by the TMP Association, and will be used in developing the Annual Work Plan for the association.

- c. This TMP has been designed to be flexible and responsive to the inputs of these annual evaluations in prescribing Transportation Demand Management (TDM) and Transportation Supply Management (TSM) strategies and tactics to be implemented in the Annual Work Program. The combination of size, scale of buildings, mixed-uses and phasing of development and transportation infrastructure requires that the TMP have flexibility to respond to the various challenges posed by changes in tenant mix, supply of parking, transit system capacity, transit fares, construction staging and traffic, fuel prices, regional transportation policies and projects, and changes in travel behaviors, prevalence of Metrochek subsidies, telework and flexible work hours, and changes in surrounding developments. By linking evaluation to work planning, the TMP standards of performance will also change throughout the development cycle as the “right” solutions are adjusted in response and anticipation of changes in transportation conditions.

#### **5. District Transit Management Program**

Hunting Creek Plaza should integrate the District Transit Management Program if and when it is organized for the Hunting Creek area. The objective of this district would be to make optimum use of transportation resources for the benefit of residents and employees through economies of scale.

#### **6. Permanence of the TMP Ordinance**

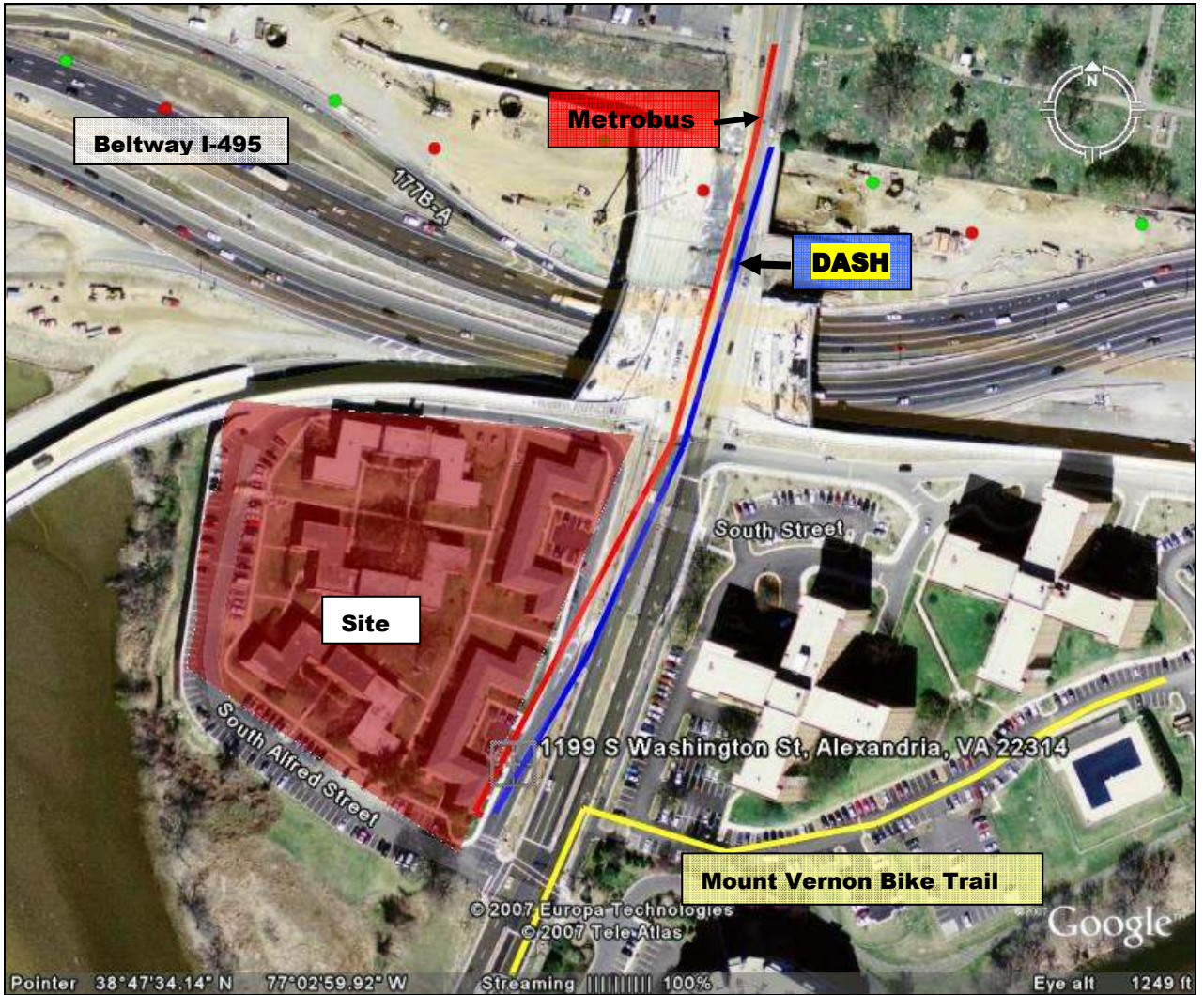
- a. *Prior to any lease/purchase agreements*, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such *language to be reviewed and approved by the City Attorney’s office*.

#### **7. TMP Attachments:**

- a. *I – Transit Inventory for the Hunting Creek Plaza Area*
- b. *II – Annual Rate and Sample Benefits*

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 REZ #2007-0003  
 DSUP#2006-0005  
 TMP #2007-0071

**TMP/SUP # 2007-0071 — Hunting Creek Plaza  
 Transit Inventory**



Distance to Metro Stations		
Metro Station	Approximate Miles	Approximate Feet
Huntington	1.33	6,941
Eisenhower Avenue	1.22	6,414
King Street	1.11	5,807

**Transportation Management Plan Annual Rate and Sample Benefits Program**

TMP FUND		
Residential Units	Annual Rate - \$	Total - \$
361	100.00	36,100.00
	Total	36,100.00

Transit Benefits				
20% Goal Beneficiaries	Number of Beneficiaries	Benefit Amount \$	Total Monthly Benefit \$	Total Annual Benefit \$
72 Residents	36 <sup>3</sup>	60.00	2,160.00	25,920.00
			Total	25,920.00

Carshare Benefits			
15% Goal Beneficiaries	Number of Beneficiaries	Annual Membership Cost \$	Total Cost Zipcar Benefit \$
72 Residents	36 <sup>1</sup>	75.00	1,800.00
		Total	1,800.00

TMP Fund Allocations		
	Expenses \$	Funds Available \$
Total Annual Fund Contribution		36,100.00
Transit Benefits	25,920.00	
Carshare Benefits	2,700.00	
TMP Promotional and Administrative Costs	7,480.00	36,100.00

<sup>3</sup> Assuming that the remainder 50% of residents already get transit benefits from their employer.

## ***D. Hunting Creek Area Stakeholders Group Summary***

### **Introduction**

The Hunting Creek Area Stakeholders Group (“Stakeholders Group”) was established to provide a conduit for communication between the Planning Commission and City Council and the many individuals and groups in the City interested in the disposition and use of the Hunting Towers and Hunting Terrace properties following their sale by the Virginia Department of Transportation (VDOT). The Stakeholders Group was not established to make specific recommendations to the Planning Commission and City Council on the development proposal.

The Stakeholders Group is composed of volunteers who offered to participate in the Stakeholders Group process. While the Stakeholders Group was intended to include members with a variety of interests, it was not established to create any particular balance among these interests – all who asked to participate were appointed to the group by the City Manager in July and August, 2006. The members of the Stakeholders Group and their affiliations or area of interest they identified are listed in the table on the following page.

This document is a compilation of statements made by individual Stakeholders Group members, statements by members of the public at Stakeholders Group meetings, or statements communicated by Stakeholders Group members to the group as issues raised by others. Some of these statements may directly conflict with other statements in the compilation. No attempt has been made to resolve conflicts between these statements. In some cases, an issue or idea in this document is an abstract or summary by staff based on a number of statements or comments made at more than one meeting. In others, the statements can be identified by a single source in the meeting notes from the group.

Information in brackets [] in the summary has been added by staff as an indication that additional information related to stakeholder comments is now available or that changes have been made in the project that are related to the stakeholder group comment.

*Hunting Creek Stakeholders Group*

<b>Individual</b>	<b>Nomination Information</b>
<b>Residents of Hunting Towers and Hunting Terrace, Porto Vecchio Association</b>	
1. Jim Mercury	Represents Alexandria Coalition for Hunting Towers Also represents Hunting Towers Residents Committee
2. Lewis Simon	Elected as stakeholder representative by Hunting Terrace Tenants Committee
3. Phillip Bradbury	Representative of Porto Vecchio Association. Serves on Woodrow Wilson Bridge Neighborhood Task Force for Porto Vecchio.
4. Charles Benagh	Hunting Towers resident, member of Commission on Persons with Disabilities
5. Caroline Faiella	Hunting Towers resident
6. Maurice Barboza	Hunting Towers resident
7. Ardith Campbell Dentzer	Hunting Towers resident
8. Lisa Henderson	Hunting Terrace resident
9. Colleen O'Shea	Hunting Terrace resident
<b>Civic Associations in the Old Town Area</b>	
10. Townsend A. "Van" Van Fleet	President, Old Town Civic Association
11. Lillie Finklea	Southwest Quadrant Civic Association. Woodrow Wilson Bridge Neighborhood Task Force
12. Maureen Dugan	Old Town/Hunting Creek Civic Association
<b>Historic Preservation Interests</b>	
13. Charles Trozzo	Alexandria Historical Restoration and Preservation Commission
14. H. Stewart Dunn, Jr.	Representative of Historic Alexandria Foundation Member of Planning Commission
15. Boyd Walker	Historic preservation interest indicated
<b>Affordable Housing Interests</b>	
16. Lee Weber	Affordable Housing Advisory Committee Chair
17. Kerry-Ann Powell	ARHA Board of Directors
18. Danny Abramson	Chairman, Alexandria Housing Development Corporation
19. Nancy Carson	Housing Action
20. Jim Hoben	Housing Action
21. Herb Cooper-Levy	Affordable Housing, Developer/Provider
<b>At-Large Interests</b>	
22. Michael Hobbs	Co- President of Alexandria Federation of Civic Associations
23. Ellen Pickering	Taylor Run Civic Association
24. Ann Glennon	West End Resident
25. David Bush	ParkFairfax Resident
26. Holly Hemphill	Member, Budget and Fiscal Affairs Advisory Committee
27. Joan Renner	Former Chair, Alexandria Chamber of Commerce
28. Marguerite Lang	Rosemont Civic Association
<b>National Park Service</b>	
29. David Murphy	National Park Service
30. Sean McCabe	National Park Service
<b>Group Leader</b>	
31. John Komoroske	Vice-Chair, Planning Commission

