



APPLICATION

☒ **Master Plan Amendment MPA#** _____

☐ **Zoning Map Amendment REZ#** _____

PROPERTY LOCATION: 2425 Mill Road _____

APPLICANT

Name: Red Fox Development LLC _____

Address: _____

PROPERTY OWNER:

Name: Hoffman Family LLC _____

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.

Kenneth W. Wire, _____ Wire Gill LLP

Print Name of Applicant or Agent

Signature

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

9/2/2025

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

MPA # MPA2025-00002

REZ # _____

SUBJECT PROPERTY

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

Address Tax Map - Block - Lot	Land Use Existing - Proposed		Master Plan Designation Existing - Proposed		Zoning Designation Existing - Proposed		Frontage (ft.)
	surface lot	Mixed-use building	Residential/ Commercial	Residential/ Commercial	CDD#2	CDD#2	Land Area (acres)
1 2425 Mill Road							3.12 ac.
2							
3							
4							

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 3% interest in such corporation or partnership.

- Name: See attached disclosure statement Extent of Interest: _____

Address: _____
- Name: _____ Extent of Interest: _____

Address: _____
- Name: _____ Extent of Interest: _____

Address: _____
- Name: _____ Extent of Interest: _____

Address: _____

Disclosure Attachment

Owner Entity:

1) Hoffman Family LLC

Hubert N. Hoffman, III	All Own Greater than 3%
Holly Nolting	
Thomas Hoffman	

c/o Hoffman Companies



MPA # MPA2025-00002

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:

Please see enclosed CDD #2 and Master Plan Amendment statement of support. The project generally complies with the guidance of the EESAP. The requested amendments either are technical in nature or meet the intent of the guidelines; however flexibility is necessary in the ultimate application of the guideline due to site specific reasons.

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:

The requested amendments to CDD #2 include a request to increase building height to 365' and to allow for density transfers within the CDD. The building height and density transfers allow for an iconic building in keeping with the EESAP spirit of the densest, transit-oriented redevelopment in the City of Alexandria.

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.

The property is adjacent to the I-495 beltway, Telegraph Road and Duke Street, all regional thoroughfares. The Applicant proposes the required parking to serve the building and utility infrastructure that will also meet City standards/requirements. The building is also 0.3 miles or a 6 min walk to the Eisenhower Metro Station.

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):

This request is not a conditional zoning approval per Section 11-804.



EISENHOWER EAST
BLOCK 3
CITY OF ALEXANDRIA, VIRGINIA
AUGUST 28, 2025

BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF EISENHOWER EAST, BLOCK 3, BEING AT THE INTERSECTION OF TELEGRAPH ROAD AND PERSHING AVENUE, BOTH VARIABLE WIDTH PUBLIC RIGHT-OF-WAYS; THENCE RUNNING WITH TELEGRAPH ROAD THE FOLLOWING SIX COURSES:

1. THENCE N 27°38'44" E A DISTANCE OF 26.42 FEET TO A POINT;
2. THENCE N 06°33'44" E A DISTANCE OF 92.44 FEET TO A POINT;
3. THENCE N 12°37'55" E A DISTANCE OF 113.70 FEET TO A POINT;
4. THENCE N 03°30'07" W A DISTANCE OF 28.39 FEET TO A POINT;
5. THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 21.58 FEET, A CENTRAL ANGLE OF 09°45'14", A RADIUS OF 126.74 FEET, WITH A CHORD LENGTH OF 21.55 FEET WHICH BEARS N 08°22'47" W TO A POINT;
6. THENCE N 01°43'55" E A DISTANCE OF 13.59 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF EISENHOWER EAST, BLOCK 3, AND AT THE INTERSECTION OF TELEGRAPH ROAD AND MILL ROAD, BOTH VARIABLE WIDTH PUBLIC RIGHT-OF-WAYS;

THENCE DEPARTING TELEGRAPH ROAD AND RUNNING WITH MILL ROAD THE FOLLOWING THREE COURSES:

1. THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 92.31 FEET, A CENTRAL ANGLE OF 01°15'22", A RADIUS OF 4211.13 FEET, WITH A CHORD LENGTH OF 92.31 FEET WHICH BEARS S 88°22'26" E TO A POINT;
2. THENCE WITH A REVERSE CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 168.15 FEET, A CENTRAL ANGLE OF 02°20'15", A RADIUS OF 4121.48 FEET, WITH A CHORD LENGTH OF 168.14 FEET WHICH BEARS S 87°49'59" E TO A POINT;
3. THENCE S 86°39'51" E A DISTANCE OF 79.72 FEET TO A POINT, SAID POINT BEING AT THE NORTHEAST CORNER OF EISENHOWER EAST, BLOCK 3, AT THE INTERSECTION OF MILL ROAD AND STOVALL STREET, BOTH VARIABLE WIDTH PUBLIC RIGHT-OF-WAYS;

THENCE DEPARTING MILL ROAD RUNNING STOVALL STREET THE FOLLOWING TWO COURSES:

1. THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 31.31 FEET, A CENTRAL ANGLE OF 85°26'51", A RADIUS OF 21.00 FEET, WITH A CHORD LENGTH OF 28.49 FEET WHICH BEARS S 43°56'26" E TO A POINT;
2. THENCE S 01°13'00" E A DISTANCE OF 325.79 FEET TO A POINT, SAID POINT BEING AT THE SOUTHEAST CORNER OF EISENHOWER EAST, BLOCK 3, AT THE INTERSECTION OF STOVALL STREET AND PERSHING AVENUE, BOTH VARIABLE WIDTH PUBLIC RIGHT-OF-WAYS;

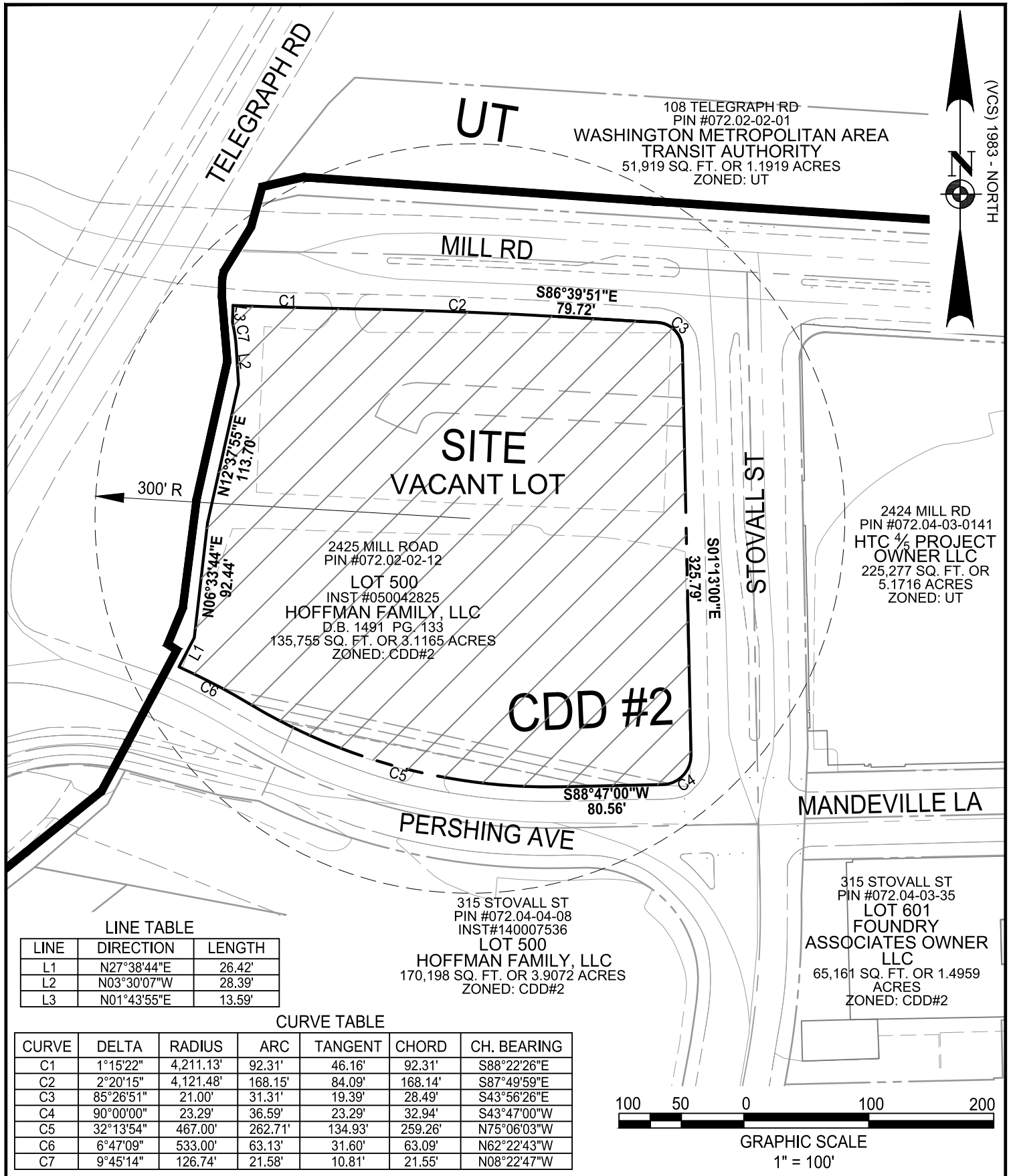
THENCE DEPARTING STOVALL STREET AND RUNNING WITH PERSHING AVENUE THE FOLLOWING FOUR COURSES:

1. THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 36.61 FEET, A CENTRAL ANGLE OF $90^{\circ}02'33''$, A RADIUS OF 23.29 FEET, WITH A CHORD LENGTH OF 32.95 FEET WHICH BEARS $S\ 43^{\circ}48'17''\ W$ TO A POINT;
2. THENCE $S\ 88^{\circ}47'00''\ W$ A DISTANCE OF 80.53 FEET TO A POINT;
3. THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 262.71 FEET, A CENTRAL ANGLE OF $32^{\circ}13'54''$, A RADIUS OF 467.00 FEET, WITH A CHORD LENGTH OF 259.26 FEET WHICH BEARS $N\ 75^{\circ}06'03''\ W$ TO A POINT;
4. THENCE WITH A REVERSE CURVE TO THE LEFT HAVING AN ARC LENGTH OF 63.13 FEET, A CENTRAL ANGLE OF $06^{\circ}47'09''$, A RADIUS OF 533.00 FEET, WITH A CHORD LENGTH OF 63.09 FEET WHICH BEARS $N\ 62^{\circ}22'43''\ W$ TO THE POINT OF BEGINNING;

CONTAINING 135,755 SQUARE FEET OR 3.1165 ACRES, MORE OR LESS



P:\Projects\24004058.00\EXHIBITS\Building and Structure Map Exhibit\VICINITY MAP.dwg, 8/29/2025 8:28:44 AM, _AutoCAD PDF (General Documentation).pc3



4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

VICINITY MAP EISENHOWER EAST, BLOCK 3

CITY OF ALEXANDRIA, VIRGINIA

DESIGN: AH

DRAWN: JS

CHECKED: KMW

DATE:

