



Docket Item #2

Special Use Permit #2013-0041

2800 Eisenhower Avenue – Private Academic School

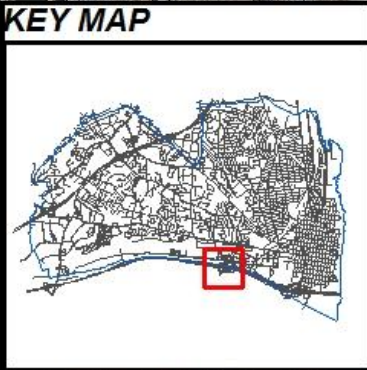
Application	General Data	
Consideration of a request for a special use permit to operate a private academic school with a parking reduction.	Planning Commission Hearing:	September 3, 2013
	City Council Hearing:	September 21, 2013
Address: 2800 Eisenhower Avenue	Zone:	OCM (100)/ Office commercial medium
Applicant: Westwood College represented by M. Catharine Puskar	Small Area Plan:	King Street/Eisenhower Avenue Small Area Plan

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 Reviewer: Amber K. Wheeler amber.wheeler@alexandriava.gov

PLANNING COMMISSION ACTION, SEPTEMBER 3, 2013: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



SUP #2013-0041
2800 Eisenhower Ave.

9/3/2013 N



I. DISCUSSION

The applicant, Westwood College, requests approval of a Special Use Permit to operate a private academic school at 2800 Eisenhower Avenue with a parking reduction.

SITE DESCRIPTION

The subject site consists of a 98,942 square foot parcel situated within the Alexandria Tech Center office park located on Eisenhower Avenue. The existing four story commercial office building encompasses 120,000 gross square feet with associated surface parking.



The immediate surrounding area is comprised of office, hotel, and institutional uses. The Pentagon Federal Credit Union is located to the northeast, Springhill Suites to the northwest, and the beltway to the south. Both the existing Strayer University and the proposed Stratford University campuses are located within the office park. Strayer University is located to the east at 2730 Eisenhower, and was permitted by a Special Use Permit (SUP #2685 and #2002-0036). Stratford University is proposed to the west at 2900 Eisenhower Avenue, and was approved by Special Use Permit (SUP#2013-00021).

PROPOSAL

The applicant proposes to operate a private academic school (Westwood College) in 32,610 square feet, which encompasses a portion of the first floor and the entire second floor of the 120,000 square feet office building. The applicant is proposing a total of 391 classroom seats. The projected student enrollment is 320 total students with a maximum of 170 students and 35 staff members attending the campus at any one time.

Hours of Operation: Limited to 7:00 a.m. to 11:00 p.m. (Monday – Friday)
Limited to 8:00 a.m. to 2:00 p.m. (Saturday)

Students: 320 maximum enrollment, 170 per maximum at any one time

Sessions: Daytime and Evening Classes

Employees: Average of 35 staff member maximum at any one time

Noise: No noise impacts are expected

Trash/Litter: Trash will be collected from an onsite dumpster daily

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the OCM (100)/Office commercial medium zone. Section 4-1003(X) of the Zoning Ordinance allows a private academic school with more than 20 students on the premises at any one time in the office commercial medium zone with a Special Use Permit.

The proposed use is consistent with the King Street/Eisenhower Avenue Small Area Plan chapter of the Master Plan which designates the property for office and commercial use.

PARKING

According to Section 8-200(A)(11) of the Zoning Ordinance, a private academic school requires one space per two seats. The school will contain 391 total seats, however the utilization projections estimate 170 students and 35 staff will be present on campus at any one time. Based on the requirement of one space per two occupied seats, 85 spaces will be required for the private academic school.

The site contains 65 onsite parking spaces dedicated to the school use and 20 leased offsite parking spaces for a total of 85 required spaces. Per section 800-200(C)(4) offsite parking spaces must be located within 300 feet of the educational site. The distance between the school and the proposed offsite parking garage exceeds this distance requirement. The garage is located approximately 380 feet from the school site at 2960 Eisenhower Avenue, therefore requiring a parking reduction.

