

EXHIBIT NO. 1

19
2-25-06

Docket Item #7
TEXT AMENDMENT #2005-0006

Planning Commission Meeting
February 7, 2006

CASE: TEXT AMENDMENT #2005-0006
CREATION OF EISENHOWER EAST DESIGN REVIEW BOARD

ISSUE: Consideration of a request to amend Section 5-602 of the Zoning Ordinance pertaining to the provisions for CDD Special Use Permit within CDD#2 Eisenhower Avenue Metro and CDD#11 South Carlyle; and to enact Section 5-611 pertaining to the establishment of the Eisenhower East Design Review Board.

PLANNING COMMISSION ACTION, FEBRUARY 7, 2006: On motion by Mr. Komoroske, seconded by Mr. Dunn, the Planning Commission voted 7-0 to recommend approval of the text amendment to Section 5-611(B) to reflect the composition, terms and method of selection of members as is practiced with the Carlyle Design Review Board.

Reason: The Planning Commission unanimously supported the creation of a Design Review Board to ensure the high quality and standard of new development within the Eisenhower East area as envisioned in the Eisenhower East Small Area Plan. In terms of structure and execution, the Carlyle Design Review Board has been successful in achieving its goals and has demonstrated expertise in the review of large scale development projects both in Carlyle and in Eisenhower East.

Therefore, the Planning Commission agreed with the recommendation to build upon the Carlyle Design Review Board for the entire Eisenhower East area.

No one spoke at the public hearing.

EISENHOWER EAST DESIGN REVIEW BOARD

STAFF RECOMMENDATION: Staff recommends that the Planning Commission, on its own motion, recommend approval of the following text amendment:

ARTICLE V. MIXED USE ZONES

Add new text to Section 5-602(A), Table 1 (*Coordinated Development Districts*), to read as follows, after existing text under the column *Maximum F.A.R. and/or Development Levels* for CDD No. 2 (*Eisenhower Avenue Metro*):

[The following is all new language.]

All development proposed shall be reviewed for compliance with the design guidelines by the Eisenhower East Design Review Board.

Add new text to Section 5-602(A), Table 1 (*Coordinated Development Districts*), to read as follows, after existing text under the column *Maximum F.A.R. and/or Development Levels* for CDD No. 11 (*South Carlyle*):

[The following is all new language.]

All development proposed shall be reviewed for compliance with the design guidelines by the Eisenhower East Design Review Board.

Add Section 5-611 (*Eisenhower East Design Review Board*), to read as follows:

[The following is all new language.]

5-611 Eisenhower East Design Review Board.

- (A) There is hereby established by ordinance the Eisenhower East Design Review Board.
- (B) The Eisenhower East Design Review Board shall consist of five members selected as follows: (1) one member of the city council selected by city council following the council election for a three-year term; (2) the city manager or designee; (3) one citizen member residing in the area served by the board and selected annually by city council; and (4) two qualified professionals skilled in architecture or urban design who shall be selected annually by the above three members.

EISENHOWER EAST DESIGN REVIEW BOARD

~~The Eisenhower East Design Review Board shall consist of five members appointed by the city council, pursuant to title 2, chapter 4 of the Code of the City of Alexandria, Virginia, 1981, as amended, for staggered terms of two years. The board shall include one member representing the city council; one member representing the city manager; one citizen member residing the area served by the board, and two qualified professionals skilled in architecture or urban design.~~

- (C) The purpose of the Eisenhower East Design Review Board is to review applications for preliminary development special use permit approval under this ordinance, within CDD#2 Eisenhower Avenue Metro, within CDD#11 South Carlyle, and for properties on which development is governed by any special use permit which authorizes design review actions to be undertaken by the Carr/Norfolk Southern (Carlyle) Design Review Board. Applications are to be reviewed for compliance with the Eisenhower East Small Area Plan and the Eisenhower East Design Guidelines, as adopted by the planning commission. Applications within CDD#1 are to be reviewed for compliance with urban design guidelines applicable therein. The board will make recommendation on such applications to the planning commission and city council through the director.
- (D) The director shall send a copy of any proposed conceptual or preliminary plan for development special use permit within either CDD#2 or CDD#11 to the board, and the board shall send its comments to the director in time to be sent to the planning commission together with the staff report on the proposed development special use permit. Each applicant for a development special use permit approval shall discuss its proposal with the board prior to the filing of an application for approval of a preliminary development special use permit.
- (E) The board and director shall establish a regular schedule which provides for meetings at least once per calendar quarter. Additional meetings may be scheduled by the chair of the board and the director.
- (F) The Eisenhower East Design Review Board assumes all functions heretofore performed by the Carr/Norfolk Southern (Carlyle) Design Review Board.

