

**Rezoning #2019-0001**  
**Subdivision #2019-0002**  
**5001 Eisenhower Avenue – Victory Center**

| <b>Application</b>   | <b>General Data</b> |   |
|--|---------------------|---|
| <b>Project Name:</b><br>5001 Eisenhower Avenue   | PC Hearing:         | May 7, 2019   |
|  | CC Hearing:         | May 18, 2019  |
|  | Plan Acreage:       | Total Site: 16 acres or 696,960 SF<br>Lot 501: 6.90 acres or 300,582 SF |
| <b>Location:</b><br>5001 Eisenhower Avenue –<br>Lot 501  | Current Zone:       | Office commercial medium (100)<br>/OCM (100)                            |
|  | Proposed Zone:      | Commercial residential mixed use<br>(high)/CRMU-H                       |
|  | Floor Area Ratio:   | 1.25; 2.5 with SUP  |
| <b>Applicant:</b><br>Eisenhower Real Estate<br>Holdings, LLC, represented by<br>Mr. Kenneth Wire, WireGill | Small Area Plan:    | Eisenhower West   |
|  | Historic District:  | NA  |

| <b>Purpose of Application</b>  |
|--|
| The applicant is proposing to subdivide and rezone the eastern portion (Lot 501) of the existing 5001 Eisenhower Ave parcel (formerly known as the Victory Center) from Office commercial medium (100) to Commercial residential mixed use (high) with proffers. |
| <b>Special Use Permits and Modifications Requested:</b><br>None  |

| <b>Staff Reviewer(s):</b>  |
|--|
| Karl Moritz, Director, <a href="mailto:karl.moritz@alexandriava.gov">karl.moritz@alexandriava.gov</a><br>Maya Contreras, Principal Planner, <a href="mailto:maya.contreras@alexandriava.gov">maya.contreras@alexandriava.gov</a><br>Radhika Mohan, AICP, Principal Planner, <a href="mailto:radhika.mohan@alexandriava.gov">radhika.mohan@alexandriava.gov</a><br>Chrisaun Smith, CZA, Urban Planner, <a href="mailto:shaun.smith@alexandriava.gov">shaun.smith@alexandriava.gov</a> |

**PLANNING COMMISSION ACTION, May 7, 2019:** On a motion made by Commissioner Lyle and seconded by Vice Chair Wasowski, the Planning Commission voted to approve subdivision request #2019-0002. The motion carried on a vote of 6-0 (Commissioner McMahan absent).

On a motion made by Commissioner Lyle and seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of rezoning request #2019-0001. The motion carried on a vote of 6-0 (Commissioner McMahan absent).

Reason: The Planning Commission agreed with the staff analysis for the subdivision and rezoning.

Commissioner Brown clarified that Lot 500 would not be rezoned and asked clarification that the remaining lot would not be out of compliance, given the size of the existing building, and asked for assurance that staff had evaluated the proposals and is supportive of the possible changes. Staff stated that the existing building would remain in compliance with the zoning requirements of the OCM(100) zone and is supportive the changes and believe the proffers would provide positive benefits to mitigate impacts.

Speaker:

Ken Wire, attorney for the project, spoke in support of the project.

## **I. SUMMARY**

### ***A. Recommendation***

Staff recommends **approval** of a subdivision and rezoning of approximately seven acres on the eastern end of the property at 5001 Eisenhower Avenue to enable redevelopment on a portion of the site (See Figure 5). The applicant has indicated that they will continue to work to attract a federal tenant for the existing office building on the western portion of the site and implement the recommendations of the Eisenhower West Small Area Plan.

The 16-acre site and associated office building has been vacant since 2003 when the Army Material Command left the site. Since completion of the subsequent building renovation, the site has undergone design and security alterations while the ownership, Prudential has been engaged in a search for a federal tenant. Subdivision and future redevelopment of the eastern portion of this site:

- Enables the redevelopment of the existing surface parking lot on the eastern portion of the site;
- Creates the opportunity for uses envisioned by the Eisenhower West Small Area Plan through the proposed rezoning;
- Proffers commitments for land reservations for the streets recommended in the Eisenhower West Small Area Plan;
- Achieves an affordable housing contribution; and

- Enables publicly accessible open space and community features or a cash contribution.

This application does not include a development proposal for the site. The next step in redevelopment of the site will be a development site plan (DSP) or development special use permit (DSUP) application, depending on what is proposed for this portion of the site.

## **II. BACKGROUND**

### ***A. Site Context***

The project is located within the Eisenhower Valley at 5001 Eisenhower Avenue, on a large 16-acre site (See Figure 5). The property is zoned Office Commercial Medium (100) /OCM (100) and includes one 612,153 GSF office building and surface parking. The remainder of the site is paved, and has slight to moderate grade changes across the site. It is located within the Eisenhower West Small Area Plan.

As proposed, seven acres to the eastern portion of the site and east of the existing office building would be subdivided and rezoned to Commercial Residential Mixed Use (High) / CRMU-H.

To the south is a combination of residential, industrial and office uses, including the Eisenhower Industrial Center, the Reserve at Eisenhower and the Exchange at Van Dorn apartment and condominium complexes, and Atlantic Self-Storage. The Commonwealth Federal Credit Union is located to the east, and the City of Alexandria Fire Station 210 and Police Firing Range are to the west. To the north are Norfolk-Southern railroad tracks. These run parallel to Backlick Run, and much of the northern edge of the western two-thirds of the site is within the associated Resource Protection Area (RPA). Smaller portions of the northern edge of the eastern third of the site – the subject of the subdivision and rezoning – are within the RPA. The Cameron Station neighborhood is located on the northern side of the Run. The western end of the parcel is within a quarter-mile radius of the Van Dorn Metro and the entire site is easily accessed from the Capital Beltway.

### ***B. Background***

The site has gone through a number of redesigns and development review updates (DSP#2004-0037, DSP#2009-0018, DSP#2010-0011, DSP#2013-0015, DSP#2014-0030, and DSP2016-0018). The most recent DSP for the site was approved for use of the existing office building in conjunction with construction of a new office building/conference center, one above-ground parking garage, up to 14,000 sq. ft. of retail and a Transportation Management Plan SUP. These approvals expire in July 2019.

When the Victory Center building was constructed in 1973 as the Army Material Command Center, it was designed as a single building on a sixteen-acre parking lot. In 2005, a Development Site Plan (DSP#2004-0037) was approved to permit a multi-phase office complex by renovating the existing building. The site plan approved two additional office buildings (Buildings 2 and 3) on the western side of the existing building. Parking was

provided in three above-grade parking structures, one on the western end of the site, and two on the eastern side of the existing building. The goal of the proposal was to create a site with the necessary design and security elements to make it attractive for a Federal employer.

The renovation of the existing building, approved as Phase 1, was completed in 2008 and the site was in contention for the new location of the Washington Headquarters Service. After the Mark Center location was chosen for that tenant, the applicant continued to market the Victory Center site to the Federal Government.

The site is also part of the Eisenhower West Small Area Plan, which was adopted in 2015. The most recent attempt to attract a Federal Tenant was in July 2016, when the General Services Administration (GSA) awarded the site with a 15-year lease as the new offices of the Transportation Security Administration (TSA). The U.S. Court of Federal Claims ordered the lease voided after a court challenge by a competing bid, and GSA reopened the bidding process in Spring 2016 whereby Victory Center was ultimately not selected.

The site is in the process of being sold to another owner, Eisenhower Real Estate Holdings, LLC, and this applicant is requesting to allow additional zoning flexibility to market a portion of the site for additional types of uses, which could create opportunities to attract a federal tenant to the site. Eisenhower Real Estate Holdings has expressed their intent to market the existing office building to federal tenants.

