



Docket Item #7
Subdivision #2014-0001
200 Stovall Street, 2425 and 2461 Eisenhower Avenue

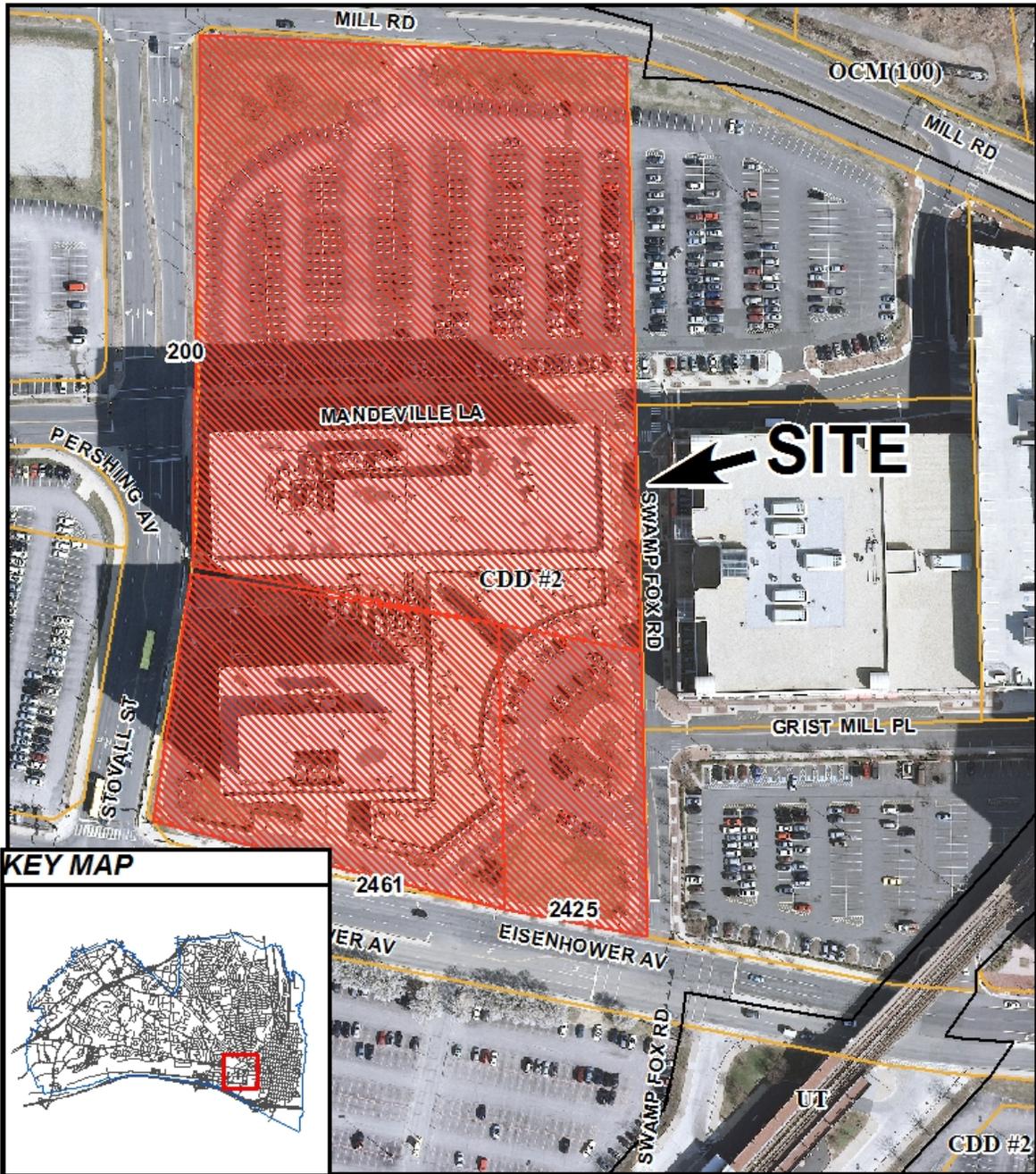
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Consideration of a subdivision request to divide three existing lots into four lots.	Planning Commission Hearing:	April 1, 2014
	Approved Plat must be recorded by:	October 1, 2015
Addresses: 200 Stovall Street, 2425 and 2461 Eisenhower Avenue	Zone:	CDD#2 / Coordinated Development District #2
Applicants: Hoffman Family, LLC; Hoffman Building LP; and Hoffman Building II LLC by Duncan Blair, attorney	Small Area Plan:	Eisenhower East