II. STAFF ANALYSIS

Staff recommends approval of the applicant's request to operate a private academic school, Westwood College, located at 2800 Eisenhower Avenue with a parking reduction. The private academic school is an appropriate use in the Alexandria Tech Center, and will provide additional educational opportunities within the City with no significant impacts to the surrounding community. The applicant will provide required parking with onsite and offsite parking within a reasonable walking distance of the school.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit requests.

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)

2. The maximum number of students that may attend the Westwood College private academic school at any one time shall be 170 students. (P&Z)
3. The applicant shall maintain sufficient parking onsite and offsite (as authorized by the P&Z Director) to support the maximum number of students, based on a ratio of one space for each two occupied seats. (P&Z)
4. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
5. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
6. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 p.m. and 7:00 a.m. (T&ES)
7. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)
8. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up to prevent an unsightly or unsanitary accumulation once each day that the business is open to the public. (T&ES)
9. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
10. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Karl Moritz, Deputy Director;
Amber K. Wheeler, Urban Planner

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services

City Code Requirements:

- F-1 This property and building are located within the 100-yr floodplain. Due to the fact that this SUP does not amount to a "Substantial Improvement" as defined by City ordinance, this project is not subject to the Floodplain District regulations. However, the owner(s) of this property should be advised that flooding can and does occur at this location up to approximately elevation 11' (City Datum) and to ensure safety the project the owner(s) is advised to comply with Section 6-307 (D) "Water heaters, furnaces, electrical distribution panels and other critical mechanical or electrical installations shall not be installed below the 100-year-flood level. Separate electrical circuits that serve areas below the 100-year-flood level shall be dropped from above." (T&ES)
- F-2 It is also advised that no food storage or preparation areas be located below the 100-year-flood level (elevation 11'). (T&ES)
- R-1 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-2 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-3 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-4 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)
- R-5 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up to prevent an unsightly or unsanitary accumulation once each day that the business is open to the public. (T&ES)
- R-6 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- C-1 Per Section 6-307 Other Conditions, (B): "All uses, activities and development occurring

within any floodplain district shall only be undertaken in strict compliance with the Virginia Uniform Statewide Building Code (VA USBC)." (T&ES)

- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Enforcement

No comments.

Health

No comments received.

Parks and Recreation

No comments received.

Police Department

No comments.

Human Services

No comments received.

REVISED



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2013-0041

PROPERTY LOCATION: 2800 Eisenhower Avenue

TAX MAP REFERENCE: 071.04-02-09 ZONE: OCM(100)

APPLICANT:

Name Westwood College

Address 7604 Technology Way, Suite 400, Denver, CO 80237

PROPOSED USE: Applicant requests a SUP to allow a private school use.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 staff and Commission Members to visit, inspect and photograph the building premises land etc connected with the application.

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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

Westwood College
By: M. Catharine Puskar, Attorney/Agent M. Catharine Puskar/SM 6/25/13

Print Name of Applicant or Agent Walsh, Colucci, Lubeley, Emch & Walsh, P C
Signature Date
2200 Clarendon Blvd, Suite 1300 703-528-4700 703-525-3197
Mailing/Street Address Telephone # Fax #


Arlington, VA 22201 cpuskar@ari.thelandlawyers.com
City and State Zip Code Email address

ACTION-PLANNING COMMISSION: DATE:
ACTION-CITY COUNCIL: DATE:

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PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2800 Eisenhower Avenue, I hereby
(Property Address)
grant the applicant authorization to apply for the school use as
(use)
described in this application

Name Hub Properties Trust Phone 617-796-8390
Please Print
Address Two Newton Place, 255 Washington Street, Suite 300, Newton, MA 02458 Email: dlepore@reitmr.com
Signature:  Date: June 25, 2013
David M. Lepore
Senior Vice President

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Hub Properties Trust is a wholly owned subsidiary of Commonwealth REIT.

Commonwealth REIT is a publicly traded real estate investment trust (NYSE: CWH).

Hub Properties Trust makes no representation with regard to the shareholders of Commonwealth REIT.

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 Ownership Attachment		
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 2800 Eisenhower Avenue (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 Ownership Attachment		
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 require 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 indicated 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 bus ness 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.	None		
2			
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.