EISENHOWER EAST DESIGN REVIEW BOARD

DISCUSSION

This text amendment will permit the scope of Carlyle Design Review Board (DRB) to be expanded to review development within the Eisenhower East area and ensure that such development conforms to standards set forth in the Eisenhower East Design Guidelines.

The Eisenhower East Small Area Plan (adopted by Council in April, 2003) recommends the creation of detailed design guidelines and a design review board to govern development within the area in accordance to pre-set architectural and urban design principles. A design guideline document (Eisenhower East Design Guidelines) is being brought forward for approval by the Planning Commission concurrently with this text amendment, and controls development elements such as building size and massing, building setbacks and articulation, landscape standards, street characteristics, and other design components.

A design review board is needed to ensure that development complies with the Design Guidelines. Such a DRB in Eisenhower East will review all applications for preliminary development special use permits within the given Coordinated Development Districts (CDDs), and will send its comments on such applications to the director and in turn to the planning commission. In addition, applicants will be required to discuss such proposals with the board in the concept stage, prior to filing for a preliminary development special use permit.

The City has direct experience in managing such an arrangement in the adjoining area of CDD#1 (Duke Street). The Carr/Norfolk Southern (Carlyle) Design Review Board has been operational for about fifteen years and has successfully implemented that area's design standards on a large scale and in a timely manner – ensuring that significant projects such as the Patent and Trademark Office development adhere to certain design standards.

The five-member Carlyle DRB contains one City Council representative, one City Manager designee, one citizen member (selected by City Council) and two design professionals (selected by the other three members). Having achieved success working with the City and with the development community on several large-scale projects, the Carlyle DRB is an experienced body in the development approval process.

Due to the proximity of the Carlyle area, the current existence of an experienced design review board for that area, and the overall success of that board in directing large-scale development, Staff recommends utilizing the existing board in a similar capacity for the remainder of the Eisenhower East area (CDDs #2 and #11), in addition to the Carlyle area. To reflect the expanded area of jurisdiction, the name of the Board shall be changed to the Eisenhower East Design Review Board.

EISENHOWER EAST DESIGN REVIEW BOARD

Creating the Eisenhower East Design Review Board by utilizing the existing Carlyle DRB as a starting point will provide an efficient and well-established process for managing the implementation of the Eisenhower East Design Guidelines, and for continuing to manage development within the Eisenhower East area.

STAFF: Eileen P. Fogarty, Director, Planning and Zoning;
Kimberley P. Fogle, Chief, Neighborhood Planning and Community Development;
Eric Forman, Urban Planner.

CDD No.	CDD Name	With a CDD Special Use Permit			
		Without a CDD Special Use Permit	Maximum FAR and/or Development Levels	Maximum Height	
2	Eisenhower Avenue Metro	<p>OC zoning regulations apply except that:</p> <ul style="list-style-type: none"> - maximum FAR is 1.25, except 2.0 with an architectural design SUP as specified in the master plan - maximum heights shall be 100 feet, except on property known as the Hoffman Tract, where the maximum height shall not exceed 150 feet. <p>Any project proposed for development under the OC Office Commercial zoning shall conform to the Architectural Principles and Design Guidelines outlined in the Eisenhower East Plan. Development is prohibited on any portion of the property delineated in the Master Plan as public open space or roadways, however, this restriction is not intended to affect the amount of total development on the parcel.</p>	<p>The development controls for each development block including allowable gross floor area (AGFA), maximum building height, the size of public open spaces, the principal use of the property and the desired amount of ground-level retail space, are delineated in Figure 4-9 of the Eisenhower East Small Area Plan. In addition, development shall be in accordance with the guidelines in the Eisenhower East Small Area Plan.</p> <p><u>All development proposed shall be reviewed for compliance with the design guidelines by the Eisenhower East Design Review Board.</u></p>	<p>The development controls for each development block including maximum building height, are delineated in Figure 4-9 of the Eisenhower East Small Area Plan.</p>	<p>Uses</p> <p>Mix of uses including office, residential and retail along with active and passive recreation opportunities.</p>