### **Stakeholders Group Charge**

The Stakeholders Group was established at the request of the City Council to provide a conduit for the issues, options and ideas to be considered by the Planning Commission and the City Council in determining how a zone change or zone text amendment can provide for extraordinary affordable housing on the Hunting Towers and Hunting Terrace sites in exchange for additional height, density or building bulk while complying with the Washington Street Guidelines and Standards, as provided for in the Hunting Creek Area Plan.

The statements of issues, options and ideas provided in this document are statements of individuals, and unless otherwise indicated are not consensus statements or recommendations of the Stakeholders Group.

### **Stakeholders Group Process**

The Stakeholders Group held meetings nearly once a month from August, 2006 through July, 2007. The initial meetings included briefings by City staff to provide background to the members on the key issues to be considered by the Planning Commission and the City Council. These briefings included sessions on affordable housing, historic preservation and the City's historic districts, the Washington Street Standards and Guidelines, the Hunting Creek Area Plan, site plan review and design guidelines, and environmental and flooding issues. A number of Hunting Towers residents provided the Stakeholders Group members a tour of a variety of units at Hunting Towers, and made a presentation on the history of Hunting Towers. The Stakeholders Group also received presentations on the proposed project for the Hunting Terrace site from the IDI Group (referred to herein as "the applicant"), representing the IDI/Kay interests as owners of the Hunting Terrace site and applicants for development approvals to develop that site.

Each of the Stakeholders Group meetings included time for group discussion. Notes on the Stakeholders Group meetings were prepared by City staff and are available on the Hunting Creek Area Plan page on the Planning and Zoning Department's web site.

### **Hunting Terrace Proposal**

The initial proposal for Hunting Terrace considered by the group provided for 116 affordable and workforce housing units (replacing the 116 units that currently exist on the Hunting Terrace site) along the Washington Street frontage, with 300 luxury condominiums in buildings up to 14 stories tall on the rear of the site, for a total of 416 dwelling units.

During the stakeholders group process, the concept for the Hunting Terrace development was modified by IDI Group in response to Stakeholders Group comments made at the December, 2006 workshop. There was comment at this workshop in a number of breakout groups that the project should incorporate both Hunting Towers and Hunting

Terrace. The replacement of the 116 affordable units at Hunting Terrace was not considered sufficient to constitute “extraordinary affordable housing” under the Hunting Creek Area Plan when the future of Hunting Towers was undetermined, and the group felt no confidence that any affordable units at all would be retained at Hunting Towers.

IDI modified the Hunting Terrace proposal to eliminate on-site affordable housing, and instead incorporated a proffer that would result in the provision of affordable housing at Hunting Towers, guaranteed by a \$20 million bond. This proffer was made public at the Stakeholders Group meeting on January 18, 2007. The proposed development on the Hunting Terrace site was modified to incorporate a total of approximately 400 luxury condominiums in a similar physical plan to the original proposal, with 50-foot-tall buildings along Washington Street and buildings up to 14 stories tall behind.

A draft of the Affordable Housing Plan for the Hunting Creek Plaza Project dated September 17, 2007 with prices amended as of December 5 was reviewed at a briefing by the Office of Housing for the Stakeholders Group on December 6, 2007. Some of the stakeholder group comments on the Affordable Housing Plan have been addressed to a greater or lesser extent in subsequent revisions to the applicant’s Affordable Housing Plan.

## **Issues**

The following issues were identified by one or more members of the Stakeholders Group in the various categories that they discussed during their regular meetings, community meeting, tours and other group discussions.

### **Affordable Housing**

Closely related issues: People, Urban Design

- The specifics of the affordable housing program to be provided in response to the IDI proffer need to be identified in order to determine whether the proffer constitutes “extraordinary affordable housing” in the meaning of the Hunting Creek Area Plan. These specifics include the number of units guaranteed to be affordable at Hunting Towers, the and the target income levels, rents and unit prices of the various categories of affordable and workforce housing. The specifics of what would be gained if Hunting Towers is not purchased and the \$20 million guarantee is forfeited also need to be determined. [Some specifics have now been provided in the Draft Affordable Housing Plan submitted by IDI.]
- None of the “affordable workforce housing” guaranteed in the Draft Affordable Housing Plan falls in the City’s traditional “affordable housing” category used in the City’s density bonus or affordable housing setaside programs since it is made available regardless of household income, and does not require evidence of low or moderate household income to qualify. [The revised Affordable Housing Plan submitted by IDI now includes income limitations on City Workforce and Public Workforce units.]



“Affordable Housing” has an official City definition used by the Office of Housing based on qualification of residents by household incomes below a threshold based on metropolitan area median income and family size. The threshold is traditionally 60% of area median income for a family of four for rental housing and qualification for the Moderate Income Housing Program (MIHP) for home ownership programs. A substantial part of the affordable housing to be provided in this project should fall within this traditional definition of “affordable.” This affordable housing should include a range of unit types suitable for different household sizes. [MIHP qualification for a family of three is approximately 110% of median income. Under the Affordable Housing Plan, a number of the units at Hunting Towers would be priced so that they would be affordable to households with incomes that qualify them for the MIHP. Specifics are outlined in the revised Affordable Housing Plan and staff analysis.]

- The up to 100 units of housing at Hunting Towers offered for sale to a City-designated nonprofit agency to be used as affordable rental housing would require a substantial subsidy if such an agency is to acquire it at the offered price. Nonprofit housing agencies typically use the federal affordable housing tax credit program to rehabilitate housing, with the sale of tax credits used to finance the bulk of rehabilitation. [The potential for using tax credits with this project is problematic and uncertain at this time. Even with tax credits, an additional subsidy from the City or another source would be required to ensure provision of these 100 rental units working through an affordable housing provider.]
- “Workforce Housing” should be defined similarly in terms of median household income and family size, including low- and moderate-income households, but also including households with incomes up to 100% or possibly 120% of the metropolitan area median income. Only a limited portion of the housing units counting toward “extraordinary affordable housing” should fall in the workforce housing range of incomes that are above the traditional affordable housing range. “Workforce housing” as used by the City refers to housing for all people working in Alexandria, and is not limited to housing for City and school or other public agency employees. The “affordable workforce housing” proposed in the Affordable Housing Plan is priced to be affordable to those with household incomes within upper portion of the workforce housing range of up to 120% of median income.
- “Extraordinary Affordable Housing” should mean that affordable housing units constitute a percentage of total dwelling units substantially greater than the amount of affordable housing that is typically achieved through the City’s voluntary affordable housing guidelines and density bonus program.

- “Extraordinary” should involve providing as affordable and workforce housing a substantial share of the 630 units that existed on the Hunting Towers and Hunting Terrace sites after demolition for the Capital Beltway. All of these existing units should be considered to qualify as market-rate affordable or workforce housing today.
- A quantitative citywide goal for affordable and workforce housing should be established against which to test performance in achieving the City’s affordable housing objectives. No such goal exists today except with respect to public housing. It is difficult to evaluate the importance of the affordable housing component of this project without relation to such a quantitative goal.
- Conserving existing moderately-priced rental and ownership housing, and managing it in a system in which its price is stabilized in relation to incomes over a long period of time, appears to be the way to maintain the share of affordable housing units in the City with the minimum expenditure of public funds. To the extent that the existing housing provides suitable housing in a suitable environment, and that it can be operated and maintained economically, conservation is cheaper than construction of new affordable housing in most cases.
- There should be more emphasis placed on maintaining affordability over time. After this much effort, we should not be losing these units from the affordable inventory in 15 or 30 years. [Controls to ensure affordability of City Workforce and Public Workforce units over time are included in the applicant’s revised affordable housing plan, subject to approval of mortgage lenders and insurers as applicable.]
- Consider the Hunting Towers and Hunting Terrace sites as a single project. Far more affordable and workforce housing units seem likely to be retainable on these two sites if the Hunting Terrace and Hunting Towers sites are combined in a single project in which affordable housing, density and height bonuses can be worked out between the two sites.
- The size of units provided should be considered in determining whether units provide affordable housing.
- The number of bedrooms is important in local needs for affordable housing.
- Rental Housing. Hunting Towers and Hunting Terrace before demolition for the Capital Beltway widening provided nearly 1000 units of market-rate housing at rents affordable to many moderate-income households. The applicant proposes only ownership housing, of which up to 100 units would be made available for purchase by a city-designated non-profit agency to be operated as long-term

affordable rental housing. The plan does not guarantee that these units would be purchased, and their purchase by a nonprofit housing provider may require a subsidy. Rental housing is an important part of the need for affordable housing, and a substantial number of rental units should be a requirement in any affordable housing proposal for these properties.

