

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2007-0017

PROJECT NAME: Blocks 19 & 20 Eisenhower East

PROPERTY LOCATION: 2250 Mill Road; 2200 Mill Road

TAX MAP REFERENCE: 78.02-01-06; 78.02-01-05 ZONE: CDD-2

APPLICANT Name: Lane Development, LLC

Address: 34 Riverside Drive, Binghamton, NY 13905

PROPERTY OWNER Name: Eisenhower-Lane-CFRI Venture, LLC

Address: 34 Riverside Drive, Binghamton, NY 13905

SUMMARY OF PROPOSAL: 474,000 sf of residential and 585,000 sf of office space

MODIFICATIONS REQUESTED: Amendment to the EESAP, waiver of the setback to height ratio pursuant to Sec. 6-403(a); crown coverage waiver to Sec. 11-410; and canopy encroachment

SUP's REQUESTED: CDD Concept Plan, SUP to increase floor area for Block 19 from 395,000 sf to 474,000 sf and SUP to increase penthouse height for both Blocks 19 and 20.

**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.

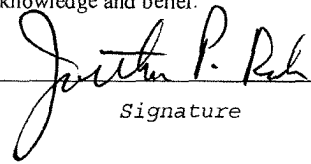
**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, 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 #*  
Nov. 24, 2008  
*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: Agent for Owner

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.

Michael W. Lane  
3348 Laurie Brook Drive  
Binghamton, NY 13903  
Owner – 100 % of Lane Development, LLC

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)*

Applicant proposes a two building residential development on Block 19 consisting of a total of 474,000 AGFA and a two building office development on Block 20 consisting of a total of 585,000 AGFA. In addition, the proposal requires:

- An amendment to the CDD Concept Plan;
- Amendment to the EESAP to increase the maximum height on Block 20 to 242 feet;
- Per Section 7-703 of the Zoning Ordinance, a request for increases in height and density for the provision of affordable housing;
- SUP to increase AGFA on Block 19 from 395,000 AGFA to 474,000AGFA;
- SUP to increase penthouse height on Blocks 19 & 20;
- TMP SUP;
- Subdivision plan for boundary line adjustment and dedication of right of way; and
- Canopy encroachment for Block 19 along Port Street.

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

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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).

As normally associated with 474,000 AGFA of residential space and 585,000 AGFA of office space.

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

As normally associated with 474,000 AGFA of residential space and 585,000 AGFA of office space.

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

Day	Hours	Day	Hours
<u>Residential</u>	<u>24/7</u>		
<u>Office</u>	<u>Normal Business Hours</u>		

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

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

Noise levels will be those normally associated with 474,000 AGFA of residential space and 585,000 AGFA of office

- B. How will the noise from patrons be controlled?

N/A

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

Odors will be those normally associated with 474,000 AGFA of residential space and 585,000 AGFA of office space.

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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?

Typical generation for residential and office uses.

\_\_\_\_\_

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

As is normally associated with residential and office uses.

\_\_\_\_\_

C. How often will trash be collected?

As is normally associated with residential and office uses.

\_\_\_\_\_

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

N/A

\_\_\_\_\_

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?

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**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?

Parking requirements are pursuant to the EESAP "Parking Strategy" which imposes  
parking maximums – 1.1 space/ 1,000 GSF of residential and 2.0 spaces/ 1,000 GSF of  
office.

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

594 Standard spaces  
582 Compact spaces  
28 Handicapped accessible spaces.  
54 Other. (Visitor)

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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? N/A

B. How many loading spaces are available for the use? 4

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

Within the buildings in the locations shown on the attached plans.

\_\_\_\_\_

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

As is normally associated with residential and office uses.

\_\_\_\_\_

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

As is normally associated with residential and office uses.

\_\_\_\_\_

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?

The applicant will construct Port Street, Dock Lane and Southern Street as shown on the application.