CDD No.	CDD Name	With a CDD Special Use Permit			
		Without a CDD Special Use Permit	Maximum FAR and/or Development Levels	Maximum Height	
11	South Carlyle	<p>OCM(100) zoning regulations shall apply except that:</p> <ul style="list-style-type: none"> - maximum FAR without an SUP shall be 1.0 - maximum height without an SUP for all property within the South Carlyle CDD shall not exceed 100 feet. Any project proposed for development under the OCM(100) Office Commercial Medium zoning shall conform to the Architectural Principles and Design Guidelines outlined in the Eisenhower East Plan. <p>Development is prohibited on any portion of the property delineated in the Master Plan as public open space or roadways, however, this restriction is not intended to affect the amount of total development on the parcel.</p>	<p>The development controls for each development block including allowable gross floor area (AGFA), maximum building height, the size of public open spaces, the principal use of the property and the desired amount of ground-level retail space, are delineated in Figure 4-10 of the Eisenhower East Small Area Plan. In addition, development shall be in accordance with the guidelines in the Eisenhower East Small Area Plan.</p> <p><u>All development proposed shall be reviewed for compliance with the design guidelines by the Eisenhower East Design Review Board.</u></p>	<p>The development controls for each development block including maximum building height, are delineated in Figure 4-10 of the Eisenhower East Small Area Plan.</p>	<p>Mix of uses including office, residential and retail along with active and passive recreation opportunities.</p>

TEXT AMENDMENT # 2005-0006

ISSUE DESCRIPTION: Consideration of a request to amend Section 5-602 of the Zoning Ordinance pertaining to the provisions for CDD Special Use Permit within CDD#2 Eisenhower Avenue Metro and CDD#11 South Carlyle; and to enact Section 5-611 pertaining to the establishment of the Eisenhower East Design Review Board.

ZONING ORDINANCE SECTION: Zoning Ordinance Section 5-602 and 5-611

CITY DEPARTMENT: Planning and Zoning

PLANNING COMMISSION ACTION Recommended Approval February 7, 2006 7-0

CITY COUNCIL ACTION 2/25/2006 - CC approved the Planning Commission
recommendation 7-0

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2005-0031

PROJECT NAME: Hoffman Block 2 and Block 3

PROPERTY LOCATION: 301 Stovall Street, 312 Taylor Drive, 314 Taylor Drive; 315 Stovall Street (Block 2) and 201 Stovall Street and 2425 Mill Road (Block 3)

TAX MAP REFERENCE: 072.04-04-02; 072.03-04-09; 072.03-04-08 ZONE: CDD-2/OC
072.04/04/04; 072.04-04-01; 072.02-02-04

APPLICANT Name: Hoffman Company, LLC

Address: 2461 Eisenhower Avenue, Alexandria, Virginia, 22331

PROPERTY OWNER Name: Hoffman Family, LLC/Hoffman Management, Inc

Address: Eisenhower Avenue, Alexandria, Virginia, 22331

SUMMARY OF PROPOSAL: Request for a Development Special Use Permit pursuant to

Concept Design Plan #98-05 as amended for Office Uses and associated parking

MODIFICATIONS REQUESTED: _____

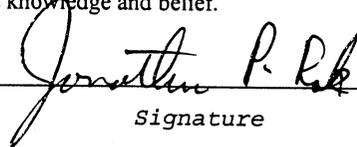
SUP's REQUESTED: amendment to TMP SUP #97-0162

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.
THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

Jonathan P. Rak, Esq.

Print Name of Applicant or Agent
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800

Mailing/Street Address
McLean, Virginia 22102
City and State *Zip Code*



Signature

(703) 712-5411 (703) 712-5231

Telephone # *Fax #*

Date 10/11/05

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: _____
Fee Paid & Date: \$ _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION Recommended approval /w amendments 2/15/06 6-0
ACTION - CITY COUNCIL: 2/25/06 - CC approved the PC recommendation -7-0
(see attachment)


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12. DEVELOPMENT SPECIAL USE PERMIT #2005-0031
301, 315 & 201 STOVALL STREET, 312 & 314 TAYLOR DRIVE, 2425 MILL ROAD
HOFFMAN DEVELOPMENT - BLOCKS 2 AND 3
Public Hearing and Consideration of a request for a development special use permit, with site plan, for the construction of office buildings with below and above grade parking structures; zoned CDD-2/Coordinated Development District. Applicant: Hoffman Company, LLC by Jonathan Rak, Attorney

PLANNING COMMISSION ACTION: Recommend Approval as amended 6-0

City Council approved the Planning Commission recommendation, with the amendments noted in the letter from McGuire Woods dated February 24, 2006.