- Because of the importance of this location in relation to the George Washington Memorial Parkway and the Old and Historic Alexandria District, offsite affordable housing should be considered toward the project's affordable housing contribution.
- If the 530 existing units at Hunting Towers can be saved and renovated, and a substantial share of these units preserved as affordable and workforce housing, this is an "extraordinary affordable housing" contribution that justifies the development of buildings of up to 150 feet in height on the Hunting Terrace site. A number of tall buildings in Alexandria provide examples of how such buildings can be designed in a manner that is compatible with the character of the City, visible from and near Old Town.
- The City should consider non-profit participants to help provide affordable housing.
- If the project for Hunting Terrace cannot guarantee what happens at Hunting Towers, then there is substantial concern about saving affordability at Hunting Towers, where it appears to be more feasible. Plans for Hunting Terrace should not be approved until the Hunting Towers site is controlled through a purchase agreement so that its use for affordable housing can be assured.
- Replacement of the existing 116 units with affordable units as part of the project for Hunting Terrace was considered a good aspect of the original mixed-income proposal for the Hunting Terrace site.
- The City should conduct an economic analysis to determine the tradeoff between luxury units in the high-rise buildings and the number of affordable units that can be provided.
- If the purpose of providing a density and height increase at Hunting Terrace is to enable the preservation of affordability at Hunting Towers, then any profit from Hunting Terrace that is not needed to provide affordable units at Hunting Towers should be donated to the City's Housing Trust Fund. IDI has cited its previous work at ParkFairfax, Parc East, Belleview and Dominion Terrace as examples of workforce condominium conversions. These projects did not require a subsidy to provide workforce condominiums.

- A parking reduction should be considered for the affordable units to reduce the cost.
- This is an exceptional project from an affordable housing standpoint and it deserves an exceptional process for consideration.

### **Historic and Cultural Resources**

Closely related issues: Aesthetics, Urban Design. Height issues are discussed primarily under urban design.

- The Washington Street Standards and Guidelines should be applied to all buildings on the Hunting Terrace development site, including those buildings not fronting on Washington Street.
- Development of the site must consider the City's commitment to the National Park Service to manage the development of Washington Street so that it respects the historic and memorial character of the Mount Vernon Memorial Highway (George Washington Memorial Parkway).
- 14-story buildings as proposed by the applicant are not compatible with the character of the George Washington Memorial Parkway at any location within the Hunting Terrace Site. They are substantially out of scale with all buildings in this part of Alexandria and conflict with the historic and memorial character of the Parkway.

Development of buildings not significantly higher in maximum elevation than the existing Porto Vecchio and Hunting Towers buildings may be considered for a project that provides extraordinary affordable housing. Buildings taller than the 50-foot height limit should only be considered if they are substantially shielded from view from the Parkway by buildings that meet the Washington Street Standards and Guidelines for scale and massing and the 50-foot height limit of the Old and Historic Alexandria District, and if they are developed in a style and with scale and massing compatible with the Parkway, with views from Old Town and the Parkway to the south, and with the other buildings on the site.

- There is a strong separation of the Hunting Creek area from the rest of the Old and Historic District as a result of the widening of the Beltway at the Woodrow Wilson Bridge. It is less important to consider the Guidelines and Standards here because of that distance and the lack of historic buildings within the Hunting Creek area
- The precedent-setting nature of approving a taller building within the 50-foot height limit in the Old and Historic District should be considered. If tall buildings are approved here, others may consider that the height limit will be readily lifted for other public benefits within the Old and Historic District.

- There are other choices of location where affordable housing can be built, but there is no choice about where a historic district can be located – the history determines it. Therefore historic preservation must take precedence when there is a conflict between the two.
- There are substantial economic benefits to Alexandria that result from maintaining the historic character of Old Town, including history-based tourism and the attraction of the old town retail and restaurant district. Tall buildings dilute this character and threaten these economic benefits.
- While the Hunting Towers buildings were found ineligible for the National Register, there is a strong social history to the Towers that deserves recognition and should be considered in evaluating the historic value of the Towers buildings.

### **Environmental Impacts**

- The Hunting Terrace site should not be developed in a way that people are exposed to substantial project-specific or cumulative additional hazards from flooding either on the site or in other locations.
- The documentation provided by the applicant to support the development of the Hunting Terrace Site should provide information on subsurface hydrology to indicate what effect the development, particularly if subterranean parking is provided, may have on groundwater flows in and around the site and in adjacent areas of Old Town.
- The City should consider green building as a public benefit of development here.
- General environmental effects of the project are of concern.

### **Traffic**

- The City should consider the traffic impacts of this large number of additional units on Washington Street. This area is already highly congested.

### **People**

Closely related issues: Affordable Housing

- The effects of dislocation of existing residents should be considered in any plan to demolish units or renovate them for condo conversion. Many low- and moderate-income residents, and a number of elderly residents in particular, would be particularly adversely affected. IDI has offered to make special provisions for elderly residents including continuing to allow them to rent if they wish to. These offers, and other offers to make units available to existing tenants with limits on price related to current rents should be made conditions of approval of the project.

[Long-term leases of three years are required by law for tenants who are elderly or disabled; IDI's Affordable Housing Plan provides long-term leases to these groups plus long-term (20 years or more) tenants, for as long as they wish to remain in the property.]

- The original IDI proposal for the Hunting Terrace site that incorporated both affordable housing and luxury condominiums provided separate buildings and separate common facilities for the two groups of units. It is more appropriate to integrate the affordable housing and luxury housing units and the common facilities.
- Are there enough vacancies at the Towers to accommodate the relocation of residents from Hunting Terrace?
- The displacement of existing residents at Hunting Terrace should be delayed to the last possible moment necessary for construction.

### **Urban Design**

Closely related issues: Historic and Cultural Resources, Aesthetics. Height, bulk, scale and massing of buildings is discussed in general under urban design. The Washington Street Standards and Guidelines provide specific guidance for these aspects of development. These specifics are discussed under Historic and Cultural Resources. Urban design also deals with the organization of urban activities and land uses at the scale of the neighborhood, block and development site. At this level it considers patterns of movement, intensity of development, and the organization and character of urban spaces including the relations among streets, buildings, and public and private open spaces, and natural features of an area.

- The base against which height is measured is lower on the east side of Washington Street. When comparing buildings on both sides, we should be comparing the elevation of the tops of buildings, not their height above grade. If the east side is not redeveloped and the west side is, the difference in base elevation on the two sites may be even greater than it is today.
- Height must be considered in relation to the importance of this gateway to the City and to Old Town.
- A physical model should be constructed to investigate the height, setback and building placement issues on this site. The model should include Hunting Towers, Porto Vecchio, and the Beltway showing the distance to the nearest structures in Old Town north of the Beltway.
- The proposed building height of 14 stories is an undesirable characteristic of the original proposal for the Hunting Terrace Site
- The height and bulk of the IDI proposal for 14-story towers are out of place in this part of Alexandria, and in particular along the George Washington Memorial

Parkway. The height above sea level of the Hunting Towers and Porto Vecchio buildings that already exist in this area are a more appropriate limit to consider if the height is permitted to exceed the existing 50-foot height limit in exchange for extraordinary affordable housing. Buildings taller than 50 feet if considered should not be permitted to front on Washington Street, but should be substantially set back and shielded from view from the Parkway by lower buildings.

- The front buildings in the Hunting Terrace proposal offer little undulation of the façade, no building breaks, and no entries on Washington Street. The front buildings also do not provide variation in height and appear as two solid blocks. These characteristics do not comply with the Washington Street Standards.
- The height of the IDI proposal for Hunting Terrace is acceptable considering the guarantee that the 530 units at Hunting Towers will be saved as affordable and workforce housing.

#### **Site Plan**

- Underground parking is a good aspect of the proposal for Hunting Terrace
- Landscaping, setbacks, and open space are good aspects of the proposal for Hunting Terrace
- The site plan should retain public access to the waterfront on all sides.
- The green space should be more accessible to the general public.
- The proposal should provide some retail and service uses on the site.
- The site plan should provide more informal gathering places and seating areas for the public in the landscaped area.

#### **Aesthetics**

Closely related issues: Urban Design, Historic and Cultural Resources

- The overall aesthetics of the project is of concern.
- Visibility of the project from the Potomac River, George Washington Memorial Parkway, Route 1, Old Town, and Hunting Creek should be considered.
- The simplified computer-generated massing diagrams presented by the City staff are misleading. The visual impact of the buildings is substantially different when the texture and articulation of real building facades is shown. More detailed and appropriately shaded and textured diagrams should be used for evaluation by the Planning Commission and City Council.

### **Expenditure of Public Funds**

- The City should encourage the transfer of this property to another state agency with a different mission so that affordable housing considerations can be incorporated in the state's use or sale of the property. Windfall profits from the increase in value of this property should not go to VDOT for highway purposes, but should go to the funding affordable housing to replace that lost to the bridge project and lost as a result of the forcing of the properties onto the market at this time in a way that encourages redevelopment.
- A cost-revenue analysis should be conducted. The high-value housing proposed there should be fiscally beneficial to the City.

### **Options**

The Stakeholders Groups discussed and one or more members offered the following options

- The Hunting Terrace and Hunting Towers properties should be considered as one combined site in order to maximize the flexibility of providing affordable housing while also maximizing compatibility with the historic character of the Parkway under the Washington Street Standards and Guidelines. Additional development and conservation of existing affordable housing should be considered on both sites.
- Permit an increase in height up to the existing elevation of Hunting Towers and Porto Vecchio (or somewhat greater per some comments), but only on the rear of the Hunting Terrace site, with a 50-foot limit on the front part of the site.
- Look at the potential for additional development on the Towers site in order to provide the revenue to the developer that would result from the height on the Terrace site.