6/25/13
Date

M. Catharine Puskar
Printed Name

M. Catharine Puskar
Signature

SUP2013-0041

Ownership Attachment
June 25, 2013

Applicant

Alta Colleges, Inc. d/b/a Westwood College
7604 Technology Way, Suite 400
Denver, Colorado 80237

Housatonic Partners
800 Boylston Street, Suite 2220
Boston, Massachusetts 02199

Housatonic Partners, as fund manager, serves as General Partner in nine individual equity funds that collectively own approximately 32% of Alta Colleges, Inc. While each of the nine equity funds is its own legal entity, no single fund/entity owns more than 25% or more of Alta Colleges, Inc.

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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 N/A

[] No. The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. 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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

See Attached Narrative Description

Lined area for narrative description.

3. Narrative Description

Westwood College (the "Applicant") requests a special use permit to allow for a private school use within 32,610 square feet of an existing office building identified as Alexandria Tech Center located at 2800 Eisenhower Avenue and identified as Tax Map Reference 071.04-02-09 (the "Subject Property").

The Applicant is an institution of higher learning that offers associate's degrees and bachelor's degrees throughout the United States. Classes are offered during the day, in the evenings, and on weekends. Westwood College specializes in offering programs in high-demand fields such as technology, healthcare, business, design, justice and industrial services.

The Applicant seeks approval to allow a school use with up to 170 students on-site at any one time and with up to 35 staff and faculty present at any given time. The school will operate from 7:00 a.m. to 11:00 p.m. Mondays through Fridays as well as Saturdays from 8:00 a.m. to 2:00 p.m. Students may attend classes during the day or at night. The Applicant will work to ensure that enrollment is spread between different days of the week and distributed between daytime and nighttime hours.

The Applicant has access to a total of 85 parking spaces to accommodate up to 170 students on-site at any one-time. Sixty-five (65) parking spaces will be provided on-site in the Property's parking garage. The spaces will be shared among all building tenants. An additional 20 parking spaces will be provided off-site, approximately 430 feet from the Property. Although the Applicant has access to 85 parking spaces, the Applicant requests a parking reduction due to the fact that 20 of the parking spaces are located farther than 300 feet from the Property. The additional spaces are only approximately 1/8 mile from the Property which is a comfortable walking distance for students and staff. Additionally, the Property is also within convenient walking distance of Metrobus routes as well as the Eisenhower Avenue Metro station which will provide an alternative option for students and staff members.

The Applicant looks forward to increasing its ability to provide quality education to residents and employees within Alexandria and throughout Northern Virginia in a convenient, accessible location.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
 a new use requiring a special use permit,
 an expansion or change to an existing use without a special use permit,
 an expansion or change to an existing use with a special use permit,
 other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
Approximately 170 students at any one time

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
Approximately 35 total staff and faculty at any one time

6. Please describe the proposed hours and days of operation of the proposed use.

Day: <u>Monday through Friday</u>	Hours: <u>7:00 a.m. to 11:00 p.m.</u>
<u>Saturday</u>	<u>8:00 a.m. to 2:00 p.m.</u>
_____	_____
_____	_____

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
None other than the arrival and departure of students, faculty, and staff

B. How will the noise be controlled?
Applicant will monitor noise levels to ensure compliance with the City's noise ordinance

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

No odors are anticipated with the proposed use.

9. Please provide information regarding trash and litter generated by the use

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Incidental paper and food waste

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Varies

C. How often will trash be collected?

Daily

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

Trash receptacles on the property.

10. 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

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11. 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

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons? Applicant will comply with all applicable regulations and conditions.

ALCOHOL SALES

13.

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

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use

- _____ Standard spaces
- _____ Compact spaces
- _____ Handicapped accessible spaces.
- 85 Other. *See attached discussion in Narrative Statement.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?
 Yes No

B. Where is required parking located? (check one)

on-site *See attached discussion in Narrative Statement.

off-site

If the required parking will be located off-site, where will it be located?

20 spaces will be located an an adjacent parking garage.

PLEASE NOTE: 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.