The City of Alexandria provided financial incentives in the form of a partial real estate tax abatement to help compete for the Transportation Security Administration (TSA) as a tenant and the City Manager and the Alexandria Economic Development Partnership (AEDP) will be recommending for Council's consideration in May that a similar performance-based financial incentive be provided to the owner to help secure a future federal or other tenant(s).

### **III. REZONING AND SUBDIVISION DESCRIPTION**

The current request for a subdivision and rezoning is to allow flexibility in land uses on a portion of the site. The proposed rezoning would permit redevelopment of the eastern portion of the site with residential uses and a floor area ratio (FAR) of 1.25 with a site plan and 2.5 FAR with a development special use permit. The applicant has indicated that they intend to move forward with townhouses and a site plan, which will limit discretion for approval.

The applicant proposes to subdivide the existing 16-acre property in order to create two separate parcels: Lot 500 and Lot 501. Lot 500 would consist of 9 acres (396,378 square feet) and would comprise the existing 11-story office building and western parking lot. Lot 501 would consist of 7 acres (300,582 square feet) which is currently a surface parking lot. The property would be subdivided along a new shared property line that would be located 35 feet to the east of the east building wall of the existing office building. This new distance

between the new shared property line and the existing office building would meet current GSA distance requirements in order for the existing office building to remain eligible for a federal tenant. Any redevelopment of Lot 500 would be subject to the conditions of DSP2016-0018. If any future expansion would occur on the site, the applicant would be required to receive approval of an amended development proposal.

Under this proposal, Lot 501 would be rezoned to CRMU-H, a zone where permitted uses include a mixture of residential development, including townhomes, multi-family dwellings; and commercial development such as business offices and retail.

#### IV. ZONING

**Table 1. Zoning Tabulations, Lot 500**

| <b>Property Address:</b> | <b>5001 Eisenhower Avenue – Lot 500</b> |                               |
|--------------------------|---|-------------------------------|
| Total Site Area:         | 9 acres or 396,378 sq. ft.              |                               |
| Zone:                    | OCM (100)                               |                               |
| Current Use:             | Office                                  |                               |
| Proposed Use:            | Office                                  |                               |
|                          | Permitted/Required                      | Proposed w/ existing building |
| FAR                      | 1.5                                     | 1.34                          |
| Setbacks                 | Not applicable                          |                               |
| Open Space               | Not applicable                          |                               |
| Building Height          | 100 feet or 150 feet with SUP           | Existing Building 1: 122 feet |
| Parking**                |   |                               |
| <i>Office</i>            | .25 spaces/1,000 SF                     | .25 spaces/1,000 SF           |
| <i>Retail</i>            | .25 spaces/1,000 SF                     | .25 spaces/1,000 SF           |
| <i>Loading Spaces</i>    | 1 space/20,000 sf of retail             | 1 retail; 3 office            |
| Total Spaces             | 134 spaces                              | 683 spaces                    |

**Table 2. Zoning Tabulations, Lot 501**

| <b>Property Address:</b> | <b>5001 Eisenhower Avenue – Lot 501</b>          |          |
|--------------------------|--|----------|
| Total Site Area:         | 7 acres or 300,582 sq. ft.                       |          |
| Current Zone:            | OCM (100)  |          |
| Proposed Zone            | CRMU-H   |          |
| Current Use:             | Office/parking lot                               |          |
| Proposed Use:            | TBD*   |          |
|                          | Permitted/Required                               | Proposed |
| FAR                      | 1.25 (permitted) 2.5 (SUP)                       | TBD      |
| Setbacks                 | TBD  |          |
| Open Space               | Residential development: (40%) Other uses: (25%) |          |
| Building Height          | 100 feet or 150 feet with SUP                    | TBD      |

*\* Any future development would be developed in compliance with uses permitted within the CRMU-H zone.*

## **V. STAFF ANALYSIS**

### ***A. Consistency with the Eisenhower West Small Area Plan***

The current OCM zoning permits a maximum FAR of 1.5 for residential and nonresidential uses. The proposed CRMU-H zoning, maximum FAR of 2.5 with a SUP for residential or mixed-use, enables and implements development more consistent with the intent of the Eisenhower West Small Area Plan.

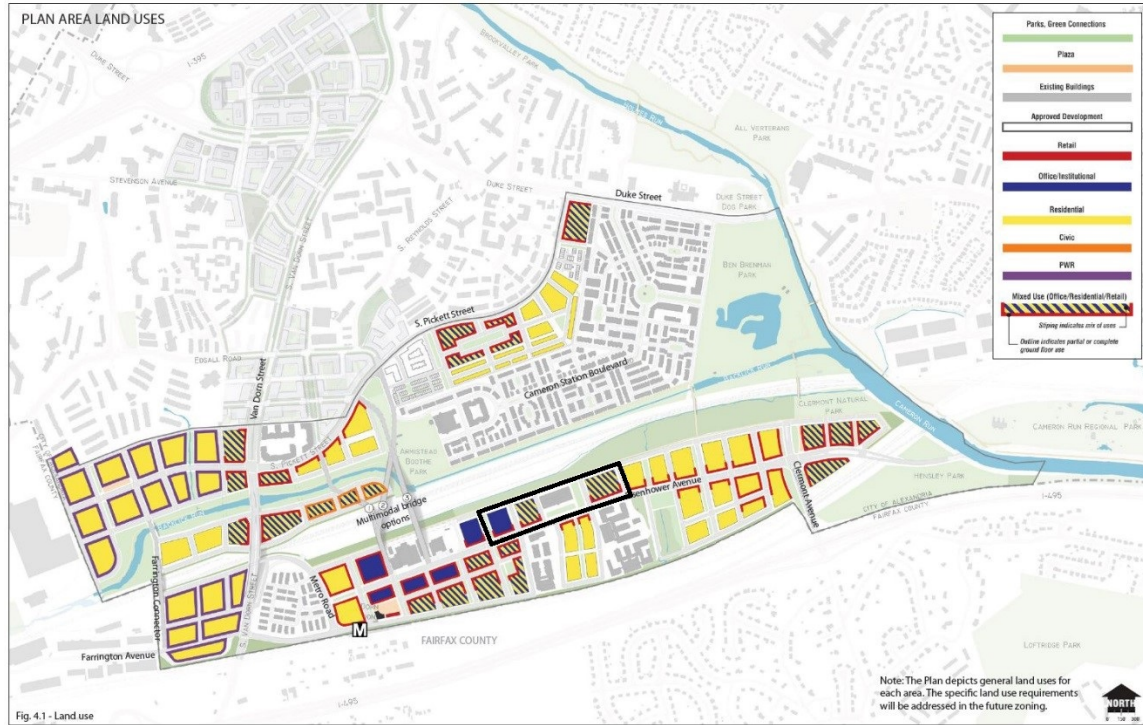
In order to ensure compliance with the Eisenhower West Small Area Plan and other city policies such as the affordable housing policy, the applicant has proffered several items that would be required for all development that would occur on Lot 501. The following proffers would alleviate by-right issues associated with the CRUM-H zone:

#### ***Residential Use and Building Height***

As noted in Figures 1 and 2 below, the Eisenhower West Plan recommends land uses throughout the plan area be mixed, with higher densities, office, commercial, and retail closer to the Van Dorn Metrorail Station. The percentage of residential uses increase farther away from the Metrorail station and a limited number of townhouses are permitted throughout the plan area. Building heights are also varied with the tallest buildings planned to be located within a ¼-mile of the Metrorail Station and decreasing farther away. The proposed rezoning complies with these elements of the Plan.