Consider the possibility of developing luxury river-view condos ("third tower" or other form) on the Towers property that would provide a return similar to that of the highest of the units on the Terrace site, and permit reduction of the height on the Terrace site.

- The option of saving all or part of the existing Hunting Terrace buildings for affordable housing should be considered.
- If the Hunting Towers affordable housing cannot be saved as part of a development project for the Terrace, the City should purchase the site for affordable housing.



- A win-win option should be developed that both saves Hunting Towers for affordable housing and provides a design acceptable to historic preservation interests.

### **Other Options**

- **Community Benefit Agreement.** Consider using a community benefit agreement to provide assurance and a potential cause of action to third parties at interest in the event of failure of the applicant or the City to follow through on conditions or commitments. Such interested parties may include existing Towers and Terrace tenants, Porto Vecchio owners, historic preservation interests, community groups or others.
- **Affordable housing development on city-owned site.** Consider providing an opportunity for the developer to utilize a city-owned property to develop affordable housing rather than increasing the height on the Terrace site.

### **Summary**

The Hunting Creek Area Stakeholders Group process provided an opportunity for identification and exploration of a number of issues related to the development of Hunting Terrace and Hunting Towers. It provided an opportunity for members of the community with differing views and priorities to become more familiar with the history, the regulatory context and the issues, opportunities, challenges and available options for these sites.

The list of issues, options and ideas generated by the group is the result of a substantial investment of time and energy of the participating stakeholders group members over a period of nearly one year since their first meeting in August, 2006. It is provided to the Planning Commission and City Council with great respect for the complexity of the issues presented by this important project, and the difficulty of finding a resolution of conflicting issues that results in the best for the future of Alexandria.

There was one issue in particular on which the members of the Stakeholders Group found substantial consensus:

The future of Hunting Towers and Hunting Terrace should be considered together as a single project in order to maximize the potential for and certainty of preservation of affordable housing, while minimizing conflicts with the historic character and aesthetic values of Old Town and the Hunting Creek area.

In order to make it possible to consider these projects together most productively in an atmosphere of certainty, the City should continue to strongly encourage VDOT to sell Hunting Towers as soon as possible at a price that realistically reflects the potential for rehabilitation and redevelopment of this site.

### ***E. Hunting Creek Plaza Affordable Housing Plan***

#### General Development Proposal:

In keeping with Section 3.4.3 of the Hunting Creek Plan, The IDI Group Companies (IDI) is requesting approval to construct a residential condominium to be known as Hunting Creek Plaza on property located just south of Interstate 95 (Beltway) on the west side of the George Washington Memorial Parkway (Parkway) at the southern tip of the City of Alexandria. The property, approximately 12.5 acres in size, is the remainder of the Hunting Terrace apartments following condemnation of the site by the Commonwealth of Virginia for expansion of the Beltway and construction of the new Woodrow Wilson Bridge. The 12.5 acre remainder was reacquired by its previous owner in accordance with state law, and is now controlled by a joint venture consisting of The IDI Group Companies and Kay Management Company. The managing developer for the site is The IDI Group Companies (IDI), led by Mr. Giuseppe Cecchi. IDI is a longtime real estate development company in the Washington metropolitan area specializing in multi-family condominium developments over a forty-year period. IDI has constructed several new residential condominium projects within the City of Alexandria, including Carlyle Towers and Porto Vecchio. IDI rehabilitated approximately 2,000 homes in the Parkfairfax and ParcEast rental communities and converted the apartments into popular, affordable and attractive condominium communities; IDI completed a similar conversion of approximately 1,000 homes at Belleview in Fairfax County, just south of Alexandria off the George Washington Memorial Parkway.

The proposed development will be a luxury condominium community constructed following the demolition of the existing rental apartment buildings known as Hunting Terrace. The existing buildings, which are approaching the end of their useful life, will be replaced with four modern luxury condominium buildings: two 5-story buildings facing the Parkway and two 8 to 14-story buildings in the back, facing Hunting Creek. The condominium will consist of 361 residential dwelling units within the four buildings, and virtually all parking underground. The 12½ acre site will be divided by a new street to be known as Hunting Creek Way which will separate the area into two blocks of land. The two 5-story buildings will be located on the block fronting the Parkway, set 80-feet back from the property line, and will conform to the Washington Street Standards. The block of land to the rear will include two buildings ranging in height from 8 to 12 to 14 stories as well as landscaped recreational facilities.

To achieve this development, IDI is requesting additional height up to 150 feet for the two buildings to the rear of the site and additional density for the site, pursuant to the Hunting Creek Area Plan. The additional height and density will create an enhanced value in the project and produce the monetary subsidy necessary to enable IDI to acquire the Hunting Towers site from the Commonwealth of Virginia at fair market value. Once acquired, IDI commits to rehabilitate the 530 units as workforce housing for existing tenants, the City workforce, and other qualified residents.

The financial feasibility of IDI's proposal is dependent upon the continued occupancy of the Hunting Towers buildings and dwelling units under any and all zoning, land use and building conditions, including off-street parking, currently existing on the site.

Thus, the additional height and density for the Hunting Terrace site will result in the preservation of 530 workforce dwelling units in the Hunting Towers project. The new buildings on the Hunting Terrace site, including both the five-story and high rise buildings, will be architecturally designed to create a signature community at the southern entrance to the City of Alexandria.

### Proffered Conditions

To achieve the development described above; that is preserve workforce housing with rehabilitation of Hunting Towers by creating a luxury condominium development on the Hunting Terrace site, IDI proffers the following as a condition to its application<sup>4</sup>:

1. IDI commits to acquire Hunting Towers from VDOT as soon as it is offered for sale at a price (IDI Maximum Price) to be provided to the City prior to the public hearing of the Hunting Creek Plaza application before City.

2. To guarantee its firm commitment to acquire Hunting Towers, IDI will post \$20,000,000 in escrow in the form of an irrevocable letter of credit at the time the Hunting Creek Plaza project is approved.

3. The \$20,000,000 letter of credit will be released to IDI at closing on Hunting Towers acquisition and become part of the purchase price. However, in the event IDI does not have a contract to purchase Hunting Towers prior to the issuance of the first building permit for Hunting Creek Plaza, the City shall have the option to require that the \$20 million be released to the City's Housing Trust Fund.

4. If VDOT's selling price is more than the IDI Maximum Price, the City will have the option of (1) contributing to reduce the price to the IDI Maximum Price or (2) permitting IDI to sell a number of the units in Hunting Towers not purchased by tenants at the market prices to compensate for the acquisition price difference. (In no event however will more than 25% of the units be sold at market prices.)

5. IDI commits to repair and restore Hunting Towers according to Attachment #1 ("Hunting Towers: Scope of Work") and in substantial conformance with Attachment #2 ("Logistical Plan for Completing the Deferred Maintenance and Rehabilitation Items at Hunting Towers") and as follows:

- After securing site control and/or gaining access to the property, the developer with its team of consultants and contractors will conduct a thorough survey of the property (including all infrastructure, building systems and interior and exterior elements) and, using a typical empty unit, test as appropriate the materials, techniques, procedures, work sequences and time requirements for various tasks that are part of the scope of the repair and rehabilitation of the building and dwelling units.

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<sup>4</sup> These proffered conditions are made by IDI based on the assumption that the continued occupancy of the Hunting Towers buildings and dwelling units will be permitted with any and all zoning, land use and building conditions, including off-street parking, currently existing on the site.

As a result, the developer shall finalize the scope of work for the proposed repair and rehabilitation.

- Regardless of the characterization of work as deferred maintenance or rehabilitation items, the final scope of work, as it may be modified from time to time, to be undertaken and completed by the developer shall, i) be substantially consistent with the items detailed in Attachment #1 (Hunting Towers; Estimated Scope of Work) of the developer's Affordable Housing Plan, ii) include such additional items of work appropriate, in the developer's judgment, for the successful marketing of the project, iii) comply with the requirements of the Condominium Act and, iv) when considered together with appropriate maintenance and replacements paid out of the Condominium Association budget and reserve fund, provide an economic life for the building and dwelling units of not less than thirty years. Prior to starting the repair and rehabilitation work the developer shall submit a copy of the final scope of work to the City Manager for review and comment.
  - Upon completion of the repair and rehabilitation of the property, developer shall provide copies of as built drawings, a detailed summary of all work undertaken, and manuals and warranties for all common and individual systems and appliances to the condominium unit owners association for its files.
  - Developer shall furnish a warranty to the condominium association for the buildings and all associated elements and systems, as required by the Condominium Act.
6. IDI commits to sell the repaired and restored units as follows:
- A. TENANTS:
- Those tenants who were in residence on December 15, 2005, and remain in residence (including tenants who resided at Hunting Terrace on December 15, 2005, and relocated to Hunting Towers) will be offered special discounts that will enable them to purchase their renovated units at a net monthly cost (including principal & interest, condominium fees, real estate taxes, mortgage insurance and income tax deductions) below the current market rent for such units, as determined by Delta Associates for October 2007. IDI will freeze these discounted tenant prices until the latter of October 2009 or the end of the initial 60-day Tenant marketing period (such that all qualified tenants submitting acceptable contracts during this period can purchase at the stated price ranges) after which they will be increased according to the rate of Urban Consumer Price Index (CPI-U). See Attachment #3 ("Hunting Towers Unit Pricing").