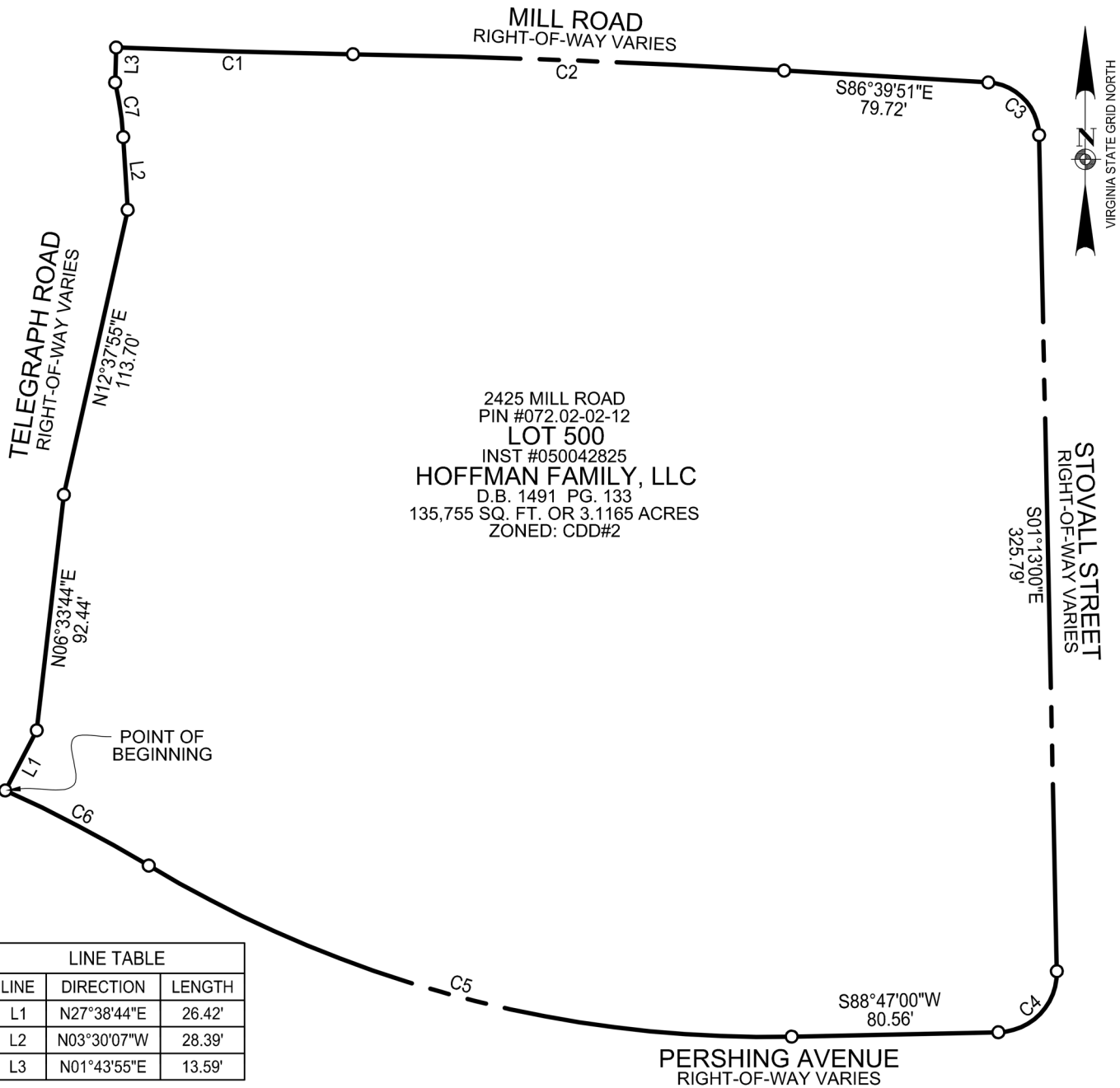
08/28/2025

SCALE: 1" = 100'

SHEET:

1 of 1

P:\Projects\24004058.00\SURVEYS\Exhibits\Hoffman Block 3 exhibit.dwg, 8/28/2025 12:02:52 PM, Matt.E.Baird, 1:1



9301 INNOVATION DRIVE
SUITE 150
MANASSAS, VA 20110

PH: 703.393.9887
www.imegcorp.com

METES AND BOUNDS EXHIBIT
LOT 500, HOFFMAN FAMILY, LLC
ALSO KNOWN AS
EISENHOWER EAST, BLOCK 3
CITY OF ALEXANDRIA, VIRGINIA