The Eisenhower West Plan recommends a mix of office, residential, and retail for this site. The Plan also acknowledges that a limited number of townhouses may be permitted with a provision within the Plan that states that higher densities should be located closer to the Van Dorn Metrorail station. The proffer recommends that taller buildings be located closer to the existing office building and to the Metrorail Station.

**Figure 1. Eisenhower West SAP: Area Land Uses**



**Figure 2. Eisenhower West SAP: Building Heights Diagram**

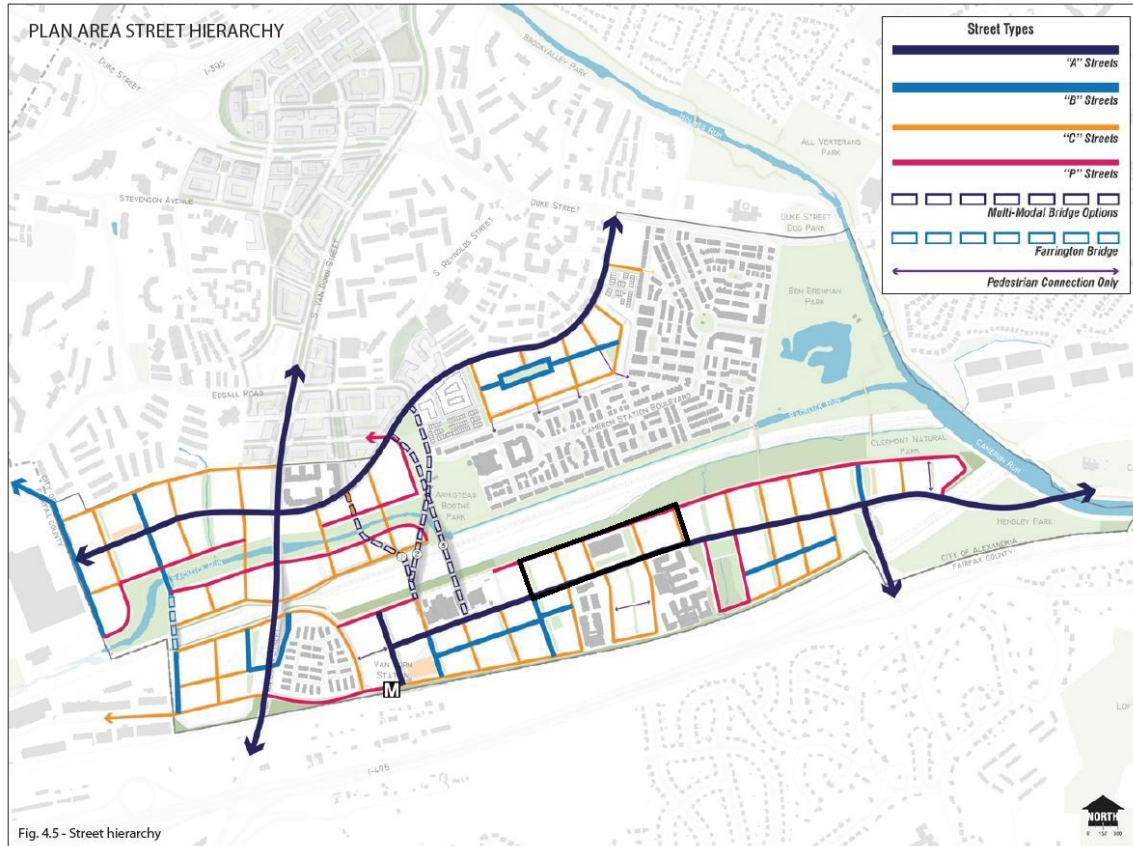


***Street Framework***

A primary component of the Eisenhower West Plan is the transformation of the Eisenhower area with a new grid of streets to promote walkability, connectivity, and improved circulation as shown on Figure 3. Implementation of this vision will be accomplished through future redevelopment and rezonings, including this proposal. The proposal proffers the parallel road reservation in the northern portion of the site, which will help implement the street network of the Plan.



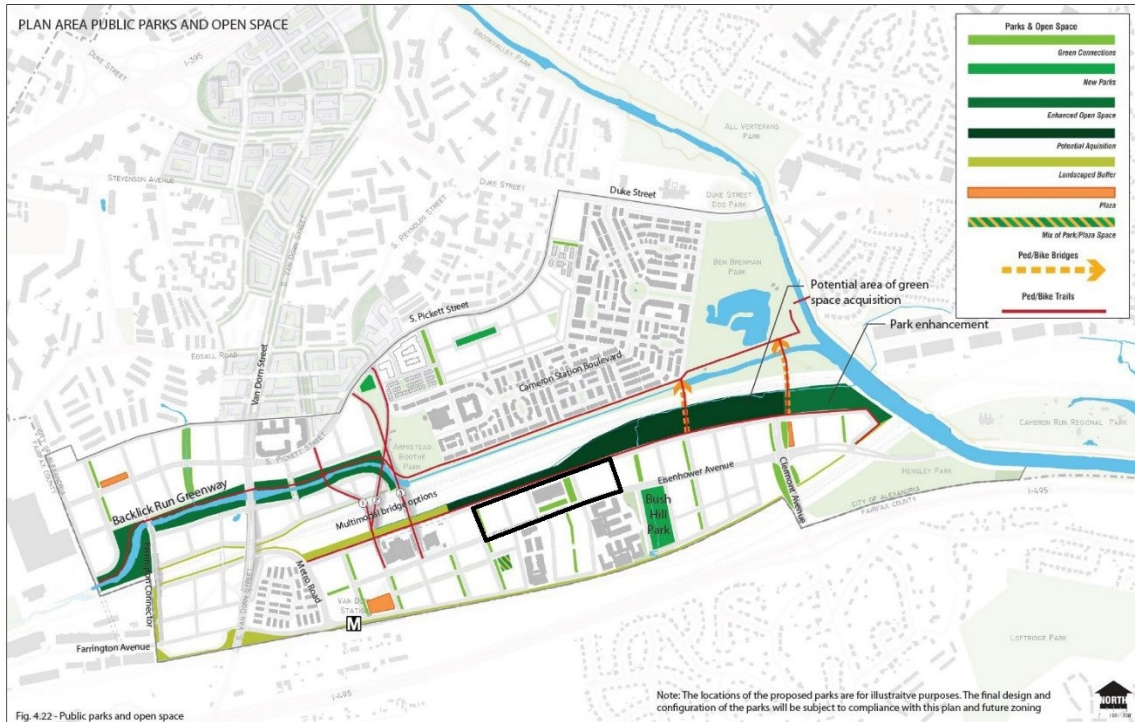
**Figure 3. Eisenhower West SAP: Plan Area Street Hierarchy**



**Open Space**

The Plan envisions a connected network of green space with a key feature being a revitalized Backlick Run Greenway as shown in Figure 4. The applicant will be required to meet the 40% open space requirement of the CRUM-H zone if developed with a residential use or 25% for all other uses as required by the Eisenhower West Small Area Plan. Alternatively, the proffer states that if the open space required cannot be provided on-site, the applicant will be responsible for improving a comparable area of Backlick Run or a monetary contribution.