IDI will also provide special closing cost assistance to these qualified tenants, as follows:

- IDI shall establish a closing cost assistance program for households eligible for Tenant pricing of up to \$500,000. Buyer eligibility and determination of need for the closing cost assistance program shall be determined in consultation with the Office of Housing, subject to the applicable requirements of Fannie Mae, Freddie Mac, VHDA, FHA and VA programs.
  - IDI shall provide a credit to tenant purchasers at settlement representing the difference between the monthly rent that tenant pays at the time IDI-Kay purchases the property from VDOT, and any increased rent that they may pay afterwards to IDI-Kay until the time of closing, subject to the applicable requirements of Fannie Mae, Freddie Mac, VHDA, FHA and VA programs.
- IDI is also committed to allowing those tenants who are elderly, disabled or long-term tenants (20+ years) and who were in residence as of December 15, 2005 and remain in residence (including tenants who resided at Hunting Terrace on December 15, 2005 and relocated to Hunting Towers) to continue to rent their units indefinitely, if they so choose, under renewable long-term leases. Rents for such tenants will not be increased during the tenancy at a rate exceeding the applicable Voluntary Rent Increase Guidelines, annually adopted by City Council, in effect at the time of the increase.

If and when such tenants vacate their units, those units will be offered for sale first to the City's Housing Corporation at prices equivalent to IDI's pricing assumptions for the City Workforce; second, to the City Workforce at prices equivalent to IDI's pricing assumptions for the City Workforce; third, to the general public at prices equivalent to IDI's pricing assumptions for the Public Workforce. All such prices will be calculated at the time of the future sale and based upon the Area Median Income levels at the time of the sale.

- Those tenants renting after December 15, 2005, will have the opportunity to purchase their renovated units at the same discounted prices offered to the workforce employed by the City of Alexandria (see "City Workforce" below).
- Tenants who wish to purchase a unit other than the unit they are renting, may do so under the following guidelines:

- Current tenants will have the 1<sup>st</sup> right to purchase their units.
  - If tenants who were in residence on December 15, 2005 and remain in residence (including tenants who resided at Hunting Terrace on December 15, 2005 and relocated to Hunting Towers) wish to purchase an alternate unit that is smaller or more affordable than their current unit type (e.g. 2-bedroom to 1-bedroom, or 1-bedroom to efficiency), then they shall be entitled to the special discount that is assigned by the seller to that alternate unit.
  - If more than one tenant wishes to purchase a given alternate unit (which is not being purchased by its current tenant at the time it is offered for sale), then the seller will have the right to determine an appropriate method to choose a purchaser from among the interested tenants (e.g. requiring pre-qualifications, holding a lottery, etc.).
- IDI will provide relocation assistance to tenants that elect to move elsewhere, per the IDI's "Conversion Assistance Policy", see Attachment #4.
  - For a period of 60 days following the issuance of notice to Tenants of the conversion to condominium ownership, sales will be limited exclusively to current Tenants.

B. CITY WORKFORCE:

- "City Workforce" shall include current employees of the City of Alexandria, of the Alexandria City Public Schools and of the INOVA Alexandria Hospital, as well as those persons who have accepted employment with one of the above entities.
- Efficiencies: affordable to those households earning between Mathematical 80% to 100% of Area Median Income, as established at the time of renovation. See Attachment #3 ("Hunting Towers Unit Pricing");
- 1 and 2 Bedrooms: affordable to those households earning between Mathematical 100% to 110% of Area Median Income, as established at the time of renovation. See Attachment #3 ("Hunting Towers Unit Pricing");
- The developer shall be allowed to increase pricing for the City Workforce according to the appropriate percentage of the Area Median

Income in effect at the time of sale of each condominium unit, with the stipulation that:

- For the duration of the City Workforce marketing period, City Workforce pricing shall be held below Public Workforce pricing by at least 2.5 percent for efficiencies, 10 percent for one-bedroom units, and seven percent for two-bedroom units;
  - Market values shall be estimated by the City and IDI using the last 12 months of comparable sales at a list of comparable properties to be agreed upon in advance. Should the City and IDI fail to agree on market values so determined, an outside appraiser will be engaged, with the cost to be shared by both parties.
- For a period of 90 days following the 60-day Tenant marketing period, sales will be limited exclusively to City Workforce.
  - For the first 60 days of this period, thirty (30) units, to be designated by IDI and to include a mix of unit types proportionate to that remaining for other City Workforce buyers, shall be reserved for employees of the INOVA Alexandria Hospital.
  - After units have been marketed at City Workforce prices for a period of 90 days, and before they are offered to the Public Workforce, the Developer shall make the remaining units (not to exceed 100 such units) available for purchase by the City or City-designated entity(ies) at the City Workforce pricing tier outlined above and under the following conditions:
    - The City or its designee(s) shall have a period of 30 days to select its units and provide a written commitment to purchase the units it has selected;
    - Prior to this 30-day period, the developer will provide the City and its designee(s) with sufficient information on the long-term lease commitments for all units with such commitments to enable the designee to determine the financial feasibility of its honoring the long-term lease commitments. The developer and the City's designee may, by mutual agreement, enter into negotiations concerning the conditions under which the designee will purchase the long-term lease units. However, the developer shall be under no obligation to reduce the prices, nor shall the designee be under any obligation to purchase the long-term lease units;
    - Should the City's designee elect not to purchase some or all of the long-term lease units, the units available for purchase by

the designee shall be limited such that the total number of committed rental units, including any long-term lease units to be retained by the developer, shall not exceed 100 units;

- Units that are not long-term lease units shall be selected from among the available efficiency units;
- Units purchased by the City's designee(s) shall be preserved as affordable rental housing with incomes not greater than 60% of the Area Median Income (AMI) for the Washington, D.C. area, but may also, at the discretion of the City and its designee, and taking into account the requirements of financing to be sought by the designee, include workforce units for households with incomes not to exceed the mathematical 80% of AMI;
- The developer shall be responsible for providing long-term leases to any qualified elderly, disabled, or long-term tenants occupying units not purchased by the City or its designated entity(ies).

#### C. PUBLIC WORKFORCE:

- Efficiencies: affordable to those households earning between Mathematical 80% to 100% of Area Median Income, as established at the time of renovation. See Attachment #3 ("Hunting Towers Unit Pricing");
- 1 and 2 Bedrooms: affordable to those households earning between Mathematical 110% to 120% of Area Median Income, as established at the time of renovation. See Attachment #3 ("Hunting Towers Unit Pricing");
- The developer shall be allowed to increase pricing for the Public Workforce according to the appropriate percentage of the Area Median Income in effect at the time of sale of each condominium unit, with the stipulation that:
  - Public Workforce pricing shall be held at least five percent below market values for efficiency and two-bedroom units, and at least three percent below such market values for one-bedroom units; and
  - Market values shall be estimated by the City and IDI using the last 12 months of comparable sales at a list of comparable properties to be agreed upon in advance. Should the City and IDI fail to agree on market values so determined, an outside appraiser will be engaged, with the cost to be shared by both parties.



- Following the 90-day marketing period for City Workforce, units shall next be marketed at Public Workforce prices for a period of at least 90 days

7. The cycle of marketing to Tenants, City Workforce, City Designee, and Public Workforce may be carried out separately and consecutively for each of the two buildings, with the understanding that the 100 rental units shall be the total for the entire property.

8. The developer shall be responsible for all marketing. The Office of Housing will assist the developer by sponsoring or conducting marketing activities to promote the property to the City Workforce, and will refer eligible households to the developer for consideration. Similarly, the Office of Housing will disseminate information through its normal outlets during the Public Workforce marketing period, and refer interested households to the developer for consideration. Upon request, the developer will provide information to the Office of Housing concerning the disposition of expressions of interest from households referred by City staff.

9. The developer shall provide for homebuyer training and counseling to all eligible households seeking to purchase at Tenant and City Workforce pricing.

10. Households purchasing ownership units shall have at least one member who lives or works in the City of Alexandria, or who has accepted employment in the City. This provision shall be waived following the 90 day marketing period to the Public Workforce outlined above.

11. Regardless of purchaser category, all units sold shall be of the same quality and rehabilitation standards, with the same common element amenities, with the understanding that interior appointments in the units may vary according to agreements with purchasers.

12. Any incentives, exclusive of tenant closing costs, that are advertised or otherwise promoted by the developer as being generally available (e.g., for certain periods of time, or for certain types of units) shall be made available on the same basis to all purchasers, regardless of purchaser category.

13. After the end of the tenant marketing period, whatever policies the developer adopts concerning the payment of real estate commissions to buyer broker/agents shall be applied fairly and consistently to both City Workforce and Public Workforce purchasers.

14. No maximum income limits shall be imposed for Tenant purchasers. Incomes of City Workforce purchasers shall be limited to 120 percent of median during the initial 60-day marketing period for that group, after which incomes shall be limited to 150 percent of median. Incomes of Public Workforce purchasers may not exceed 120

percent of median. These income limits shall be waived following the 90 day marketing period to the Public Workforce outlined above.

15. The units shall be subject to controls to ensure affordability over time. Affordability and other restrictions shall be provided through deed restrictions recorded as covenants at or before the time of sale of each of the units, subject to the approval of such covenants by the mortgage lenders, VHDA, Fannie Mae / Freddie Mac, FHA and VA, as applicable. Language for the covenants shall be provided by the City for the developer's review and comment in advance of the final sale of any unit.

16. Affordability and other restrictions of the affordable/workforce rental units purchased from the developer shall be provided through deed restrictions recorded as covenants at or before the time of sale to the acquiring entity. Such restrictions shall be subject to the approval of any entity providing financing or other approvals to the purchaser as well as any entity providing needed approvals with respect to the condominium development.

17. Prices of the ownership units upon resale shall be limited by the recorded covenants to one percent (1%) above the increase in the Consumer Price Index for All Urban Consumers (CPI-U).

