

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2007-0027

PROJECT NAME: Institute for Defense Analyses

PROPERTY LOCATION: 4880 Mark Center Drive

TAX MAP REFERENCE: 019.04-02-16 ZONE: CDD#4

APPLICANT Name: Institute for Defense Analysis

Address: 4850 Mark Center Drive, Alexandria, VA 22311

PROPERTY OWNER Name: Institute for Defense Analysis

Address: 4850 Mark Center Drive, Alexandria, VA 22311

SUMMARY OF PROPOSAL: Request for an amendment to the preliminary development plan for Mark Center, Plaza IA to permit the construction of the previously approved floor area in two phases, and request for an extension of the validity period from 18 months to 60 months.

MODIFICATIONS REQUESTED: Waiver of § 6-403(a) height to setback ratio requirement

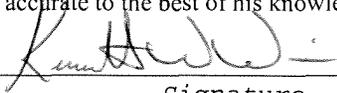
SUP's REQUESTED: Increase in penthouse height

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.

Kenneth W. Wire, Esq., Agent
Print Name of Applicant or Agent


Signature

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Mailing/Street Address

703.712.5362
Telephone # *Fax #*

McLean, VA 22102
City and State Zip Code

08/01/08
Date

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

Application Received: _____ Received Plans for Completeness: _____
Fee Paid & Date: \$ _____ Received Plans for Preliminary: _____

ACTION – PLANNING COMMISSION: _____

ACTION – CITY COUNCIL: _____

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: _____

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.

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)*

The applicant is requesting an amendment to DSUP 2003-0038. The amendment proposes constructing the previously approved floor area for building #5 in two buildings constructed in two phases. The amendment also proposes to incorporate the previously approved floor which was not utilized in the existing building on the property in the construction of the two new buildings.

Applicant requests an extension of the period of validity to a total of sixty (60) months pursuant to Section 11-418(A) of the Zoning Ordinance. The extension is requested in order to enable the applicant to coordinate the development of Phase 1 with the anticipated needs of the Federal Government which is the applicant's sole client.

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

Typical for office use of this size

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

Typical for office use of this size

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

Day	Hours	Day	Hours
<u>Typical for office use</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

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

Typical for office use of this size

B. How will the noise from patrons be controlled?

Typical for office use of this size

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

N/A

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

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

Typical for office uses

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

Typical for office uses

C. How often will trash be collected?

As needed

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

Monitored by management

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:

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

Provided by building management

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.

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?

Same as specified in DSUP 2002-0038

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

@ 258 Standard spaces
@ 509 Compact spaces
@ 16 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:

N/A

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:

As specified in DSUP 2002-0038

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0

B. How many loading spaces are available for the use? 2

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? During office hours

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

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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?

As specified in DSUP 2002-0038

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