

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # 2009-0004

REVISED 9/17/09

PROJECT NAME: Hoffman Block 11 and Block 12

PROPERTY LOCATION: 2210 Eisenhower Avenue

TAX MAP REFERENCE: 078.02-01-01 ZONE: CDD-2

APPLICANT Name: Hoffman Company, LLC

Address: 2461 Eisenhower Avenue, Alexandria, Virginia 22331

PROPERTY OWNER Name: Hoffman Family, LLC

Address: 2461 Eisenhower Avenue, Alexandria, Virginia 22331

SUMMARY OF PROPOSAL: Request for a secondary Development Special Use Permit pursuant to CDD Concept Design Plan #2005-0002 to complete the Development Special Use Permit 2005-0034 approved in February 2006 for Residential and Retail Uses and associated parking on Blocks 11 and 12 of the Eisenhower East Small Area Plan.

MODIFICATIONS REQUESTED: 1) waiver of section 8-200(E)(1) to allow more than 30% compact spaces in the retail parking lot;; 2) modifications of section 11-410(CC) (landscape guidelines) of the zoning ordinance as shown on the plans; 3) a waiver of the requirement in the Eisenhower East Small Area Plan that requires that parking levels be counted towards AGFA to allow an additional parking level in each building for the bonus density

SUP's REQUESTED: Density Bonus for affordable housing pursuant to section 7-700 of the zoning ordinance.

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.

Joanna C. Frizzell, Esq.  
Print Name of Applicant or Agent

Joanna Frizzell / jcc  
Signature

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Mailing/Street Address  
McLean, Virginia 22102  
City and State Zip Code

(703) 712-5349 (703) 712-5217  
Telephone # Fax #  
9/17/09  
Date

===== **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: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

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All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (*check one*):

Owner

Contract Purchaser

Lessee

Other: Developer

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Hubert N. Hoffman, III

Hubert N. Hoffman, Jr. Family Trust

\_\_\_\_\_  
\_\_\_\_\_

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

**NARRATIVE DESCRIPTION**

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7. *(Attach additional sheets if necessary)*

On February 25, 2006 the City Council approved Coordinated Development District #2005-0002, Transportation Management Plan Special Use Permit 2005-0115 and five (5) preliminary Development Special Use Permits which approved the use, square footage, number of parking spaces, levels of below grade parking, preliminary mass, height and street network for the eleven (11) blocks of the Eisenhower East Small Area Plan that are owned by the Hoffman family. The DSUPs approved in 2006 required that the applicant get a secondary DSUP approved by the Planning Commission and City Council prior to construction that addresses the final massing, design, scale, articulation, and footprint of the buildings. Therefore, the applicant is requesting a secondary Development Special Use Permit for the final massing, design, scale, articulation, and footprint of the residential and retail buildings approved with DSUP 2005-034 for Blocks 11 and 12.

Blocks 11 and 12 of the Eisenhower East Plan are immediately adjacent to, and to the east of, the Eisenhower Avenue Metro Station. The proposal for block 11 includes two strategically placed residential towers with a shared base that houses an approximately 50,000 square foot retail space. The size of the block 11 retail space as well as the surface parking lot approved for the southern part of the block provides the ideal space for a grocery store that will serve the residents of the entire Eisenhower East community. Block 12, while smaller in size, provides the space for the important street wall along Eisenhower Avenue with approximately 15,000 square feet of retail along the street to animate this street, the focal point of the entire EESAP and help guide pedestrians along Eisenhower Avenue to the metro station. The proposal also includes an interior roof terrace above the base of the buildings that will provide an outdoor recreation area for the residents of the buildings.

In addition to the final design for these very important buildings, the proposal also includes the design for the eastern portion of the Eisenhower Station Urban Square to be located outside

of the entrance to the metro station. The Eisenhower Station Urban Square is one of several urban squares shown in the Eisenhower East Small Area Plan and constitutes a portion of the overall open space being provided to the community by the Applicant as part of the CDD Concept Plan. The urban square will provide a community gathering area that will provide an amenity for the whole community.