C. 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.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use

A. How many loading spaces are available for the use? N/A

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?
 Yes No

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- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

16. 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?

Street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No
Do you propose to construct an addition to the building? Yes No
How large will the addition be? _____ square feet

18. What will the total area occupied by the proposed use be?

32,610 sq. ft. (existing) + 0 sq. ft. (addition if any) = 32,610 sq. ft. (total)

19. The proposed use is located in: (check one)

- a stand alone building
 a house located in a residential zone
 a warehouse
 a shopping center. Please provide name of the center: _____
 an office building. Please provide name of the building: Alexandra Tech Center
 other. Please describe: _____

End of Application

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APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental Information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The Applicant requests a parking reduction from 85 to 65 spaces. Although a total of 85 spaces are being provided (with 65 on-site and 20 off-site, less than 1/4 of a mile away), the off-site spaces are farther than the 300 feet distance permitted in the Zoning Ordinance thereby requiring a technical "parking reduction" request. See attached statement of justification for more details.

2. Provide a statement of justification for the proposed parking reduction.

See attached statement of justification.

3. Why is it not feasible to provide the required parking?

The parking available on-site must serve both the school use and other office uses in the building. The parking for the building has been allocated on a square footage basis as though this were an office use. However, based on the Zoning Ordinance, the school use requires more parking than the office uses, resulting in a 20 space deficit on-site.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

Yes No

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

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**Statement of Justification – Parking Reduction
Westwood College**

PLANNING & ZONING

Westwood College (the "Applicant") proposes to operate a private school in approximately 32,610 square feet within the building located at 2800 Eisenhower Avenue (the "Property"). Given that there will be a maximum of 170 students on-site at any time, a total of 85 parking spaces is required to be provided on the Property or within 300 feet of the Property. Although a total of 85 parking spaces are being provided for the proposed use (with 65 spaces located on-site and 20 spaces located within 1/8 mile from the Property), the offsite spaces are farther than the 300 foot distance permitted in the Zoning Ordinance, thereby necessitating this technical "parking reduction" request.

The Applicant proposes to provide a total of 65 parking spaces in the parking garage on the Property. The parking spaces will be shared among all building tenants and will not be specifically assigned to Westwood College. The parking available in the garage is allocated on a per square foot basis as though all uses in the building were office. However, based on the Zoning Ordinance, the school use requires more parking than the office use which results in a 20 space parking deficit within the garage on the Property. The Applicant has leased an additional 20 parking spaces in an off-site garage located approximately 430 feet from the Property as shown on the attached graphic. Once again, the 20 spaces will be shared among all tenants and not specifically assigned to Westwood College.

The additional 20 parking spaces are located within 1/8 mile of the Property. Planning principles associated with walkable communities are premised upon a 1/4 to 1/2 mile walkshed as being an acceptable distance to expect individuals to walk to reach their destination. Accordingly, the 1/8 mile distance from the adjacent parking garage to the Property is well within that acceptable walkshed. In addition, the Applicant anticipates that its students will take advantage of the nearby Eisenhower Avenue Metro Station and the Metrobus line on Eisenhower Avenue.

In sum, the Applicant will provide a total of 85 parking spaces to meet the Zoning Ordinance parking requirement. The Applicant requests a parking reduction simply because 20 of the parking spaces are not located within 300 feet of the Property as required under the Zoning Ordinance. Given that the 20 additional spaces are located within a comfortable walking distance of the Property, a modification of the Zoning Ordinance is justified.



80P2013-0041

Simpson.

2331 Mill Road
Suite 150
Alexandria, Virginia 22314
Tel: 703 299-0029
Fax: 703-299-0020

July 26, 2013

Mr. Doug Porter
Vice President, Real Estate
Westwood College
10249 Church Ranch Way
Westminster, CO 80021

Dear Mr. Porter,

This letter shall confirm that Simpson Properties, Ltd., is willing to lease to Westwood College up to twenty (20) unreserved parking spaces, at the market rental rate, in its garage located at 2960 Eisenhower Avenue in the Alexandria Tech Center Office Park, just two buildings to the west of 2800 Eisenhower Avenue Building.

