Mount Vernon Council of Citizens Association (MVCCA) PZ-01-2014

Resolution: Laurel Hill Adaptive Reuse Rezoning (RZ/FDP 2012-MV-2008)

No Opposition to the Laurel Hill Adaptive Reuse Rezoning (RZ/FDP 2012-MV-2008)

WHEREAS, the proposed land use and densities remain consistent with the Laurel Hill Adaptive Reuse Master Plan and the Comprehensive Plan recommendations.

WHEREAS, Fairfax County Department of Planning & Zoning, The Alexander Company, Inc. and Elm Street Development, Inc. are applying for state and federal tax credits through the Virginia Department of Historic Resources and the National Park Service to assist in closing the financial gap.

WHEREAS, The Alexander Company, Inc. has committed to high-end architecture for a maximum of 110,000 sq. ft. of retail space, subject to review by the Virginia Department of Historic Resources, the National Park Service and the Architectural Review Board, respectively.

WHEREAS, Elm Street Development, Inc. has committed to 165 dwelling units of multi-family housing and affordable dwelling units, 158 attached single family dwellings and 25 single family detached dwellings, subject to review by the Virginia Department of Historic resources, the National Park Service and the Architectural Review Board, respectively.

NOW THEREFORE BE IT RESOLVED, the MVCCA does not oppose the Laurel Hill Adaptive Reuse Rezoning, (RZ/FDP 2012-MV-08), and the MVCCA requests that the Fairfax County Department of Planning & Zoning, The Alexander Company, Inc. and Elm Street Development, Inc. continue to work with the community on proffers, such as for education and parks, up until plans are approved.

BE IT FURTHER RESOLVED, the MVCCA requests the Virginia Department of Historic Resources; reviewer for state tax credits, and the National Park Service; reviewer for federal tax credits, allow for maximum flexibility with retail development plans under the guidelines of state & federal tax credits for historical adaptive reuse.

This resolution was passed by the MVCCA General Council meeting on 2.26.2014