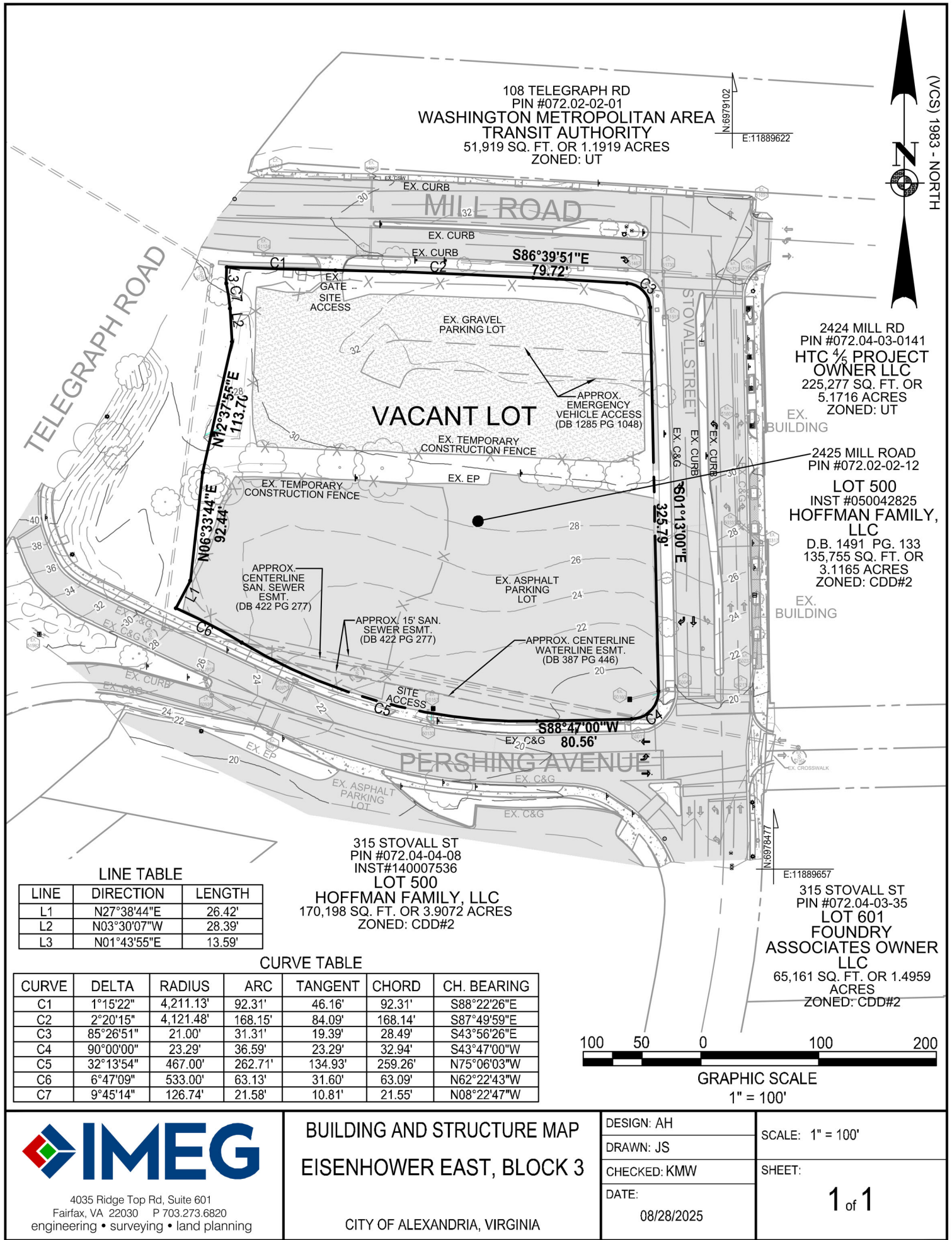
DRAWN:	MB
CHECKED:	CGH
DATE:	8/28/2025

SCALE: 1" = 60'

SHEET:

1 of 1

P:\Projects\2400405-8.00\EXHIBITS\Building and Structure Map.dwg, 8/29/2025 8:39:39 AM, DWG To PDF.pc3





APPLICATION

CDD DEVELOPMENT CONCEPT PLAN

CDD # 2 Amendment

[must use black ink or type]

PROPERTY LOCATION: 2425 Mill Road
TAX MAP REFERENCE: 072.02-02-12 **ZONE:** CDD #2
APPLICANT'S NAME: Red Fox Development LLC
ADDRESS: [REDACTED]
PROPERTY OWNER NAME: Hoffman Family LLC
ADDRESS: [REDACTED]
REQUEST: Amendment to CDD #2 to reflect proposed Block 3 development under separate cover

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 of the 1992 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 hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Ken Wire, [REDACTED] Wire Gill LLP

Print Name of Applicant or Agent

[REDACTED]

[REDACTED]

Mailing/Street Address

[Signature]
Signature

Telephone #
9/2/2025

Fax #

Email address

DO NOT WRITE IN THIS SPACE OFFICE USE ONLY

Application Received: _____

Date and Fee Paid: _____ \$

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL _____

application CDD development plan.pdf

5/6/15 Pnz/Applications, Forms, Checklists/Planning Commission

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

☐ the Owner ☐ Contract Purchaser ☐ Lessee or ☒ Other: Developer 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.