**Figure 4. Eisenhower West SAP: Plan Area Public Parks and Open Space**



***B. Review of Proffers***

The applicant has submitted proffers as a condition of the proposed rezoning, in accordance with Section 11-804 of the Zoning Ordinance. The intent of the proffers is to ensure that any future development on lot 501 will be developed in general compliance with the Eisenhower West Small Area Plan. Staff has reviewed the submitted proffers and has provided an analysis and summary for each below:

***Urban Design and Road Reservations***

The applicant has incorporated proffers that would regulate the design of any development that would occur on lot 501 to ensure that it is designed in accordance with the regulations of the Eisenhower West Small Area Plan. These proffers are described below (the specific language of each proffer is in the attached proffer statement submitted by the property owner):

- **Transition in height:** development of the property will incorporate a transition in building height with the greatest building heights located closest to the Metrorail Station.
- **Orientation:** any development of the property fronting Eisenhower Avenue will include building entrances and/or retail entrances primarily facing Eisenhower Avenue. In order to address building form and character elements as outlined in the Eisenhower West Plan, the applicant has also proffered that all vehicular

access for residential or commercial development at the site be accessed from an interior alley or street consistent with the recommendations of the Eisenhower West Plan.

- Parallel Road Reservation: development on lot 501 would include a 45-foot wide right-of-way reservation along the northern property boundary of the new parcel. This reservation would parallel Eisenhower Avenue and enable the pedestrian, bicycle, and/or vehicular roadway connection envisioned by the Eisenhower West Plan.

Staff is generally supportive of these proffers as they will incorporate desired goals and standards of the Eisenhower West Small Area Plan into the zoning of lot 501. Therefore, these standards would be considered minimum development standards for any future development of the property.

### *Open Space*

The Eisenhower West Small Area Plan recommends the introduction of green connections through properties located adjacent to Eisenhower Avenue and Backlick Run to provide pedestrian accessible pathways to an improved Backlick Run Greenway. The Plan calls for 25%-30% of each residential block to be used for open space, which varies by neighborhood. The Plan goal is to have one third of the required open space to be located on site. The Balance may be a combination of above-grade amenity space and contributions toward required parks. In order to meet the intent of the plan, the applicant has submitted a proffer that commits any future development on lot 501 to the development of publicly-accessible open space; or, if the applicant is unable to provide the amount of on-site open space that is recommended by the plan, the applicant for development shall instead improve an area equal to the unachieved on-site open space along Backlick Run or provide a cash proffer of \$8 per square foot of open space area that is unable to be provided on-site. Staff supports the inclusion of this proffer in that it commits any future development to meeting the intent of the open space recommendations of the Plan and strongly incentivizes any future developer to make improvements to off-site open space amenities as opposed to seeking an open space modification with a future development site plan approval.

### *Underground Utilities*

An overhead power line runs along the southern property line of this site adjacent to Eisenhower Avenue. City policy requires that all overhead utilities including power and communication lines fronting the site shall be undergrounded with the installation of two 4-inch conduits. The applicant has proffered to install utility conduits along the Eisenhower Avenue frontage of the property. Staff supports inclusion of this proffer as it will require any applicant for redevelopment on lot 501 to make strategic investments to prepare for the undergrounding of utilities.

### *Affordable Housing*

The applicant has incorporated a proffer that will provide an affordable housing contribution to the City's Affordable Housing Trust Fund based on a rate of 2.99 per gross square foot of development. This proposed proffer as submitted would vest any future development that incorporates residential to this contribution rate if the floor area ratio for the development does not exceed 1.50. If a future development that incorporates residential does exceed 1.5 floor area ratio, the contribution would instead be guided by the Office of Housing's standard review which may trigger a higher contribution rate. Staff supports inclusion of this proffer as it shall require any future residential development to contribute to the creation of affordable housing within the city.

## **VI. COMMUNITY**

The Eisenhower West community is very familiar with the site. Although the Eisenhower West/Landmark Van Dorn Implementation Advisory Group has not met since the submission of this application, the applicant has invited its members to attend meetings with neighborhood stakeholders in the coming weeks, as follows:

- Thursday, April 25: Eisenhower Partnership  
The Eisenhower Partnership expressed support of the project.
- Tuesday, April 30: Exchange at Van Dorn Board of Directors
- Wednesday, May 1: Cameron Station Civic Association

Additional meetings will be held with all relevant neighborhood groups to keep them informed of any future plans.

## **VII. CONCLUSION**

Staff recommends **approval** of the subdivision and rezoning with the proffers submitted by the applicant as the proposed rezoning. Any future development on Lot 501 would be subject to compliance with the submitted proffers and all applicable codes.

Staff:

Karl Moritz, Director, Planning and Zoning  
Maya Contreras, Principal Planner, Development  
Radhika Mohan, AICP, Principal Planner, Neighborhood Planning and Community Development  
Chrishaun Smith, CZA, Urban Planner, Land Use Services



**VIII. GRAPHICS**



Figure 5. Proposed Subdivision and Rezoning



APPLICATION

**SUBDIVISION OF PROPERTY**

SUB # \_\_\_\_\_

PROPERTY LOCATION: \_\_\_\_\_

TAX MAP REFERENCE: \_\_\_\_\_ ZONE: \_\_\_\_\_

APPLICANT:

Name: \_\_\_\_\_

Address: 7200 Wisconsin Avenue #700, Bethesda, MD 20814

PROPERTY OWNER:

Name:

Address: 7Giralda Farms, Madison, NJ 07940

SUBDIVISION DESCRIPTION \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

[ ] THE UNDERSIGNED hereby applies for Subdivision in accordance with the provisions of Section 11-700 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/her knowledge and belief.

\_\_\_\_\_  
Print Name of Applicant or Agent

K. A. W.  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Mailing/Street Address

\_\_\_\_\_  
Telephone # Fax #

\_\_\_\_\_  
City and State Zip Code

\_\_\_\_\_  
Email address

\_\_\_\_\_  
Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

**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 three percent.

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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.

# 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 three 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. Stonebridge Acquisitions, LLC | 7200 Wisconsin Avenue #700<br>Bethesda, MD 20814 |                      |
| 2. Douglas M. Firstenberg        | 7200 Wisconsin Avenue #700<br>Bethesda, MD 20814 | Greater than 3%      |
| 3.                               |  |                      |

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5001 Eisenhower Ave. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Eisenhower Real Estate Holdings LLC<br>c/o PGIM Real Estate |         |                      |
| 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](#).

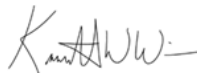
| Name of person or entity                                       | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--|---|---|
| 1. Stonebridge Acquisitions, LLC                               | Architect for a different Stonebridge project                     | Planning Commissioner John Goebel   |
| 2. Eisenhower Real Estate Holdings LLC<br>c/o PGIM Real Estate | None  | None  |
| 3.   |   |   |

**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.

Kenneth W. Wire, Wire Gill LLP

Date \_\_\_\_\_ Printed Name \_\_\_\_\_

  
Signature \_\_\_\_\_



| PROPOSED | DESCRIPTION                  | EXISTING |
|----------|------------------------------|----------|
| EP       | EDGE OF PAVEMENT             | EP       |
| MH       | MANHOLE                      | MH       |
| WV       | WATER VALVE                  | WV       |
| WM       | WATER METER                  | WM       |
| GM       | GAS METER                    | GM       |
| TCB      | TRAFFIC CONTROL BOX          | TCB      |
| LP       | LIGHT POLE                   | LP       |
| LP/S     | LIGHT POLE WITH SIGNALS      | LP/S     |
|          | COMPACT PARKING SPACE        | C        |
|          | CURB & GUTTER CG-2           |          |
|          | TRANSITION FROM CG-6 TO CG-2 |          |
|          | SANITARY SEWER               | S        |
|          | SANITARY LATERAL             | SL       |
|          | CLEAN OUT                    | o C.O.   |
|          | STORM SEWER                  |          |
|          | WATER MAIN                   | W        |
|          | FIRE HYDRANT                 | o        |
|          | PLUG                         | F        |
|          | OVERHEAD WIRES               |          |
|          | UTILITY POLE                 |          |
|          | UNDERGROUND ELECTRIC         | UE       |
|          | TELEPHONE                    | T        |
|          | GAS MAIN                     | G        |
|          | ELECTRICAL                   | E        |
|          | TRANSFORMER                  |          |
|          | HANDICAP RAMP (CG-12)        |          |
|          | GUARDRAIL                    |          |
|          | FENCE                        |          |
|          | TRAFFIC FLOW                 |          |
|          | LIGHT                        |          |
|          | DOOR                         |          |
|          | TREES                        |          |
|          | PROPERTY LINE                |          |