Please feel free to contact me at (703) 928-7578 with any questions or concerns.

Best regards,


Lawrence Kahan
Simpson Properties, Ltd.

Simpson Properties, LTD.

Commercial Real Estate Services

22

www.simpsondev.com

SUP 2013-004

Westwood College
2800 Eisenhower Ave

RECEIVED
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PLANNING & ZONING

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23



Parking Garage
20 spaces

Approx. 430'
between buildings

2800 Eisenhower Ave
65 on site spaces.

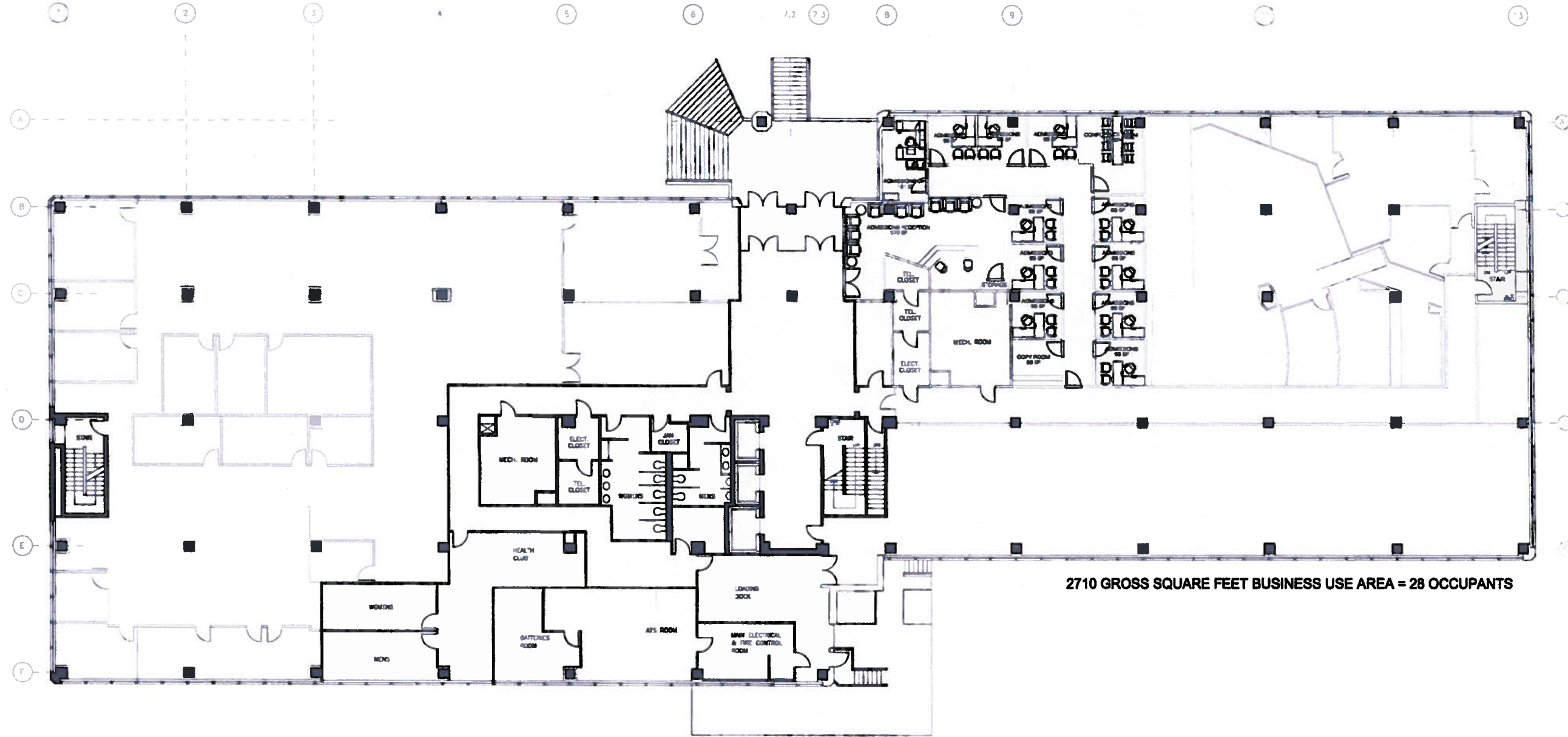
Westwood College
2800 Eisenhower Ave



REVISED

at





Layout prepared subject to on-site visit and field verification of provided plans.