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov



 **SUB #2014-0001**
200 Stovall Street,
2425 & 2461 Eisenhower Avenue



I. DISCUSSION

The applicants, Hoffman Family LLC, Hoffman Building LP, and Hoffman Building II LLC all represented by Duncan Blair, attorney, request subdivision approval to divide three existing lots into four lots at 200 Stovall Street, 2425 Eisenhower Avenue, and 2461 Eisenhower Avenue.

SITE DESCRIPTION

The subject site comprises three lots of record in Eisenhower East with a total lot area of 401,496 square feet (9.22 acres). The existing lot at **200 Stovall Street**, which comprises all of Eisenhower East Block 4 and a portion of Block 6, has 539.25 feet of frontage on Stovall Street, 424.66 feet of frontage on Mill Road, and 247 feet of frontage on the privately-owned and publicly-accessible Swamp Fox Road. It is split by the privately-owned and publicly-accessible Mandeville Lane and has a total lot area of 259,112 square feet (5.95 acres). The portion of the property north of Mandeville Lane (Block 4) is occupied by a surface parking lot, while the portion to the south (part of Block 6) is occupied by a multi-story office building known as Hoffman Building II as well as a portion of the more recently-built one-story commercial building in which several retail/restaurant tenants are located, including Starbucks and California Tortilla.

The existing lot at **2425 Eisenhower Avenue**, which is part of Eisenhower East Block 6, has 151.32 feet of frontage on Eisenhower Avenue, 292.4 feet of frontage on the privately-owned and publicly-accessible Swamp Fox Road, and has a total lot area of 43,245 square feet. It is improved with parking areas, a circular drive, and a very small portion of the one-story commercial tenant space at the site.

The existing lot at **2461 Eisenhower Avenue**, which is also part of Eisenhower East Block 6, has 370.5 feet of frontage on Eisenhower Avenue, 277.5 feet of frontage on Stovall Street, and a total lot area of 99,139 square feet (2.28 acres). The property is improved with a multi-



story office building known as Hoffman Building I, which is currently being renovated to include a new façade. The property also contains the majority of the one-story commercial space as well as a service road and several parking spaces.

The existing interior property lines do not follow existing building walls, resulting in portions of the same building on different lots. The one-story commercial tenant space facing the corner of Eisenhower Avenue and Swamp Fox Road, for instance, is presently located on all three existing lots at the site. The two office buildings and the one-story commercial space are all physically connected as a technical matter but are considered separate buildings from a practical perspective and are owned by different Hoffman-related companies.

Metrorail and Norfolk Southern railroad tracks are located immediately to the north of the site. The surface parking lot on Eisenhower East Block 4 (part of the subject site) continues east onto Eisenhower East Block 5. A multi-screen cinema and two restaurants are located to the east on Block 7. A multi-story office building, expected to be occupied by the National Science Foundation (NSF) for use as their new headquarters, has been approved at Block 8, also located to the east across Swamp Fox Road. Eisenhower Avenue Metro Station, surface parking at Blocks 9A and 9B, and a Holiday Inn at Block 1 are all located to the south across Eisenhower Avenue. Surface parking is located to the west on Block 2.

BACKGROUND

The Hoffman properties, including the parcels for this subdivision request, have been the subject of several development approvals. The existing office buildings at 200 Stovall Street and 2461 Eisenhower Avenue were constructed in the early 1970's and account for nearly one million square feet of office space. In 1998, the Council approved a SUP #98-0042 with site plan for improvements at the Hoffman Town Center which included: a) the cinema and two restaurants on Block 7; b) the one-story commercial space on Block 6 between the two existing office buildings; and c) a 2,883-space parking structure on Block 14. The current configuration of the lots at the subject site appears to coincide with the 1998 SUP and site plan approval.

The development scheme was subsequently amended in 2000 by DSUP #2000-0028 to include office space on Block 8. The cinema and restaurants, additional retail space between the existing office buildings, and parking garage were constructed shortly thereafter in the mid-2000s. Additional floor area was included as part of the recently-approved DSUP for the National Science Foundation proposal on Block 8, which is expected to break ground in Spring 2014.