**ZONE**  
OCM(100)

**AREA TABULATIONS**

|              |            |    |          |
|--------------|------------|----|----------|
| LOT 500..... | 396,378 SF | OR | 9.10 AC  |
| LOT 501..... | 300,582 SF | OR | 6.90 AC  |
| TOTAL.....   | 696,960 SF | OR | 16.00 AC |

**FAR TABULATIONS**

|              |                      |             |      |
|--------------|----------------------|-------------|------|
|              | FLOOR AREA           | PARCEL AREA | FAR  |
| LOT 500..... | 533,000 SF           | 396,378 SF  | 1.34 |
| LOT 501..... | FAR TO BE DETERMINED |             |      |

**PARKING TABULATION**

**LOT 500**

PARKING REQUIRED

BASE RATE: OFFICE = 0.25 SPACE/1,000 SF FLOOR AREA

(0.25 SP/1,000 SF) \* (533,000 SF) = 134 SPACES

|                        |            |
|------------------------|------------|
| TOTAL PARKING REQUIRED | 134 SPACES |
| TOTAL PARKING PROVIDED | 683 SPACES |

**LOT 501**

PARKING REQUIREMENTS TO BE DETERMINED

**SUBDIVISION NAME**

VICTORY CENTER SUBDIVISION

|  |   |
|--|---|
| <b>APPLICANT</b><br>STONEBRIDGE<br>7200 WISCONSIN AVENUE, SUITE 700<br>BETHESDA, MD 20814<br>ATTN: DOUGLAS FIRSHENBERG | <b>RECORD OWNER</b><br>EISENHOWER REAL ESTATE HOLDINGS LLC<br>JONES LANG LASALLE AMERICAS INC<br>1660 L ST NW SUITE 400<br>WASHINGTON, DC 20036 |
|--|---|

**TOTAL NUMBER OF BUILDINGS**  
EXISTING: 1

**ENVIRONMENTAL NOTES**

- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO KNOWN AREAS THAT CAN REASONABLY BE EXPECTED TO CONTAIN SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO HEAVY METALS, PETROLEUM PRODUCTS, PCB'S, PESTICIDES, FLYASH, OR OTHER TOXIC HAZARDOUS MATERIALS.
- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THE PROPERTY.
- TO THE BEST OF MY KNOWLEDGE, THE PROPERTY IS NOT WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.
- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO KNOWN AREAS WITH THE POTENTIAL FOR GENERATING COMBUSTIBLE GASES.

**RESOURCE PROTECTION AREA NOTES**

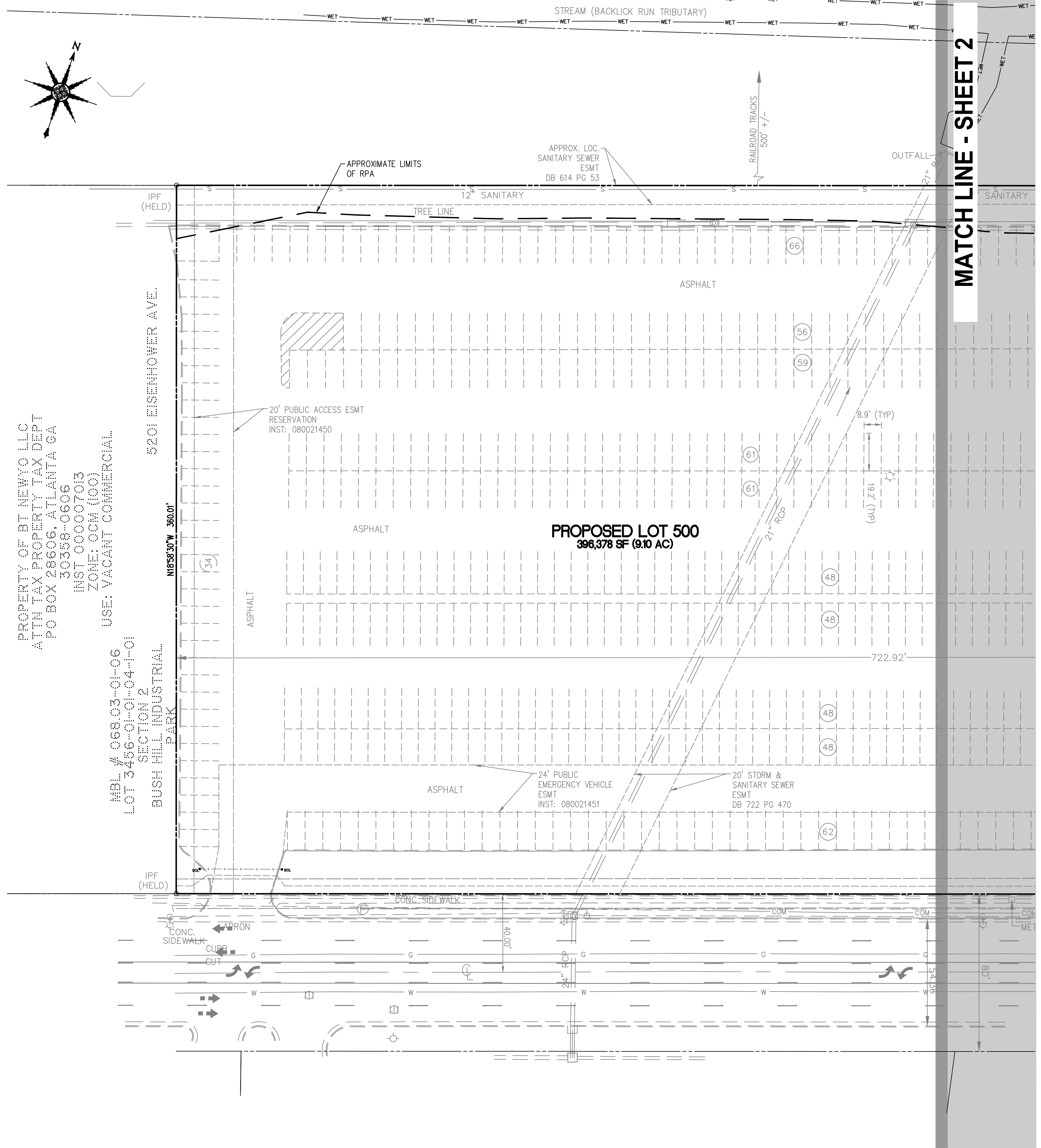
- THE SUBJECT PROPERTY DOES LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE MAPPED RPA'S ON THIS PROPERTY.

**FLOOD PLAIN NOTES**

- TO THE BEST OF MY KNOWLEDGE THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

**CEMETERY AND/OR BURIAL GROUNDS**

- THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.