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The applicant and the staff have spent a significant amount of time discussing the appropriate height for these buildings. The buildings are located close to the metro making this an ideal location for height in the City. The primary DSUP and the Eisenhower East Small Area Plan limit the height of these buildings to 250 feet. Recently, the City Council approved a height increase to allow the buildings to the West of this site to be 250 feet. Unless additional height is approved, the skyline leading up to the metro will appear flat rather than stepping up to the metro as was the original intention of the small area plan. Therefore, the applicant has requested an amendment to the Eisenhower East Small Area Plan to allow an increase in height over the current restrictions to allow the buildings to step up from the 250 feet approved for the adjacent buildings. The requested height increases are up to 275 feet for the east building on Block 11, 325 feet for the building on Block 12, and 380 feet for the building closest to the metro located on the west side of Block 11.

The proposal includes a request for bonus density on these two blocks in exchange for the provision of affordable housing. With this approach, the city will gain not only a more interesting skyline leading up to the metro station, but also much needed affordable housing units within the structure. The application includes both a Master Plan Amendment application and an Affordable Housing Plan that describe both of these requests in more detail. Under this alternative, the applicant requests modifications of the zoning ordinance including 1) increase in the allowable number of compact parking spaces for retail use (from 30% allowed to 32% provided); 2) modifications of section 11-410(CC) (landscape guidelines) of the zoning ordinance as shown on the plans; 3) a waiver of the requirement in the Eisenhower East Small Area Plan that requires that parking levels be counted towards AGFA to allow an additional parking level in each building for the bonus density, 4) an SUP for Bonus Density for affordable housing pursuant to section 7-700 of the zoning ordinance for block 11 (20%) and block 12 (20%); 5) a Master Plan amendment to increase the height from the maximum height shown in the Eisenhower East Small Area Plan (see Master Plan Amendment application).

This application is the secondary application to complete the DSUP approved in 2005 for blocks 11 and 12. The proposals made by the applicant to conclude this DSUP will create signature buildings for the City of Alexandria at an entrance to the city. The application represents smart growth that is an important step for the city to take.

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3. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

N/A

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4. How many employees, staff and other personnel do you expect?  
Specify time period (i.e. day, hour, or shift).

N/A

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5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
<u>Residential</u>	<u>24/</u>		
<u>Retail</u>	<u>TBD with specific tenants</u>		

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

The noise levels anticipated will be normal noise levels for residential and retail use and will comply with the City of Alexandria Noise Control Code. More specific information TBD at the time of specific tenants.

B. How will the noise from patrons be controlled?

Any noise will be contained inside the buildings.

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7. Describe any potential odors emanating from the proposed use and plans to control them:

Specific information TBD at the time of specific tenants

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8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Specific information TBD at the time of specific tenants  
\_\_\_\_\_

B. How much trash and garbage will be generated by the use?

Specific information TBD at the time of specific tenants  
\_\_\_\_\_

C. How often will trash be collected?

Specific information TBD at the time of specific tenants  
\_\_\_\_\_

D. How will you prevent littering on the property, streets and nearby properties?

Specific information TBD at the time of specific tenants  
\_\_\_\_\_

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.       No.

If yes, provide the name, monthly quantity, and specific disposal method below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes.       No.

If yes, provide the name, monthly quantity, and specific disposal method below:

\_\_\_\_\_  
\_\_\_\_\_

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11. What methods are proposed to ensure the safety of residents, employees and patrons?

Specific information TBD at the time of specific tenants  
\_\_\_\_\_  
\_\_\_\_\_

**ALCOHOL SALES**

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes.       No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

Specific information TBD at the time of specific tenants  
\_\_\_\_\_  
\_\_\_\_\_

**PARKING AND ACCESS REQUIREMENTS**

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

Please see CDD Concept Plan 2005-0002

B. How many parking spaces of each type are provided for the proposed use:

\_\_\_\_\_ Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces.  
\_\_\_\_\_ Other.

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- C. Where is required parking located? (*check one*)                       on-site     off-site.

If the required parking will be located off-site, where will it be located:

\_\_\_\_\_

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? \_\_\_\_\_

B. How many loading spaces are available for the use? \_\_\_\_\_

- C. Where are off-street loading facilities located? See Plans \_\_\_\_\_

\_\_\_\_\_

- D. During what hours of the day do you expect loading/unloading operations to occur?

Specific information TBD at the time of specific tenants \_\_\_\_\_

\_\_\_\_\_

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Specific information TBD at the time of specific tenants \_\_\_\_\_

\_\_\_\_\_

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

See TMP SUP \_\_\_\_\_