Red Fox Development LLC: Adam Peters, Greater than 3% 1800 N. Lynn St. #2804 Arlington, VA 22209

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. Adam Peters	[REDACTED]	Greater than 3%
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 Mill Road (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. See attached disclosure		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

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. Adam Peters	None	N/A
2. Hubert N. Hoffman, III	Yes; donation greater than \$100	Council member Jacinta Greene
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.

Sept. 2, 2025

Date

Ken W. Wire;

Printed Name

Wire Gill LLP


Signature

Disclosure Attachment

Owner Entity:

1) Hoffman Family LLC

Hubert N. Hoffman, III	All Own Greater than 3%
Holly Nolting	
Thomas Hoffman	

c/o Hoffman Companies



Block 3
CDD and MPA Amendments
Statement of Support
September 2, 2025

Summary of the Request

The following is a list of the Applicant's requested amendments to CDD #2 and the Eisenhower East Small Area Plan (EESAP) to allow for the proposed residential and retail development. These amendments allow for an iconic, transformative development at a primary location within the EESAP, across from the Wegman's development, viewed from primary regional thoroughfares of I-495/395, Telegraph Road and Duke Street. The development meets many of the EESAP recommendations and CDD #2 parameters, with the following exceptions:

1. CDD #2 Amendments to:
 - a) Update/revise the Cover Sheet development table to reflect the proposed square footage, open space, minimum commercial use, and building height; and
 - b) Update/revise Sheets C-300, C-400 and C-500 to reflect the proposed open space, rights of way sections and bike facility.
2. EESAP Master Plan Amendments and Deviations:
 - a) Revise Tables 1 and 6 to reflect Maximum Building Height from 250' to a maximum of 365'; and
 - b) Transfer 199,573 SF of base density from Block 9A/B to Block 3 in Table 5.

Context and Existing Conditions

Block 3 totals approximately 2.5 acres and is located between Stovall Street, Mill Road, Pershing Avenue, and an elevated portion of Telegraph Road. Block 3 is located west of the recently developed multifamily and retail Blocks 4 and 5 that include Wegman's. Block 3 is in the northwest corner of CDD #2. While most blocks within the CDD have developed, Block 3 along with Blocks 2, 9, and 12 have remained undeveloped. A variety of infrastructure improvements are planned within CDD #2 to support the proposed development and other future developments pursuant to CDD #2 and the EESAP. Improvements include streetscapes, cycle tracks, crosswalks, and significant improvements to the WMATA Eisenhower East Metro Station.

Zoning and Planning Guidance

The existing zoning of Block 3 is CDD #2. Recently, CDD #2 was amended and reinstated to allow for development that corresponds to the EESAP. Block 3 is approved for the following: residential and commercial use; a maximum of 250' in building height; an acre of open space between Blocks 2 and 3; and a total gross floor area of 1,615,000 SF.

Proposed CDD #2 and Master Plan Amendments and Deviations

The primary amendment the Applicant seeks is to increase building height from 250' to 362' (and up to a 365' maximum). The additional height will allow for a more prominent architectural expression, a variety of building heights atop the podium, and premier views both from and to Block 3. The additional height does not include a corresponding increase in density or residential units; it allows for sculpting of the building form in a more aesthetic manner. The other requested CDD and Master Plan Amendments are minor in nature and primarily serve as a record reflecting specific figures such as gross garage floor area and the configuration of open space, and rights-of-way. The Applicant also requests an amendment to the EESAP to modify the height and base density of both Block 3 and 9 to allow for an equitable, future distribution of affordable housing across the CDD area.

CDD Amendment Criteria

Below, the Applicant has addressed the CDD submission criteria pursuant to §5-604(C) in italics:

(3) A statement describing the project in narrative form and describing the relationship of the proposed development to the master plan guidelines for the district.

The proposed plan is generally consistent with the SAP guidance in terms of use, building form, site access and open space for the redevelopment contemplated for Block 2 in the CDD and EESAP. The Applicant seeks changes to height to allow for a more prominent development in a location of the City where height near a Metro Station is supported. As stated earlier, the proposed plan is consistent with the use, and other recommendations of the EESAP.

(4) A general description of how adjacent and neighboring properties will be protected from any adverse effects prompted by the proposed development.

The proposed multifamily is setback/situated a significant distance from other residential uses. The Applicant is providing a significant streetscape improvements, a cycle track, bike lanes and bike parking to encourage alternative modes of transportation, lessening the need for cars that create traffic. The Applicant oriented loading and garage access on Mill Road, away from the at-grade open space along Pershing Ave., the premier, walkable retail at the corner of Pershing and Stovall Street, and as far as possible from pedestrian paths to Metro. The proposed garage will be fully screened except for the access points.