PROPERTY OF BT NEWYO LLC  
ATTN: TAX PROPERTY TAX DEPT  
PO BOX 88606, ATLANTA GA  
30358-0606  
INST: 000007018  
ZONE: OCM(100)  
USE: VACANT COMMERCIAL

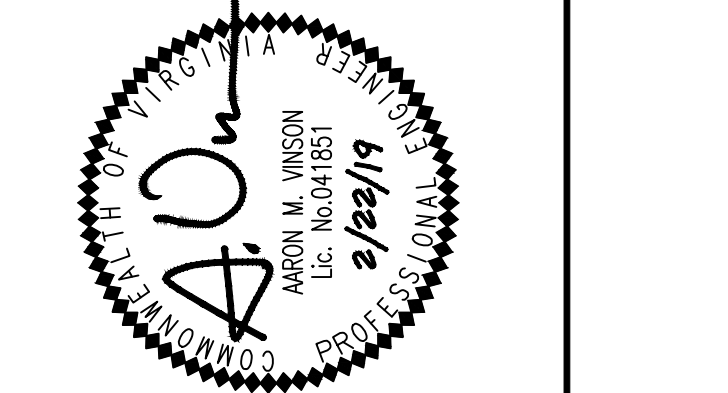
MBL # 068-03-01-06  
LOT 3456-01-01-04-1-01  
BUSH HILL INDUSTRIAL PARK

**CURVE TABLE**

| NO. | RADIUS    | LENGTH  | DELTA     | TANGENT | CHORD   | CHORD BEARING |
|-----|-----------|---------|-----------|---------|---------|---------------|
| C1  | 1,119.16' | 583.49' | 03°00'24" | 291.81' | 583.41' | N72°31'42"E   |
| C2  | 2,850.74' | 392.51' | 07°53'20" | 196.57' | 392.20' | S74°58'10"W   |

**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1985  
Engineers • Surveyors • Planners • Landscape Architects • Arborists  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301 www.WLPHINC.com

DATE: 02/22/19  
SCALE: 1" = 30'



REVISION APPROVED BY

| NO. | DESCRIPTION | DATE | REV. BY | APPROVED | DATE |
|-----|-------------|------|---------|----------|------|
|     |             |      |         |          |      |

**LOT 3456-01-01-02-03-01, SECTION 2**  
**BUSH HILL INDUSTRIAL PARK**  
**DEED BOOK 722 PAGE 470**  
CITY OF ALEXANDRIA, VIRGINIA

**PRELIMINARY SUBDIVISION PLAT**

**APPROVED SPECIAL USE PERMIT NO. \_\_\_\_\_**  
DEPARTMENT OF PLANNING & ZONING

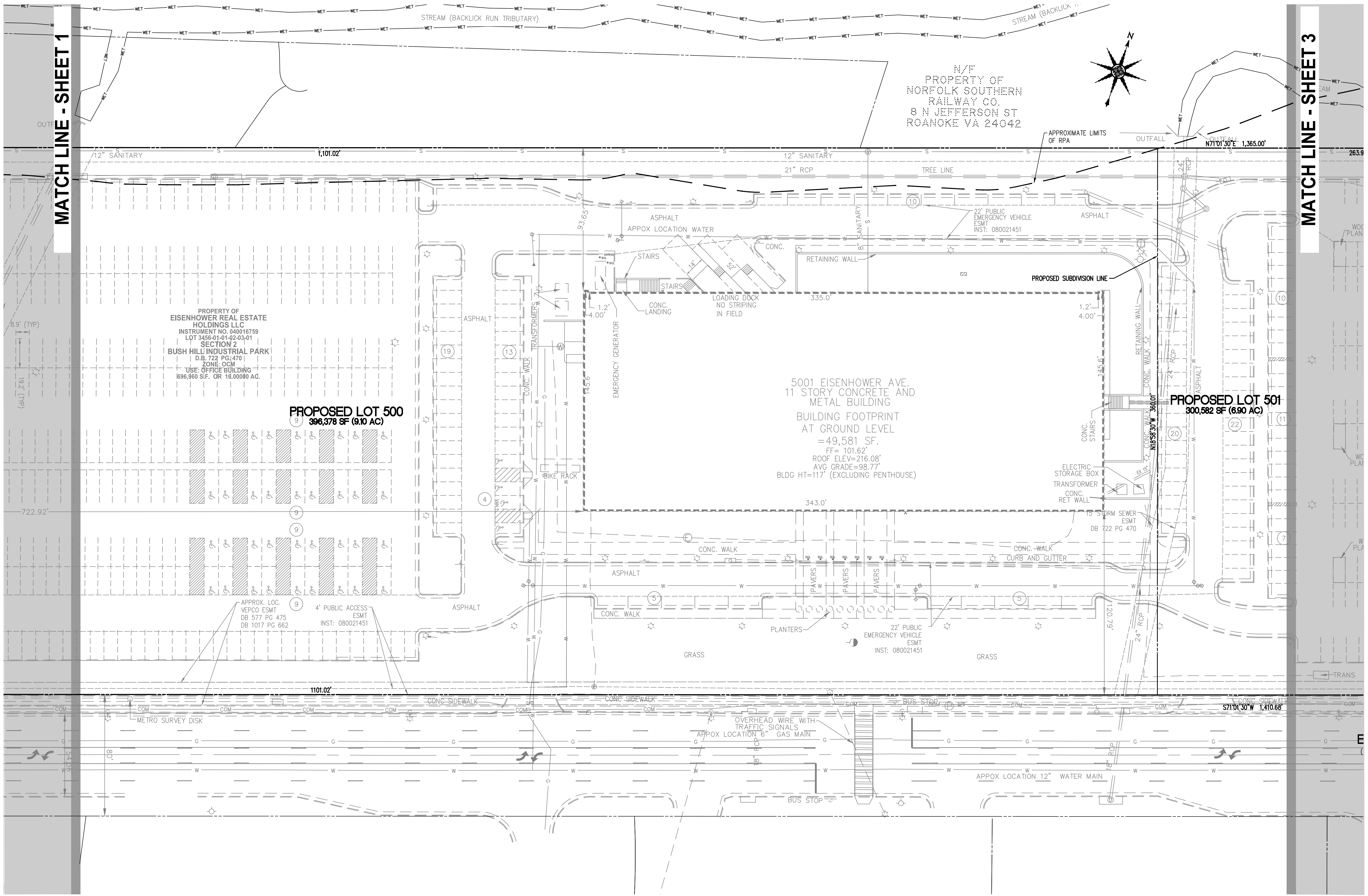
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_



MATCH LINE - SHEET 1

MATCH LINE - SHEET 3

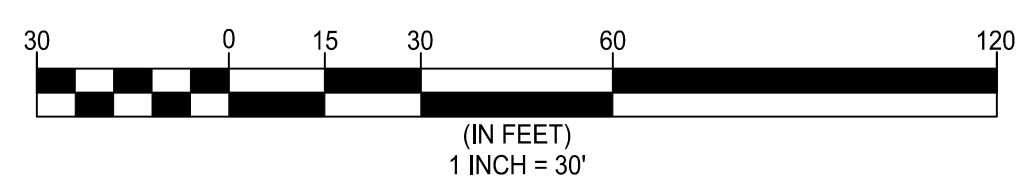
N/F  
PROPERTY OF  
NORFOLK SOUTHERN  
RAILWAY CO.  
8 N JEFFERSON ST  
ROANOKE VA 24042

PROPERTY OF  
EISENHOWER REAL ESTATE  
HOLDINGS LLC  
INSTRUMENT NO. 040016759  
LOT 3456-01-01-02-03-01  
SECTION 2  
BUSH HILL INDUSTRIAL PARK  
D.B. 722 PG.470  
ZONE: OCM  
USE: OFFICE BUILDING  
696,960 SF, OR 18.00000 AC.