18. The covenants shall require that incomes of purchasers upon resale shall be limited, for a marketing period of 180 days, as follows:

- For units initially sold at developer's Tenant price levels, incomes of subsequent purchasers shall not exceed 100 percent of the area median income.
- For units initially sold at City Workforce price levels, incomes of subsequent purchasers shall not exceed 110 percent of area median income.
- For units initially sold at Public Workforce price levels, incomes of subsequent purchasers shall not exceed 120% of area median income.
- In the event no eligible buyer is found within 180 days, the unit may be sold without income restrictions at the prescribed resale price, but the subsequent purchaser must honor the income-eligibility requirements for the prescribed 180-day marketing period upon the next resale.
- The 180-day marketing period may be reduced, by written approval from the Office of Housing, to 90 days in special circumstances that may include, but are not limited to, employment transfer out of the area, a medical or other unforeseen event which drastically affects the owner's financial condition, or a change in the household which results in overcrowding of the unit.

### Value of Contribution

Over the past 15 years, the highest number of affordable set-aside housing units produced or preserved by any single project in the City of Alexandria was 36 units. During the same period of time, the average number of affordable set-aside housing produced or preserved in the whole City of Alexandria was 137 units, which averages 9 units per year. **IDI is proposing to preserve all 530 homes at Hunting Towers as affordable workforce housing.**

**The alternative to such a proposal is for IDI to redevelop Hunting Terrace and Hunting Towers “By-Right”.** On the Hunting Terrace site, such a development would comply with the applicable zoning regulations, height limitations, design guidelines and standards, and it would not be subject to any requirements to provide affordable housing, extraordinary or otherwise. However, as a part of such by-right developments, it is not unusual for the developer to make a *voluntary* contribution to the City’s Affordable Housing Trust Fund, according to established guidelines for doing so. IDI has prepared and filed with the City a conceptual plan for a “By-Right” development on the Hunting Terrace site. **Using the Office of Housing’s guidelines for voluntary contributions to the Affordable Housing Trust Fund (\$2.00 per gross sq. ft.) and the area submitted as a part of IDI’s “By-Right” Concept Plan (406,205 gross sq. ft.), the voluntary contribution would be \$812,410.**

On the Hunting Towers site, “By-Right” development includes a variety of redevelopment options including a) rehabilitating the existing building for the luxury market, or b) demolishing the existing building and developing new product for the luxury market, within the applicable zoning regulations, design guidelines and standards. Following is an analysis of the potential gross sales income from the various scenarios. The market prices used to arrive at the projected revenues shown below have been derived from two sources: a review of comparable market re-sales in the City of Alexandria over the previous 12 months, and an independent market study completed by Fulton Research & Consulting. **The reduction in estimated gross sales income for IDI-Kay as a result of implementing its proposed plan ranges between approximately thirty-five million dollars (\$35,000,000) and ninety million dollars (\$90,000,000).**

- The IDI-Kay Proposed Plan: Repair / Rehabilitate the Existing Buildings **(530 existing units, ± 305,000 net saleable sq. ft.)** and sell to qualified tenants, City workforce and public workforce.  
Total Estimated Gross Sales Income: **\$105,000,000.**
- Alternative Plan (A): Repair / Rehabilitate the Existing Buildings **(530 existing units, ± 305,000 net saleable sq. ft.)** and sell to public at market prices.  
Total Estimated Gross Sales Income: **\$140,000,000.**

- Alternative Plan (B): Demolish the Existing Buildings and Build New Luxury Condominium Community “By-Right” within 50-ft. Height Limit (**± 338 luxury units, ± 390,000 net saleable sq. ft.**) and sell to public at market prices.

Total Estimated Gross Sales Income: **\$196,000,000.**

In order to enable the preservation of Hunting Towers as workforce housing according to its proposed plan – without any public funding -- IDI is requesting approval of additional height and density for the Hunting Creek Plaza condominium. This new development must meet its own feasibility requirements, as well as provide substantial additional revenue to subsidize the purchase price of Hunting Towers to a level that supports its preservation as a workforce condominium. Attachment #5 (“Hunting Creek Plaza: Analysis of Additional Revenue Generated”) provides a detailed breakdown of the projected gross sales revenue for Hunting Creek Plaza, and shows how the additional revenue for Hunting Towers will be generated. It makes clear that the top five (5) floors of the 14-story buildings will generate the bulk of the additional revenue (subsidy) needed to lower the purchase price of Hunting Towers to a level that makes its preservation as workforce housing economically feasible.

Clearly, IDI’s proposed plan to preserve all 530 homes at Hunting Towers as affordable workforce housing, including collateral of twenty million dollars (\$20,000,000) included in its proffer to confirm its commitment, constitutes an “extraordinary” contribution to affordable housing in conformity with Section 3.4.3 of the Hunting Creek Area Plan. This is the case whether IDI’s proposal is viewed in comparison to the voluntary contribution to affordable housing it might make through a by-right development on the Hunting Terrace site (\$812,410 versus \$20,000,000), or whether it is viewed in terms of the substantial discounts that IDI is providing to the tenants, the city workforce and the public workforce as part of its proposal on the Hunting Towers site (ranging between \$35,000,000 to \$90,000,000 depending on the redevelopment option).

#### Description of Site Plan

IDI has been working closely with City staff and has made presentations to the Hunting Creek stakeholders group established by City Council to refine the elements of the site plan to achieve its stated goals for redevelopment in the Hunting Creek area.

1. IDI has set all of the buildings along the Parkway 80 feet back from the property line. This allows IDI to provide a wide carpet of green with open space and high quality landscaping in keeping with the Hunting Creek Area Plan provisions. The result creates an unbroken connection from the new urban deck over the Beltway all the way to the Hunting Creek Bridge and the Fairfax County line.
2. The proposed plan also provides for pleasant pedestrian connections to the north towards Old Town and to the south towards Hunting Creek.

3. The building facades of the 5-story buildings facing Washington Street have been staggered and designed to conform to the character of existing buildings along Washington Street in the Old Town Area.
4. The 8- to 14-story buildings have been specifically sited and designed to soften the effect of the taller buildings on the surrounding area, as well as to create an elegant, signature architecture reminiscent of the “Golden Era” of grand hotels and gracious apartment buildings from the turn of the century.
5. Large openings have been introduced between the buildings in order to break-up the mass of the buildings and to open up view sheds through the site from a variety of angles: on the north/south axis, a wide street with sidewalks, trees and ornamental lights; on the east/west axis, a strong visual corridor as wide as a typical city street which is visible from the Parkway.

The buildings facing the Parkway are 50 feet high and conform to the Washington Street Standards, while the buildings with additional height are located on the western portion of the site on a separate block and located about 260 feet from the center of Washington Street, or about the distance of a city block. The new street to be known as Hunting Creek Way will have 14-foot sidewalk areas and rows of trees on each side.

Parking for the Hunting Creek Plaza will be located underground in covered garages, except for approximately 15 spaces which are to be located to the rear on the western side of the site for short-term visitors and delivery. IDI is proposing approximately 524 parking spaces, which amounts to 1.45 spaces per residential unit and is sufficient for both the residents and visitors.

#### General Location of Site.

The site is located in the Hunting Creek area of Alexandria which is the southernmost portion of the City and situated south of the Beltway, adjacent to Fairfax County. The entire Hunting Creek area consists of three (3) multi-family developments: Hunting Towers, a 9-story apartment development consisting of two buildings; Porto Vecchio, an 8-story condominium development, both on the east side of the Parkway; and, on the west side of the Parkway, Hunting Terrace, which is the site of the new proposed Hunting Creek Plaza condominium. The Hunting Creek area is geographically separated from the remainder of the City by the new enlarged Beltway leading to the Woodrow Wilson Bridge. The physical configuration of Hunting Creek area is also quite different from the remainder of the City. The Old Town street grid does not extend past the Beltway and the only street extending south of the Beltway through the Hunting Creek area is the Parkway. The closest residences on the north side of the Beltway are more than 600 feet from the site of the proposed condominium.

The Hunting Creek area is within the boundaries of the Old and Historic District. It is our understanding that at the time the Beltway and Woodrow Wilson Bridge were constructed in the 1960's, the Hunting Creek area was removed from the District. This was a logical action on the part of City Council since there are no historic buildings or structures in the Hunting Creek area which is characterized by little pedestrian access and a configuration of buildings which is completely unlike the Old Town area of the City. However, in the 1980's, the City Council placed the Hunting Creek area back into the District.

The Hunting Creek area is similar to an island. To the east is the Potomac River, to the west and south is Hunting Creek with a bridge necessary to cross the creek from Fairfax County into Alexandria, and to the north is the enlarged Beltway and Woodrow Wilson Bridge, which creates a chasm of roadway and cars which must also be crossed by bridge to get into the Old Town area.

### Hunting Creek Area Plan

It is apparent that the City recognized the distinction between the Hunting Creek area and Old Town to the north of the Beltway by undertaking a planning study of this specific area. Following a lengthy process, the City Council adopted the Hunting Creek Area Plan, a supplement to the Old Town Small Area Plan, in October 2005. The proposed Hunting Creek Plaza condominium conforms to the requirements of the Hunting Creek Area Plan, and, indeed, responds in a definitive manner to one of its major points.

