

Attachment 1 to Ordinance

PROFFER STATEMENT PROPOSED DEVELOPMENT CONDITION RZ #2014-0006

Pursuant to the provision of §11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the “**Ordinance**”), CIA-Pickett Street, LLC, a Virginia limited liability company (“**CIA-P**”), the owner of the property known as 100 South Pickett Street, Alexandria, Virginia, also known as City of Alexandria Tax Parcel Map 58.02 Block 02 Lot 01 (the “**Property**”) and the applicant requesting the map amendment rezoning of the Property from the Commercial Resident Mixed Use-Medium (CRMU-M) with proffers, Ordinance Number 4769, to remove the existing proffer on this property, does hereby proffer in writing the provision of reasonable conditions to be applied to and be part of the rezoning.

CIA-P voluntarily and in writing prior to the scheduled public hearing proffers:

1. The redevelopment of the Property shall include the provision of on-site affordable housing dwelling units in accordance with the DSUP #2014-0004 Affordable Housing Plan dated September 9, 2014, approved by the City of Alexandria’s Affordable Housing Advisory Committee on October 2, 2014, and attached to this Proffer Statement.


2. The redevelopment of the Property shall be in substantial conformance with the improvements depicted in DSUP #2014-0004 as approved by the Alexandria City Council, and as shown on the final site plan approved by the City of Alexandria.

3. These proffers are submitted in accord with §11-804 of the Ordinance and shall be governed and construed in accordance with §11-804 of the Ordinance.

4. Stephen A. Bannister, its Member Manager, represents that he is authorized to execute and deliver this Proffer and this Proffer is voluntarily entered into by CIA-P.

These proffers are the only proffers on this Zoning Map Amendment. In the event the rezoning (RZ #2014-0006) is not approved and associated approval of DSUP #2014-0004, these proffers shall be of no binding effect.

CIA-PICKETT STREET, LLC
a Virginia limited liability company



By: _____
Stephen A. Bannister, its Member Manager
October 15th, 2014

DSUP #2014-00004
Affordable Housing Plan
September 9, 2014

Project Overview

CIA-Pickett Street, LLC, a Virginia limited liability company (the "Applicant ") is requesting a Development Special Use Permit with Site Plan (DSUP #2014-00004) and associated development approvals to construct a forty-eight (48) unit townhouse and two family dwelling unit residential unit project (the "Project") on the property known as 100 South Pickett St, Alexandria, Virginia (the "Property"). One of the requested approvals is an amendment the existing CRMU-M zoning of the Property of CRMU-M to remove the existing proffer restricting the use and development of the Property to the development plan and Affordable Housing Plan approved as part of the development approvals for the a multi-family project approved as DSUP 2007-00007 and associated development approvals. The approved multi-family project is not moving forward. The applicant proposes the following Affordable Housing Plan for the Project.

Affordable Housing Plan

The Applicant proposes to designate two (2) of the two family dwelling buildings containing four (4) dwelling units as onsite, for sale Affordable Units. Additionally, the Applicant proposes making an additional voluntary cash contribution to the City's Affordable Housing Trust fund of Two Hundred Thousand dollars (\$200,000.00) to be used by the City of Alexandria as "down payment" assistance (Fifty Thousand dollars (\$50,000.00) per unit) to income qualified purchasers of the four (4) Affordable Units.

The four (4) Affordable Units will be three (3) bedroom units. Based on current VHDA Income Levels the four (4) Affordable Units will be sold to income qualified purchasers for Two Hundred and Seventy-five Thousand dollars (\$275,000) .