5001 EISENHOWER AVE.  
11 STORY CONCRETE AND  
METAL BUILDING  
BUILDING FOOTPRINT  
AT GROUND LEVEL  
= 49,581 SF.  
FF = 101.62'  
ROOF ELEV = 216.08'  
AVG GRADE = 98.77'  
BLDG HT = 117' (EXCLUDING PENTHOUSE)

**PROPOSED LOT 501**  
300,582 SF (6.90 AC)

**PROPOSED LOT 500**  
396,378 SF (9.10 AC)

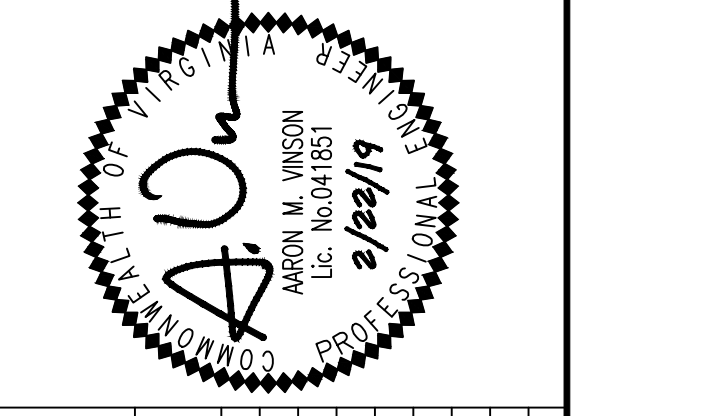


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DATE: 02/22/19  
SCALE: 1" = 30'

| DATE | DESCRIPTION | DATE | DESCRIPTION |
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**LOT 3456-01-01-02-03-01,**  
**SECTION 2**  
**BUSH HILL INDUSTRIAL PARK**  
**DEED BOOK 722 PAGE 470**  
CITY OF ALEXANDRIA, VIRGINIA

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DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN No. \_\_\_\_\_

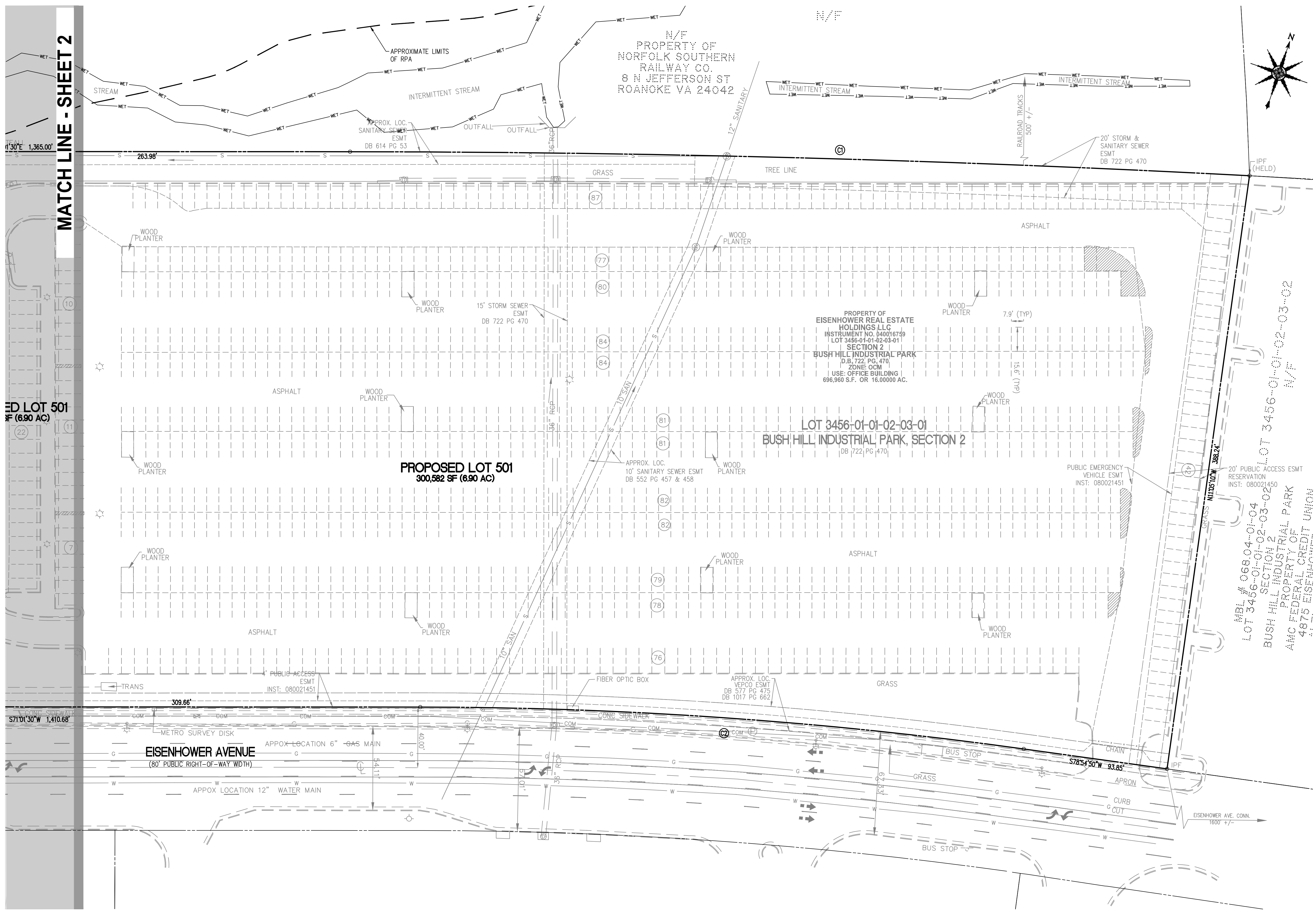
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

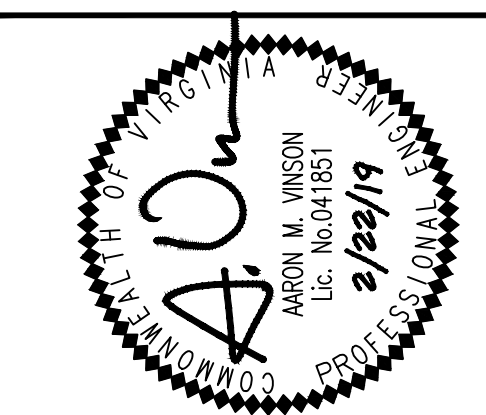
DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

MATCH LINE - SHEET 2



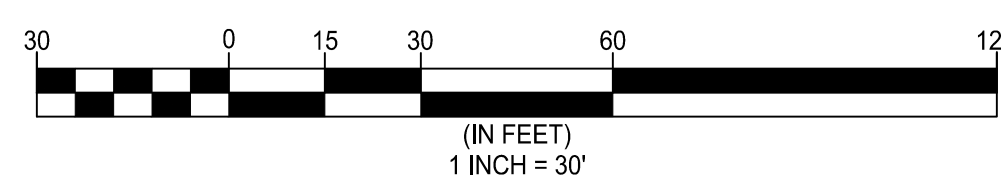
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|     |             |      |         |          |      |

**LOT 3456-01-01-02-03-01,  
 SECTION 2  
 BUSH HILL INDUSTRIAL PARK  
 DEED BOOK 722 PAGE 470  
 CITY OF ALEXANDRIA, VIRGINIA**