(5) A statement setting forth the maximum height of buildings to be constructed.

The maximum requested building height for the Property is 362' (and up to a 365' maximum).

(6) A statement setting forth the maximum overall gross floor area and floor area ratio proposed, and the maximum gross floor area and floor area ratio proposed for each use in the proposed development.

The proposed net floor area of the Property is approximately 1,051,143 SF including the garage area. The gross floor area is approximately 1,176,643 SF.

(7) A statement setting forth the maximum number of dwelling units proposed, and an approximate breakdown of units by type and size.

The proposed multifamily residential building on the Property includes a maximum of 775 units with 767 proposed. The proposed unit types are enclosed with the DSUP submission.

(8) A statement setting forth the maximum number of parking spaces, and the general location and character, whether surface or structured, thereof.

The maximum parking provided will be 943 parking spaces, with up to 200 spaces for retail and 743 for residential. The parking garage is located within a multi-level podium less than 60'. One level of the garage is primarily underground. The parking garage is screened on all sides with a variety of treatments.

(9) A statement identifying those special amenities proposed for the development.

The primary public amenities proposed include the ground floor open space at the prominent corner of Pershing Ave. and Stovall Street; the cycle track/bike lane along Stovall Street; the new bike lane along Pershing Ave.; and new streetscape around the Property. Other distinctive features of the development include desirable retail at the corner of Stovall Street and Pershing Ave.; tall building towers and a variety of building heights adding visual interest to the neighborhood; and significant resident amenities atop the podium and other towers.

(10) A statement setting forth any proposed interim uses of the site or portion thereof, the proposed development schedule and phases for development, and, if applicable, requesting the division of the district into sections for the purpose of subsequent submissions under this section 5-600.

Interim uses in addition to those permitted through CDD #2 are not requested.

(11) A statement of the improvements, public or private, on or off site, proposed for construction or dedication, and an estimate of the timing of providing such improvements.

As the DSUP plans continue to develop the Applicant will provide a list of public and private easements or dedications including open space and sidewalks, at minimum.

CDD Amendment Approval Standards

Below, the Applicant has addressed the CDD Standards of approval pursuant to §5-604(H) in italics:

(1) The proposed development shall substantially conform to the city's master plan with respect to the general type, character, intensity, and location of uses, as reflected in the CDD guidelines of the applicable area plan.

The Applicant seeks amendments to CDD #2 to allow for a height increase. The Applicant does not propose an increase in density. The proposed road network/connections, building form/massing and open space are generally consistent with the EESAP.

(2) The proposed development shall preserve and protect to the extent possible all scenic assets and natural features of the land.

There is a lack of scenic assets and natural features on Block 3. Tree plantings and new ground level and above ground open space with a variety of amenities will also be provided.

(3) The proposed development shall be designed to mitigate substantial adverse impacts to the use and value of surrounding lands.

The proposed residential development on the Property is consistent with the residential character to the adjacent Block 4/5 Wegman's development, and the other built blocks of CDD #2. The podium with towers allows for a substantial setback from other residential uses. Adequate parking and other improvements promoting bicycling and walking, such as the cycle track and streetscapes, also mitigate traffic impacts to surrounding lands.

(4) The proposed development shall be designed in accordance with public facilities, services, transportation systems and utilities which are adequate for the development proposed, and which are available, or reasonably probable of achievement, prior to use and occupancy of the development.

Block 3 is near the Metro and will take advantage of the existing sidewalks, streetlights, etc. supporting pedestrian passage. CDD #2 includes an existing grid of streets that will support vehicular and bicycle access in and around the site. The proposed development includes connections to existing utilities that are adequate to serve future residents and commercial tenants. The proposed open space is part of a future network of open spaces that residents will be able to enjoy.

(5) The proposed development shall be designed to provide adequate recreational amenities and, if appropriate to the site, a comprehensive system of pedestrian, bicycle or other recreational paths which shall be carefully coordinated with the provision of open spaces, public facilities, vehicular access routes and mass transportation facilities.