The Hoffman Company received Stage 1 DSUP approval in 2006 for several blocks in Eisenhower East, excluding Blocks 6, 7, 8 and 14, but including Block 4, which comprises the northern portion of the subject site. The Stage 1 DSUP approval established the uses and maximum floor areas, heights, and parking spaces for the relevant blocks. It also outlined the requirements for streets, open space, and potential lot line configurations. For Block 4, it approved a future office use with ground-level retail on one large, nearly square-shaped lot surrounded by Mandeville Lane to the south, Stovall Street to the west, Mill Road to the north, and a future extension of Swamp Fox Road to the east.

Like all other blocks subject to the Stage 1 DSUP, development of Block 4 will require approval of a Stage 2 DSUP in the future, at which time a detailed review of the specific development proposal for that block will occur. Of the blocks within Eisenhower East subject to the Stage 1 DSUP, only Blocks 11 and 12, to the south across Eisenhower Avenue, have received Stage 2 DSUP approval.

PROPOSAL

The applicants propose to divide the existing three lots into four lots, as shown on the following page, to better align the property lines with the existing and potential future buildings on the site. **Proposed Lot 600** would be approximately square-shaped and contain nearly all of Mandeville Lane and all land comprising the subject site to the north of that street (Block 4). The largest lot in the proposal, it would measure 166,102 square feet (3.81 acres). **Proposed Lot 601** includes a small portion of Mandeville Lane but is located primarily south of the street. The existing Hoffman Town Center II office building would be located on this lot, which would be rectangular-shaped and measure 81,105 square feet (1.88 acres). **Proposed Lot 602**, at 131,778 square feet (3.03 acres), would be irregularly shaped to include all of the Hoffman Town Center I office building and all of the existing one-story retail/restaurant tenants. **Proposed Lot 603**, the smallest of the four lots at 21,801 square feet, would also be irregularly shaped to coincide with the potential future commercial building suggested in prior approvals near the corner of Eisenhower Avenue and Swamp Fox Road. Although no additional buildings are contemplated in the immediate future in connection with this request, the applicant may wish to build the new commercial structure on proposed Lot 603 at some point in the future.

ZONING / MASTER PLAN DESIGNATION

The property is located within the CDD#2 / Coordinated Development District #2 zone, which carries an underlying zone of OC / Office Commercial. The OC zone contains no minimum lot size, frontage, or width requirements for non-residential properties.

In addition to a series of technical requirements (Sections 11-1706 and 11-1709), the Zoning Ordinance contains a general requirement that subdivided lots meet all zone requirements (11-1710(D)) and that subdivided lots be consistent with the character of other lots in the area (Section 11-1710(B)).

The property is designated as Blocks 4 and 6 within the Eisenhower East Small Area Plan chapter of the Alexandria Master Plan, which designates the blocks for office uses with ground-level retail.

II. STAFF ANALYSIS

Staff supports the proposed subdivision. Although the approval history at this site and surrounding area in Eisenhower East is rather complex, the applicant's request is straightforward. No minimum requirements for lot size, frontage or width exist in the zone. Although proposed Lot 603 is comparatively small for this area, a few other similarly-sized lots exist nearby, and ultimately the lots in this area do not have an especially uniform character. The proposed subdivision would more closely align the property lines with the existing buildings at the site as opposed to their present configuration that places portions of the same buildings on different lots. In addition, Block 4 will now be set off from Block 6, a change that makes the Block 4 lot configuration significantly more consistent with the approved Stage 1 DSUP.

Subject to the two conditions listed in Section III below, staff recommends approval of the subdivision request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The final subdivision plat shall comply with the requirements of Section 11-1709 of the Zoning Ordinance. (P&Z) (T&ES)

2. The complete location of all easements and reservations shall be depicted on the final subdivision plat. It is the responsibility of the applicant to identify any and all existing easements. No permanent structure shall be constructed over any existing private and/or public utility easements. (T&ES)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