**PRELIMINARY SUBDIVISION PLAT**



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**APPROVED**  
 SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_



APPLICATION

[ ] Master Plan Amendment MPA# \_\_\_\_\_
[ ] Zoning Map Amendment REZ# \_\_\_\_\_

PROPERTY LOCATION: \_\_\_\_\_

APPLICANT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

PROPERTY OWNER:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Interest in property:

- [ ] Owner [ ] Contract Purchaser
[ ] Developer [ ] Lessee [ ] Other \_\_\_\_\_

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

- [ ] yes: If yes, provide proof of current City business license.
[ ] no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Print Name of Applicant or Agent Signature

Mailing/Street Address Telephone # Fax #

City and State Zip Code Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_
Legal advertisement: \_\_\_\_\_
ACTION - PLANNING COMMISSION \_\_\_\_\_ ACTION - CITY COUNCIL: \_\_\_\_\_

|             |
|-------------|
| MPA # _____ |
| REZ # _____ |

**SUBJECT PROPERTY**

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

| Address<br>Tax Map - Block - Lot | Land Use<br>Existing - Proposed |                | Master Plan<br>Designation<br>Existing - Proposed | Zoning<br>Designation<br>Existing - Proposed |                | Frontage (ft.)<br>Land Area (acres)   |
|----------------------------------|---------------------------------|----------------|---|--|----------------|---------------------------------------|
|                                  | Office                          | Mixed Use      | Eisenhower West<br>No change proposed             | OCM(100)                                     | CRMU-H         | Approx. 710 Linear Feet<br>6.90 acres |
| 1 068.04-01-04<br>_____<br>_____ | _____<br>_____                  | _____<br>_____ | _____<br>_____                                    | _____<br>_____                               | _____<br>_____ | _____<br>_____                        |
| 2 _____<br>_____<br>_____        | _____<br>_____                  | _____<br>_____ | _____<br>_____                                    | _____<br>_____                               | _____<br>_____ | _____<br>_____                        |
| 3 _____<br>_____<br>_____        | _____<br>_____                  | _____<br>_____ | _____<br>_____                                    | _____<br>_____                               | _____<br>_____ | _____<br>_____                        |
| 4 _____<br>_____<br>_____        | _____<br>_____                  | _____<br>_____ | _____<br>_____                                    | _____<br>_____                               | _____<br>_____ | _____<br>_____                        |

**PROPERTY OWNERSHIP**

Individual Owner                       Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

1. Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_
2. Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_
3. Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_
4. Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
Address: \_\_\_\_\_

|             |
|-------------|
| MPA # _____ |
| REZ # _____ |

**JUSTIFICATION FOR AMENDMENT**

(attach separate sheets if needed)

- 1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

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- 2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

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- 3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

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- 4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

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**Proffered Conditions**  
**5001 Eisenhower Avenue**  
**Rezoning #2019-0001**

**May 1, 2019**

Pursuant to Section 11-804 of the City of Alexandria Zoning Ordinance, 5001 Eisenhower Office Owner, LLC (the "Applicant") and Eisenhower Real Estate Holdings LLC (the "Owner") hereby proffer, as the contract purchaser and the current owner, respectively, of the land identified by the City of Alexandria with Real Estate Tax Assessment Number 068.04-01-20 for themselves and their successors and assigns, that development shall be in accordance with the following conditions (the "Proffers") if, and only if, Rezoning #2019-0001 as proposed by the Applicant is approved by the Alexandria City Council. This proffered rezoning applies solely to the portion of the property consisting of 6.90 acres, as shown on the attached subdivision plan as "Proposed Lot 501" and is generally described as the eastern portion of the property (the "Property").

1. Transition in Height: Development of the Property will incorporate a transition in building height with the greatest building heights located closest to the Metro Station.
2. Open Space and Community Feature:
  - a. Development will include a publicly-accessible open space, green path, green way or similar feature for place-making and community gathering.
  - b. If the Applicant is unable to provide the amount of on-site open space recommended by the Eisenhower West Small Area Plan, the Applicant shall:
    - i. Improve an area equal to the unachieved on-site open space in Backlick Run and/or adjacent RPA; or
    - ii. the Applicant shall provide a cash contribution of \$8 per square foot of open space area that is unable to be provided on-site.
3. Orientation: Any residential development of the Property fronting Eisenhower Avenue will include primary pedestrian building entrances facing Eisenhower Avenue. Any retail development of the Property will include retail entrance(s) which primarily face Eisenhower Avenue. Vehicular access for buildings shall be from an interior street or alley.
4. Parallel Road Reservation: Development of the Property will include a 45-foot wide right-of-way reservation along the northern property boundary paralleling Eisenhower Avenue for future City construction (or by others) of a pedestrian, bicycle and/or vehicular roadway connection or trail.
5. Underground Utilities. The Applicant shall install an underground electrical duct bank and/or conduit along the Eisenhower Avenue frontage of the Property subject to these proffers.
6. Affordable Housing Policy: Development will provide an affordable housing contribution to the City of Alexandria Housing Trust Fund. The affordable housing contribution of the development will be based on the City of Alexandria voluntary developer contribution for

Tier 1 by right residential development at the rate of \$2.99 per gross square foot of residential development on the Property up to a 1.5 FAR.

**APPLICANT**

**5001 EISENHOWER OFFICE OWNER, LLC**

a Delaware limited liability company

By: 

Name: Dezha M. Firstenberg

Title: Authorized Signatory

**OWNER**

**EISENHOWER REAL ESTATE HOLDINGS LLC**

a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



Tier 1 by right residential development at the rate of \$2.99 per gross square foot of residential development on the Property up to a 1.5 FAR.

**APPLICANT**

**5001 EISENHOWER OFFICE OWNER, LLC**

a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**OWNER**

**EISENHOWER REAL ESTATE HOLDINGS LLC**

a Delaware limited liability company

By: mat meyers

Name: MATTHEW MEYERS

Title: VICE PRESIDENT

Planning Director  
City of Alexandria, Virginia  
Office: 703-746-3804  
Cell: 571-329-3052

Begin forwarded message:

From: Chhaya Muth <[cmuth@accessnationalbank.com](mailto:cmuth@accessnationalbank.com)>  
Date: April 25, 2019 at 3:21:49 PM EDT  
To: "[Karl.moritz@alexandriava.gov](mailto:Karl.moritz@alexandriava.gov)" <[Karl.moritz@alexandriava.gov](mailto:Karl.moritz@alexandriava.gov)>, "[flood@stonebridge.us.com](mailto:flood@stonebridge.us.com)" <[flood@stonebridge.us.com](mailto:flood@stonebridge.us.com)>, "[kwire@wiregill.com](mailto:kwire@wiregill.com)" <[kwire@wiregill.com](mailto:kwire@wiregill.com)>  
Cc: Donnie Simpson <[dsimpson@simpsondev.com](mailto:dsimpson@simpsondev.com)>  
Subject: Victory Center Update

Ben, Karl, and Ken,

It was a pleasure meeting you. Thank you for taking the time to provide an update on the Victory Center project. On behalf of the Partnership we are excited at the opportunity and are in full support of rezoning to allow more density on the lot.

Please keep us updated on the application process and please let Donnie or myself know how we could help.

Best,

Chhaya



**Chhaya Muth**

VP, FSC Manager & RM  
2050-B Ballenger Avenue  
Alexandria, VA 22314  
Direct (703) 871-5701 | Main (703) 871-5700 | Fax (703) 778-1275  
[cmuth@AccessNationalBank.com](mailto:cmuth@AccessNationalBank.com)

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