As described on page 3 of the Plan, the Hunting Towers and Hunting Terrace developments now provide workforce housing for Alexandria. Concern was expressed by the City Council in the Plan that if the existing apartments were demolished or converted to expensive condominiums, the availability of workforce housing in the City would be diminished considerably. In fact, it may be said that while the Hunting Creek area is not architecturally historic, it has played an important role in the last 50 years in Alexandria through its tradition of workforce housing with the Hunting Towers and Hunting Terrace apartments, and it would be important to preserve the historical tradition of workforce housing in this area. In response to this finding, the City Council adopted provisions in the Plan related to workforce housing. Section 3.4.3 provides as follows:

3.4.3 In order to retain affordable and workforce housing in the City, the City may consider a zoning text amendment or zone change to allow additional height and density with setbacks appropriate to the project and the site, and in conformance with the Board of Architectural Review's Washington Street Standards and Guidelines, with SUP approval, if the project provides for extraordinary affordable housing, including but not limited to the acquisition by the City, or by a non-profit housing corporation, of units at the project.

The primary purpose of IDI's applications is to preserve an extraordinary number of workforce housing in Hunting Towers, by developing a new luxury residential condominium development on the Hunting Terrace site, pursuant to this provision in the Hunting Creek Area Plan.

IDI has requested City Council, by letter to the Director of Planning and Zoning, dated July 19, 2007, to adopt a text amendment to the RC Zone to allow additional density (dwelling units per acre and floor area ratio) for the new buildings at the Hunting Terrace site, and in addition, has requested an amendment to the Height District Map within the zoning ordinance to allow building heights greater than 50 feet on the area of land west of the new street to be known as Hunting Creek Way. The purpose of these requests in response to § 3.4.3 of the Hunting Creek Area Plan is to allow additional height and density on the west side of the Parkway in order to provide sufficient financial resources to invest in a rehabilitation of Hunting Towers and retain workforce housing on the east side of the Parkway. As a result of the financial resources resulting from the additional height and density, IDI plans to rehabilitate and retain the existing Hunting Towers apartments as workforce condominium units. The additional density and height will only be applied to the two buildings to the west of the new street, while the area fronting the Parkway will conform with the Hunting Creek Area Plan and the Washington Street Standards, including the 80 foot setback of landscaped area between the Parkway and the buildings. The Washington Street Standards, both in height and design, are applicable to the parcel fronting Washington Street, the two 5-story buildings between Washington Street.

#### Workforce Housing Proposal in Conformity with the Hunting Creek Area Plan

As City officials are aware, the previous owner of Hunting Terrace and Hunting Towers, Mr. Jack Kay, has a right under state law to re-acquire the two properties once the Virginia Department of Transportation (VDOT) no longer needs the land for construction of the new Woodrow Wilson Bridge. Consequently, a joint venture between IDI and Kay has acquired the Hunting Terrace apartments, and, following lengthy negotiations and litigation, the joint venture is now negotiating with VDOT to acquire the Hunting Towers apartments at "fair market value" as required by state law.

In addition, a resolution initiated by the community was presented to City Council concerning the retention of affordable workforce housing at Hunting Towers. The purpose of this resolution was to give Council the opportunity to affirm its strong desire to preserve workforce and affordable housing and, more importantly, all 530 units within the Hunting Towers project. This resolution was adopted by City Council on May 8, 2007, and a copy has been sent by Mayor Euille to the appropriate federal and state officials.

### Proposed Development Applications

It is in the context of this series of actions by the City; that is, adoption of the Hunting Creek Area Plan including the provision to encourage workforce and affordable housing, the initiation of a zoning text amendment for additional height on the Hunting Terrace site, and the adoption of a resolution affirming Council's desire to retain 530 workforce units at Hunting Towers, that IDI is filing applications to accomplish these goals.

The applications accompanying IDI's proposal include the following:

1. Request for text amendment to the Zoning Ordinance to allow for increased density (dwelling units per acre and floor area) on the Hunting Terrace site in return for extraordinary workforce housing. By this letter, the Council is requested to initiate this text amendment.
2. Application for Zoning Map Amendment to amend the Height District Map to allow for increased height within the Hunting Terrace site, pursuant to the motion adopted by City Council on June 13, 2006.
3. Application for a Development Special Use Permit with Site Plan, and with parking reduction, to allow construction of an approximately 370 dwelling unit residential condominium.
4. Application for a Transportation Management Plan Special Use Permit, submitting to the City for consideration a traffic impact study, parking study and transportation management plan for the new residential condominium.

Additional applications to the Board of Architectural Review for a permit to raze the remaining Hunting Terrace buildings and a Certificate of Appropriateness for Hunting Creek Plaza will be filed at a later date.

### Conclusion

IDI is requesting approval of its proposal to develop the Hunting Creek Plaza condominium subject to the proffered conditions set forth in its applications and detailed above. The Hunting Creek Plaza condominium will substantially conform to the Hunting Creek Area Plan, and indeed constitute a direct response to the Plan's goal to retain workforce housing in the Hunting Creek area. The Hunting Creek Plaza condominium will improve the entrance into the City from the south and provide elegant buildings as a complement to the buildings on the east side of the Parkway in the Hunting Creek Area. The improved access for public transit vehicles, the extraordinary landscaping along the Parkway and additional opportunities for members of the public to enjoy Hunting Creek views enhances the environment of the persons owning, living and working in the area, and provides meaningful connections between the Hunting Creek area and Old Town to the north.



The end result of this proposal would be to retain all 530 existing Hunting Towers residential units as workforce housing. Hunting Towers would be converted to a condominium and sold at workforce prices, with the provision that up to 100 of the residential units will be made available for sale to a City or City-sponsored entity that would then be permitted to rent the units to qualified tenants. The provision of IDI's proffer to preserve all of Hunting Towers as workforce housing, backed by a collateral of \$20,000,000, constitutes an extraordinary contribution in conformity with Section 3.4.3 of the Hunting Creek Area Plan, and thereby provides the basis for the City Council to grant additional density and height for the two western buildings of the new Hunting Creek Plaza condominium.

***Hunting Creek Plaza Affordable Housing Plan Attachment #1***

**HUNTING TOWERS: ESTIMATED SCOPE OF WORK**

DEFERRED MAINTENANCE ITEMS:

DWELLING UNITS

- 1) Replace door hardware including entrance lock & deadbolt
- 2) Replace kitchen appliances: refrigerator & range as needed
- 3) Replace kitchen sink
- 4) Replace kitchen faucets & fixtures
- 5) Replace kitchen cabinets as needed
- 6) Replace kitchen laminate countertops as needed
- 7) Install vinyl flooring in kitchen
- 8) Replace bathroom toilet as needed
- 9) Replace toilet seat
- 10) Install bathroom medicine cabinet
- 11) Refinish (epoxy coat) bathtub as needed
- 12) Replace bathroom sink as needed
- 13) Replace bathroom faucets & fixtures
- 14) Repair ceramic tile in bathroom as needed
- 15) Snake sanitary piping in unit
- 16) Hydro jet all waste stacks in building
- 17) Replace closet shelving as needed
- 18) Replace baseboard and trim as needed
- 19) Replace light fixtures
- 20) Replace outlets, switches & plates
- 21) Refinish wood floors as needed, or install carpet
- 22) Point up and repaint unit

COMMON AREAS

- 24) Exterior and common area painting
- 25) Replace 2 washer / dryers per building for handicap access
- 26) Interior decoration of lobbies and corridors
- 27) Miscellaneous maintenance work in roof penthouse

#### SITE WORK

- 28) Resurface and re-stripe parking lots as needed
- 29) Repair or replace broken sidewalks and curbs & gutters as needed
- 30) Repair or replace landscaping as needed
- 31) Repair or replace site lighting as needed
- 32) Refinish swimming pool & repair pool house as needed

#### REHABILITATION & RENOVATION ITEMS:

##### DWELLING UNITS:

- 1) Install new doors
- 2) Install new windows and patio / balcony doors
- 3) Replace A/C units with HVAC heat pump units
- 4) Install new dishwasher (1BR and 2BR only)
- 5) Replace plumbing piping as needed
- 6) Install interlocking smoke detectors
- 7) Install new 100 amp electrical load center & feeders

##### COMMON AREAS

- 8) Install new elevator cabs
- 9) Install corridor air conditioning (5 locations)
- 10) Install new gas boilers for domestic hot water or individual water heaters as needed

#### SITE WORK

- 11) Upgrade electrical service from street
- 12) Upgrade electrical transformer and primary feeds
- 13) Demolish existing retaining wall along Washington St.
- 14) Install new retaining wall & backfill
- 15) Repair bike path along top of new retaining wall
- 16) Install new landscaping along top of new retaining wall

### ***Hunting Creek Plaza Affordable Housing Plan Attachment #2***

## **LOGISTICAL PLAN FOR COMPLETING THE DEFERRED MAINTENANCE AND REHABILITATION ITEMS AT HUNTING TOWERS**

### **THE PARKFAIRFAX / PARCEAST MODEL**

At Parkfairfax and ParcEast, IDI proved that a properly done conversion from rental unit to condominium can be a blessing for all parties involved. The Metropolitan Life Insurance Company profited by selling Parkfairfax and ParcEast to IDI. IDI profited through the restoration and sale of the individual units. Revitalized, fully-occupied Parkfairfax and ParcEast communities helped stabilize Alexandria's tax base and permanently removed the frightening consequences that would have been the result of the

complete deterioration of a community of this size. Most of all, the residents of Parkfairfax and ParcEast profited by being given the opportunity to purchase their homes, or lease them on a long-term basis, without having to vacate.

Out of the units that were occupied at the time that the official notices of conversion were given village by village, 72% were purchased or leased by existing Parkfairfax and ParcEast tenants. Nobody was evicted. The few tenants who moved out did so of their own volition since they elected neither to buy nor to continue to rent. Based upon the historical turn-over rate for the project and on direct communication with the departing tenants, we know that most of them would have moved in any case, regardless of the conversion.

From a human relations standpoint, this method of renovation was a virtual necessity. Many citizens of Parkfairfax and ParcEast were elderly and had lived in the community for from one to three decades. Even temporary displacement might have caused a severe emotional and financial hardship on these residents.