Staff Note: This plat will expire 18 months from the date of approval (October 1, 2015) unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 The complete locations of all easements and reservations shall be depicted on the final subdivision plat. It is the responsibility of the applicant to identify any and all existing easements. (T&ES)
- R-2 No permanent structure may be constructed over any existing private and/or public utility easements. (T&ES)
- C-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- C-2 Any future development/redevelopment on the subdivided lots shall provide adequate stormwater outfall per the requirements of Article XI of Alexandria Zoning Ordinance. (T&ES)
- C-3 Any future development/redevelopment on the subdivided lots shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII or the relevant laws of the Commonwealth of Virginia applicable at the time of submission of the first final plan for storm water management regulations regarding water quality and quantity control. (T&ES)

Code Enforcement:

- F-1 No comments received

Fire and EMS:

- F-1 No comments

Historic Alexandria:

- F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Parks and Recreation:

- F-1 No comments received

Police Department:

- F-1 No comments received

Real Estate Assessments:

F-1 No comments

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: (check one)

- the Owner
- Contract Purchaser
- Lessee or
- [] Other: _____ of the subject property.

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.

See attached.

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.

HOFFMAN CENTER – SUBDIVISION APPLICATION

2425 EISENHOWER AVE., 2461 EISENHOWER AVE & 200 STOVALL AV.

APPLICANTS AND OWNERS:

1. **2425 EISENHOWER AVE.**

Hoffman Family, LLC

2. **2461 EISENHOWER AVE.**

Hoffman Buildings LP

3. **200 STOVALL AVE.**

Hoffman Building II LLC

THE MAILING ADDRESS FOR ALL APPLICANTS AND OWNERS IS:

2034 Eisenhower Avenue, Suite 290

Alexandria, Virginia 22313

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Attached		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2425 Eisenhower Ave, Alexandria, Va. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Attached		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Hoffman Family, LLC	None	PC
2. Hoffman Buildings, LP	None	PC
3. Hoffman Building II LLC	None	PC

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1/21/14
Duncan W. Blair, Esq.


Date
Printed Name
Signature

Hoffman Family LLC

Hubert N. Hoffman, III, Trustee of the Hubert N. Hoffman, Jr. Amended and Restated Revocable Living Trust dated May 2034 Eisenhower Ave. Suite 290 Alexandria, Virginia 22314	21.780000%
Hubert N. Hoffman, III 1402 Greenwood Place Alexandria, VA 22304	22.60002%
Nancy L. Connor 3809 Millcreek Drive Annandale, VA 22003	11.83899%
Holly L. Nolting 618 Kings Cloister Circle Alexandria, VA 22302	20.806515%
Thomas N. Hoffman 821 Seneca Road Great Falls, VA 22066	20.806515%
Timothy Hoffman 6986 Sunrise Hills Circle Salt Lake City, UT 84121	1.077960%
Hoffman Development, Inc. 2034 Eisenhower Avenue, Suite 290 Alexandria, VA 22314	1.090000%

Hoffman Buildings LP

Hubert N. Hoffman Jr. Trust: 94.05%
2034 Eisenhower Avenue, Suite 290
Alexandria, VA 22314

Hubert N. Hoffman, III: 4.95%
1402 Greenwood Place
Alexandria, VA 22304

Hoffman Buildings Management Inc: 1%
2034 Eisenhower Avenue, Suite 290
Alexandria, VA 22314

Hoffman Building II LLC

Hubert N. Hoffman Jr. Trust: 94.05%
2034 Eisenhower Avenue, Suite 290
Alexandria, VA 22314

Hubert N. Hoffman, III: 4.95%
1402 Greenwood Place
Alexandria, VA 22304

Hoffman Buildings Management Inc: 1%
2034 Eisenhower Avenue, Suite 290
Alexandria, VA 22314

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

**SUBMITTED TO
THE DEPARTMENT OF PLANNING AND ZONING
CITY OF ALEXANDRIA, VIRGINIA**

PROJECT NAME: Hoffman Town Center Resubdivision

PROJECT ADDRESS: 2425 Eisenhower Ave., 2461 Eisenhower Ave. and 200 Stovall Ave.

DESCRIPTION OF REQUEST:
Approval of plat of subdivision to adjust existing boundary lines.

THE UNDERSIGNED hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above for the number of days between 1/21/2014 and the Public Hearing on 4/1/14 in excess of 45 days

Date: January 21, 2014

Applicant

Agent

Signature: 

Printed Name: DOUGLAS W. BAIRD