As stated, the development will include new streetscapes, bike share station, bike lanes, a cycle track, and open spaces to serve future residents, patrons, and visitors of CDD #2/Eisenhower East.

(6) The proposed development shall provide a substantial number of residential units, including an affordable housing component.

The Applicant submitted an Affordable Housing Plan under separate cover.

Development Contributions

The Applicant agrees to provide a developer contribution consistent with Eisenhower East Implementation Fund. The Applicant also agrees to meet the City's current Green Building Policy and will provide on-site affordable housing and a monetary contribution to affordable housing.



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2025-10017

Project Name: Block 3

PROPERTY LOCATION: 2425 Mill Road

TAX MAP REFERENCE: 072.02-02-12

ZONE: CDD #2

APPLICANT:

Name: Red Fox Development LLC

Address: [REDACTED]

PROPERTY OWNER:

Name: Hoffman Family LLC

Address: [REDACTED]

SUMMARY OF PROPOSAL Mixed Use Development. Master Plan and CDD Amendments requested under separate cover.

MODIFICATIONS REQUESTED

SUP's REQUESTED Per ZO 8-100(A)(8), Exceed parking maximum for residential and retail/commercial uses and exclusion of loading space floor area per Section 7-2503

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 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.

Kenneth W. Wire [REDACTED] Wire Gill LLP

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

[Signature]
Signature

Telephone #

Fax #

Email address

Sept. 2, 2025

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and 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: (check one)

☐ The Owner ☐ Contract Purchaser ☐ Lessee or ☒ Other: Developer 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.

Red Fox Development LLC: Adam Peters, Greater than 3%

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OWNERSHIP AND DISCLOSURE STATEMENT

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2.		
3.		

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2.		
3.		

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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. Adam Peters	None	N/A
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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.

Sept. 2, 2025

Date

Ken W. Wire [REDACTED] Wire Gill LLP

Printed Name


Signature

Disclosure Attachment

Owner Entity:

1) Hoffman Family LLC

Hubert N. Hoffman, III	All Own Greater than 3%
Holly Nolting	
Thomas Hoffman	

c/o Hoffman Companies



- 2. Narrative description.** 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 6-9. (Attach additional sheets if necessary.)

The Applicant proposes new mixed-use development with a 365-foot tall residential building of up to 775 units and 40,000 SF of ground floor retail. This iconic building will be the tallest building in the City of Alexandria, and will provide a dynamic skyline with views north into D.C. and Masonic Temple. The innovative design and architecture complements existing development in Eisenhower East, while introducing a new aesthetic approach for the City of Alexandria. Concurrently with the DSUP request, the Applicant requests an SUP to exceed the required residential and commercial/retail parking. The Applicant also requests several amendments to CDD #2 and the EESAP. Please see enclosed CDD and MPA Amendments narrative under separate cover.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Typical for large residential building with 40,000 SF retail.

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

Typical building management staff for large residential building and 40,000 SF of retail. There will be 24/7 activity at this building because it is residential.

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

Day	Hours	Day	Hours
7	24	7	typical buisness hours

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

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

Typical noise for a large residential building and 40,000 SF of retail

B. How will the noise from patrons be controlled?

Building management staff and noise ordinance

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 residential trash from a large multifamily building and 40,000 SF of retail

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

Typical amount of residential trash from a large multifamily building and 40,000 SF of retail

C. How often will trash be collected?

Daily

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

Building management staff

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:

Building maintenance and cleaning supplies for both the residential and retail components of the building. Specific names, quantities and disposal methods are unknown at this time.

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

Building and site lighting, & secured resident and vehicular access

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ **Yes.** ☐ **No.** **For the retail, it is unknown at this time**

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.

It is unknown at this time due to uncertain retail tenants.

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?

718 residential and 120 retail/commercial

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

See DSUP plans Standard spaces

743 residential and 200 retail spaces are provided

 Compact spaces

 Handicapped accessible spaces

 Other

- 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? 2
- B. How many loading spaces are available for the use? 2
- C. Where are off-street loading facilities located? Inside the building garage
- D. During what hours of the day do you expect loading/unloading operations to occur?
Typical business hours
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

After initial lease up, residential loading will be infrequent & typical for multifamily building as lessees turn over. For retail space, loading could occur daily depending on the nature of the retail.

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?

Generally the existing street access is adequate and needed improvements are shown on the enclosed DSUP plans.