By turning select vacant units into furnished “hospitality suites” during the renovation, IDI provided a safe harbor for residents during the two week average period it took to refurbish each unit.

IDI worked out a system in which its work force could handle all the necessary repairs in eight to ten days. All of the work was done during the day. Tenants who were at home while the work was being done would have the use of an apartment that had been converted into a lounge. Those with health problems could use one of the hospitality suites, with hotel service, until the rehabilitation was complete.

**The method in which IDI achieved success in the renovation of Parkfairfax and ParcEast is the way IDI intends to achieve success at Hunting Towers.**

IDI was quite concerned that the mere requirement of temporarily moving out could work a substantial emotional hardship on the elderly members of the Parkfairfax and ParcEast communities. Thus, it embarked upon a program for performing the necessary repair and renovation work in occupied units. From IDI’s viewpoint, conducting the repair work without occupants would have been a much more technically desirable approach. The project’s goals, as established by IDI, and the project’s character and condition, thus presented IDI with a unique problem—preparing residents for the disruption to their lives that the revitalization would cause and holding that disruption to the minimum levels possible.

**Establishing Resident Communications**

Proper preparation began with the need for IDI to take the initiative in developing a good faith relationship with the community so that clear and effective communication could transpire. This initially was begun with an unusual action—IDI announced its

plans directly to the residents prior to taking title. This same approach was used before an offer was made to purchase Hunting Towers. IDI felt that the residents of Parkfairfax and ParcEast, many of whom had lived there for several decades or longer, should be made aware of events prior to IDI's taking title to the properties. Accordingly, residents were invited to a briefing session.

**A similar briefing session occurred for the tenants of Hunting Terrace and Hunting Towers in December of 2005, and IDI has continued to communicate regularly with the tenants of the Terrace and the Towers through written correspondence and meetings with tenants and tenant representatives.**

Objectives:

1. **Reduce tension** -- Rumors, threats, or confirmation of a project being converted to a condominium can deeply unsettle the lives of people in a rental community. IDI's first objective was to put the people of Parkfairfax and ParcEast as much at ease as possible and as early in the project revitalization and conversion program as possible.
2. **Establish developer's credibility** -- The changes represented by a conversion program can be difficult enough for residents without the added difficulty of suspicion, mistrust, and cynicism between developer and residents. IDI was willing to go on record at the outset as to its plans.
3. **Establish a basis for continuing communications**
  - a) A community relations office was established to provide residents with an ombudsman. Should a resident be dissatisfied with the way management functioned, the community relations director had complete authority to meet with, investigate the problem and report to top management on behalf of the resident.
  - b) A monthly newsletter was established to keep residents informed on progress, status and community development concerns.
  - c) Tenant association meetings were held between Representatives of Parkfairfax's and ParcEast's Management Agent. (Community Management Corporation [CMC] and IDI to develop a priority list of management requirements to be met.

The most complicated challenge in the renovation process was to design and implement an effective program for the interior work required to repair and upgrade systems. This program began with the selection of a typical unit to serve as an experimental center. Here, IDI tested materials and techniques, procedures, work

sequences, and time requirements for various tasks. Once the complete nature of work operations was known, the next step was to ascertain how operations would be initiated and conducted in the occupied homes. To ensure central coordination of all activities, the Parkfairfax Project Control Center was established. Its primary functions were:

1. Scheduling
2. Communications with residents

Considering that there probably was no more important task than timely, appropriate and adequate communications to ensure the least disruption to resident comfort, a unique program was designed which was called “The Building Coordinator Program.”

Central to all of this is an effective communications system that responds to the concerns of the occupants to insure the least amount of disruption possible. People were recruited to serve as Building Coordinators and specifically trained to meet with residents, to walk through their homes with them and to explain in detail how, when and where the work would be done. Specially-prepared scripts and checklists were initiated to be sure that Building Coordinators covered every aspect, including tips on how to avoid damage, security problems and general discomfort issues. Upon request, residents were provided with boxes and furniture-covering materials.

Recognizing that there are people who have some personal or medical difficulty which might tend to be aggravated by the work activity, IDI established furnished Hospitality Suites to be used for the span required to complete the work. There was also a need for a “daytime only” Hospitality Suites. To answer this need a furnished Day Lounge with reading materials, television, games and kitchen facilities was provided.

#### Scheduling the work

Communication to residents about the upcoming work was first informally indicated in the general progress reports issued through the monthly newsletter. A more formal notice informed residents that a Building Coordinator would be visiting them. Seven to nine days before the work actually commenced, the Building Coordinator was assigned to a specific building or group of units and met with the residents to make the presentation.

The Building Coordinator accompanied the workmen to each home from the first day of work and was the only person who held a key to the resident’s unit. Work rules regarding smoking, radios, and eating were imposed on the crews and the Building Coordinator made periodic rounds, checking on their performance and resolving day-to-day problems. The general contractor assigned clean-up crews to remove debris at the end of each day.

For control purposes, detailed records were maintained on every work crew who entered the units. Also, other reports were maintained on a daily basis to monitor and evaluate the total program.

Quality control checks designed to minimize problems were made throughout the work period. When reporting systems showed that the work was completed, a final inspection was performed by IDI's general contractor.

**The method in which IDI achieved success in the renovation of Parkfairfax and ParcEast is the way IDI intends to achieve success at Hunting Towers.**

*Hunting Creek Plaza Affordable Housing Plan Attachment #3*

**HUNTING TOWERS  
 UNIT PRICING**

<b><u>Pricing Categories</u></b>	<b><u>Pricing Assumptions</u></b>	<b>Price Range:</b>		
		<b><u>From</u></b>	<b><u>To</u></b>	
<b><u>TENANTS (in residence as of 12/15/05)</u></b>				
EFFICIENCIES (1)	Net monthly payment below market rent	125,000	170,000	(2)
1 BEDROOMS (1)	Net monthly payment below market rent	170,000	195,000	
2 BEDROOMS (1)	Net monthly payment below market rent	205,000	240,000	
<b><u>CITY WORKFORCE &amp; TENANTS (in residence after 12/15/05)</u></b>				
EFFICIENCIES (1)	Within Mathematical 80% to 100% of AMI	140,000	180,000	(3)
1 BEDROOMS (1)	Within Mathematical 100% to 110% of AMI	195,000	240,000	
2 BEDROOMS (1)	Within Mathematical 100% to 110% of AMI	225,000	330,000	
<b><u>PUBLIC WORKFORCE</u></b>				
EFFICIENCIES (1)	Within Mathematical 80% to 100% of AMI	145,000	185,000	(3)
1 BEDROOMS (1)	Within Mathematical 110% to 120% of AMI	235,000	270,000	
2 BEDROOMS (1)	Within Mathematical 110% to 120% of AMI	290,000	355,000	
<b><u>MARKET</u></b>				
EFFICIENCIES (1)	Existing units rehabilitated & sold to market	157,000	207,000	(4)
1 BEDROOMS (1)	Existing units rehabilitated & sold to market	235,000	386,000	

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 REZ #2007-0003  
 DSUP#2006-0005  
 TMP #2007-0071

2 BEDROOMS (1) Existing units rehabilitated & sold to market 310,000 467,000

**NOTES:**

- 1) Efficiencies are considered 1 Person Households, 1-BR Units are considered 1.5 Person Households, and 2-BR Units are considered 3 Person Households.
- 2) Tenant prices shown will be frozen until the latter of October 2009 or the end of the initial 60-day Tenant marketing period, after which the prices will be increased according to CPI.
- 3) Sample 2007 price ranges shown. Actual prices for City Workforce and Public Workforce will be calculated at the time of the renovation.
- 4) Market Prices derived from analyzing comparable re-sales in Alexandria over last 12 months, from December 1, 2006 through November 30, 2007.

*Hunting Creek Plaza Affordable Housing Plan Attachment #4*

Attachment 4, which discusses IDI's Plan for tenant relocation, is not included as it has not yet been reviewed by the Landlord Tenant Commission.

*Hunting Creek Plaza Affordable Housing Plan Attachment #5*

**HUNTING CREEK PLAZA  
 ANALYSIS OF ADDITIONAL REVENUE GENERATED**

FLOOR	AREA	PRICE / SQ. FT.
1	20,501	396
2	29,910	361
3	29,910	361
4	29,910	371
5	29,910	375
<b>1 - 5</b>	<b>140,141</b>	<b>371</b>
6	29,910	406
7	29,910	420
8	26,770	438
9	26,770	438
<b>6 - 9</b>	<b>113,360</b>	<b>425</b>
10	26,770	471
11	26,770	516
12	28,210	554
13	27,480	553
14	25,790	601
<b>10 - 14</b>	<b>135,020</b>	<b>539</b>

**SUMMARY:**

<b>1 - 9</b>	<b>253,501</b>	<b>395</b>
<b>1 - 14</b>	<b>388,521</b>	<b>445</b>

- 1) In order to make the project economically feasible, the sales price needs to average \$400 / sq.ft. for all 14 stories.
- 2) Therefore, no additional revenue (subsidy) is generated from floors 1 - 9.
- 3) On floors 10 through 14 (top 5 floors), the price per square foot averages \$539 / sq.ft., which is \$139 / sq.ft. over the minimum required (\$400 / sq.ft.).
- 4) The difference in the price per square foot of the top 5 floors (\$139 / sq.ft.) multiplied by the net saleable area on those top 5 floors (135,020 sq.ft.) equals \$18,767,780.
- 5) Therefore, the top 5 floors generate the bulk of the additional revenue (subsidy) needed to lower the purchase price of Hunting Towers to a level that makes its preservation as workforce housing economically feasible.