Council Action: _____

13. DEVELOPMENT SPECIAL USE PERMIT #2005-0032
200 STOVALL STREET AND 2410 MILL ROAD
HOFFMAN DEVELOPMENT - BLOCKS 4 AND 5
Public Hearing and Consideration of a request for a development special use permit, with site plan, for the construction of office, retail and residential buildings with above and below grade parking structures; zoned CDD-2/Coordinated Development District. Applicant: Hoffman Company, LLC by Jonathan Rak, Attorney

PLANNING COMMISSION ACTION: Recommend Approval as amended 6-0

City Council approved the Planning Commission recommendation, with the amendments noted in the letter from McGuire Woods dated February 24, 2006.

Council Action: _____

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12-18
2-25-06

February 24, 2006

The Honorable William D. Euille, Mayor and
Members of the City Council
301 King Street
Alexandria, Virginia 22314

RE: Hoffman Development Applications (February 25, 2006 Docket Item #12 - #18)

Dear Mayor Euille and Members of Council:

I am writing on behalf of our client, Hoffman Company, LLC, in regard to the above referenced applications.

We request that you include the following revisions and technical corrections in your approval of these applications. All of the proposed changes have been reviewed and accepted by the City Staff.

Phasing of the Dedication of Eisenhower Park

Delete Condition 29(d) which was added by the Planning Commission.

Replace Condition 30(e)(ii) with the following language:

"The applicant shall be required to submit, as part of the first Stage 2 DSUP for any block approved hereunder, a permanent easement to the City for parks, open space and playgrounds, on that portion of Tax Map Parcel 079.00-01-01, beginning at a point which is five feet (5') south of the back of the existing curb line of the surface parking lot behind the buildings located on such parcel, to the southern boundary line of the property, as illustrated on the exhibit prepared by christopher consultants, ltd., dated February 24, 2006, titled Proposed Open Space Easement Area Exhibit. Such easement shall contain conditions expressly reserving to the grantor, its successors and/or assigns, all development rights, density (whether floor area, AGFA, or otherwise) and/or any other appurtenant rights that would otherwise be associated with or derived from the land area falling within the bounds of such easement consistent with Condition #87A (12)."

Classification of Mandeville Lane

Condition #23a includes a table outlining the Street Location, ROW width and whether the Street is dedicated, has a public access easement or is private. In the row

of the chart that describes Mandeville Lane, please change the designation from "Dedicated or Public Access Easement" to "Private" as follows:

Block	Street/Location	ROW Width	Dedicated ROW, Private Road or Public Access Easement
Mandeville Lane	All	Existing	Dedicated Private Dedicated or Public Access Easement -Private

In addition, please revise Condition 23 (c) regarding Mandeville Lane as follows (underlined language recommended by Planning Commission, italicized language requested in this change).

23c. **(CONDITION AMENDED BY PLANNING COMMISSION)** Mandeville Lane shall be constructed, ~~and~~ operational and open to the public for vehicular and pedestrian use at the time of the development of Block 4 or Block 5.~~or~~In addition, Mandeville Lane shall be constructed, and operational, and open to the public for vehicular and pedestrian use as needed for acceptable traffic circulation as determined necessary by the Director of T&ES and P&Z as part of subsequent Stage 2 DSUP approvals except as may be precluded by a Federal Government tenant in block 6.

Technical Corrections:

In the version of the Planning Commission recommended conditions that you received, the following two conditions have been revised to reflect the Planning Commission's recommendation. These conditions should read as follows:

Condition 22a:

Reinsert the following note designated with **** in the table titled Eisenhower Avenue.

**** The median size is subject to final engineering, however, in no event shall the Applicant be required to provide more right of way than is shown above.

Condition # 33u:

If the use, AGFA, or number of parking spaces approved in the Stage 1 DSUP are amended by the Stage 2 DSUP, the transportation management plan shall be amended with the approval of each such subsequent Stage 2 development special use permit however such amendment shall not require an increase to the funding for the TMP account established herein. If the use, AGFA or number of parking spaces approved in the Stage 1 DSUP for a particular block are amended by a Stage 2 DSUP

February 24, 2006
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for that block, to the extent that the amended use, AGFA or number of parking spaces causes an increase in peak am or pm traffic generation in relation to the traffic study prepared by BMI-SG dated October 2005, the applicant shall submit an amendment to the Transportation Management Plan pertaining to the subject of the change to the Stage 1 DSUP. (P&Z) (T&ES) (PC)

Thank you for your consideration of these changes. Please let me know if I can provide you with any further information regarding this request.

Sincerely,



Jonathan P. Rak

Attachment

cc: Eileen Fogarty, Director Department of Planning and Zoning
Ignacio Pessoa, City Attorney
Michael Perine, Executive Vice President, Hoffman Company

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