

PROFFER STATEMENT FOR 329 N. WASHINGTON STREET

Pursuant to Section 11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance"), I, Leah R. Fried, the owner of the property known as 329 N. Washington Street, Alexandria, Virginia 22314, also identified in the City of Alexandria Real Estate records as Tax Map parcel 064.04-02-15 (the "Property"), as part of the request for a map amendment to rezone the Property from the RM/Townhouse zone to the CD/Commercial Downtown zone do hereby proffer the following:

1. The maximum permitted floor area ratio for residential and/or nonresidential uses of the Property shall be a 1.50.
2. Any new residential and/or nonresidential construction, addition(s) and/or accessory structure(s) shall maintain open and usable space in an amount equal to 35% of the lot area.

In the event that the rezoning (RZ 2014-0005) and associated approvals MPA 2014-0007 and SUP 2014-0079 are not approved, these proffers shall be null and void.



Leah R. Fried
October 7, 2014