FIRST FLOOR



TEST FIT ANALYSIS
2800 EISENHOWER AVENUE, ALEXANDRIA, VA
 NOT TO SCALE
 DATE: 06/13/2013
 © COPYRIGHT 2013

Atul P. Karkhanis
 Licensed Architect, Commonwealth of Virginia
 2514 WEST PETERSON AVENUE
 CHICAGO, IL 60659
 PHONE 773.508.5533 FAX 773.508.5757



Layout prepared subject to on-site visit and field verification of provided plans.



SECOND FLOOR



TEST FIT ANALYSIS
2800 EISENHOWER AVENUE, ALEXANDRIA, VA

NOT TO SCALE
 DATE: 06/13/2013

© COPYRIGHT 2013

Atul P. Karkhanis
 Licensed Architect, Commonwealth of Virginia
 2514 WEST PETERSON AVENUE
 CHICAGO, IL 60659
 PHONE: 773.508.5633 FAX: 773.508.5757

DRAWING NUMBER
85-039

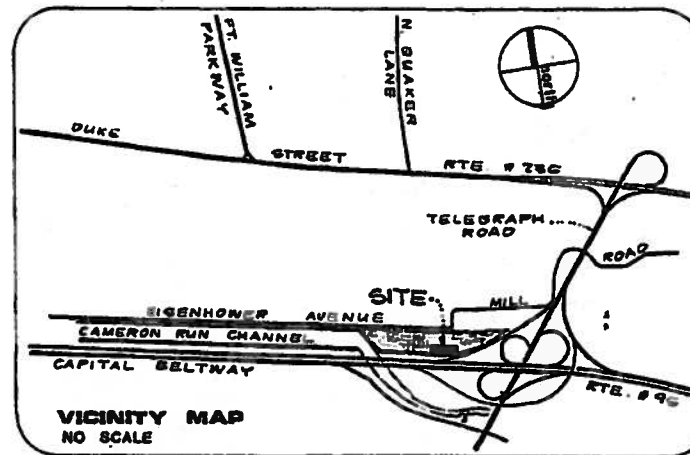
15-009
1 of 3
Site Plan
Woodward & Lothrop Office Bldg
PLANNING CORPORATION - FINE, CALIFORNIA

DRAWING NUMBER
85-039

DRAWING NUMBER
85-039

SEWER AS BUILT

- EX. MH. TOP = 20.10
INV. = 19.76 (16" IN)
INV. = 19.43 (18" IN)
INV. = 19.09 (18" IN)
INV. = 18.61 (27" OUT)
- EX. C.I. TOP = 20.37
INV. = 19.76 (16" OUT)
- EX. C.I. TOP = 19.16
INV. = 18.44 (18" OUT)
- EX. MH. TOP = 19.92
INV. = 18.94 (18" IN)
INV. = 18.16 (18" IN)
INV. = 17.97 (27" IN)
INV. = 17.65 (30" IN)



**WOODWARD & LOTHROP
OFFICE BLDG.**

ALEXANDRIA TECH CENTER

City of Alexandria, Virginia

OWNER/DEVELOPER

ALEXANDRIA TECH CENTER ASSOCIATES
C/O SIMPSON DEVELOPMENT CORPORATION
P.O. BOX 19266
ALEXANDRIA, VIRGINIA 22320
PHONE NO. 648-4700

BENCH MARK

METRO MONUMENT J-104, BRASS DISK FOUND
NEAR NW CORNER OF STORM STRUCTURE "4"
ON SOUTH SIDE OF EISENHOWER AVENUE
ELEVATION = 20.41 N.G.V.D. 1929.

