

#16

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2005-0035

PROJECT NAME: Hoffman Block 24 and Block 25A

PROPERTY LOCATION: 2000 Eisenhower Avenue

TAX MAP REFERENCE: 079.01-01-01 ZONE: CDD-2/OC

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

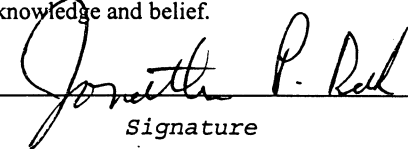
SUMMARY OF PROPOSAL: Request for a Development Special Use Permit pursuant to
Concept Design Plan #98-05 as amended for Office and Residential Uses and associated parking.

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.


Signature

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

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

Mailing/Street Address

Telephone # *Fax #*

McLean, Virginia 22102

10/11/05
Date

City and State *Zip Code*

===== **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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14. DEVELOPMENT SPECIAL USE PERMIT #2005-0033
2400 EISENHOWER AVENUE
HOFFMAN DEVELOPMENT - BLOCKS 9A AND 9B
Public Hearing and Consideration of a request for a development special use permit, with site plan, for the construction of office, retail and hotel 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: _____

15. DEVELOPMENT SPECIAL USE PERMIT #2005-0034
2210 EISENHOWER AVENUE
HOFFMAN DEVELOPMENT - BLOCKS 11 AND 12
Public Hearing and Consideration of a request for a development special use permit, with site plan, for the construction of retail and residential 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: _____

16. DEVELOPMENT SPECIAL USE PERMIT #2005-0035
2000 EISENHOWER AVENUE
HOFFMAN DEVELOPMENT - BLOCKS 24 AND 25A
Public Hearing and Consideration of a request for a development special use permit, with site plan, for the construction of office and residential buildings with above grade parking structures; zoned CDD-11/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: _____

17. SPECIAL USE PERMIT (TRANSPORTATION MANAGEMENT PLAN)

12-18
2-25-06

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
McLean, VA 22102-4215
Phone: 703.712.5000
Fax: 703.712.5050
www.mcguirewoods.com

Jonathan P. Rak
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McGUIREWOODS

jrak@mcguirewoods.com
Direct Fax: 703.712.5231

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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