ZONING TABULATION

SITE TAX MAP LOCATION	PART OF PARCELS 71 00-01-04-01 & 71 00-02-04-01
PLANNING DISTRICT	HH
HEIGHT DISTRICT	HH
ZONE	OFFICE
SITE PLAN LIMITS	100,000
PROPOSED USE	OFFICE
NO. OF STORIES	4
F.A.R. ALLOWED	20 x 100,000 SQ. FT. MAX. OCC. 2
GROSS FLOOR AREA	100,000
NET FLOOR AREA	100,000
F.A.R. PROPOSED	1.25
HEIGHT OF BUILDING ALLOWED	150'
PROPOSED (AVG. HEIGHT OF TALLEST BUILDING)	60'(MAX)
SET BACK:	
FRONT YARD	NONE
SIDE YARD	NONE
REAR YARD	NONE

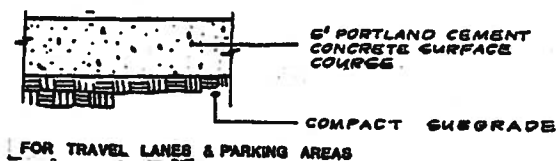
PARKING TABULATION

PARKING REQUIRED:	(100,000 ÷ 400) 250 SPACES
PARKING PROVIDED:	
STANDARD	60 SPACES
COMPACT	192
HANDICAP	4
TOTAL	256 SPACES

GENERAL NOTES

- 1) NO TITLE REPORT FURNISHED.
- 2) THE PROPERTY DELINEATED HEREON IS SHOWN ON CITY OF ALEXANDRIA ASSESSMENT MAP 71.00-02 PARCELS 4-01 & 4-02.
- 3) ALL UTILITIES ON & OFF-SITE SHALL BE PLACED UNDERGROUND.
- 4) AS MUCH DETENTION AS POSSIBLE EASTERN PORTION OF OUR SITE WILL BE RETAINED BY ROOF TOP DETENTION.
- 5) GRADES ON SITE WILL BE SUCH THAT OVERALL GRADINGS WILL NOT RAISE THE EXISTING FLOOD PLAIN MORE THAN 4" AFTER FINAL GRADES HAVE BEEN ESTABLISHED.
- 6) WARNING SIGNS SHALL BE PLACED INSIDE AND OUTSIDE GARAGE AREAS STATING THAT GARAGES ARE SUBJECTS TO FLOODING DURING 100 YR. STORMS.
- 7) 100 YR. FLOOD PLAIN ELEVATION IS @ 26.002. BUILDING PLAN MUST BE SUBMITTED TO TESS FOR APPROVAL.
- 8) SITE LIGHTING PLAN WILL BE SUBMITTED WITH FINAL SITE PLAN FOR APPROVAL. LIGHT WILL BE PROVIDED AT A RATE OF NOT LESS THAN 1 LUMEN PER SQUARE FOOT.
- 9) APPROVAL OF PLANTING NEAR EXISTING POWER LINES WILL REQUIRE APPROVAL OF VIRGINIA POWER COMPANY.
- 10) ALL UTILITIES MUST COMPLY WITH FLOOD PLAIN ORDINANCE SECTION 7-6-67.
- 11) GROUND LEVEL PARKING SHALL BE "AS-BUILT" SUBJECT TO FLOODING.
- 12) PROVIDE MINIMUM 5% OF PARKING SPACES FOR FREE CARPOOLING MONDAY - FRIDAY UNTIL 10:30 AM.
- 13) EXISTING AGREEMENT ON ORIGINAL PLAN FOR HELIPORT (P22) WILL BE EXTENDED UNTIL DECEMBER 31, 1985.

PAVEMENT SECTIONS



APPROVED
DEPT. OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
ALEXANDRIA, VIRGINIA
Dayton L. Cook
COMMISSIONER OF PLANNING COMMISSION

Released
10-29-81
CWB



85-039

Holland Engineering
110 North Royal Street · Alexandria, Virginia (703) 548-2188

SURVEYING
ENGINEERING
LAND PLANNING

SHEET
1 of 1

85-039

DRAWING NUMBER
85-039

65-019
2-1-78
Woodward & Lothrop Off-Hour Bldg
110 N. Royal St., Alexandria, VA 22304

DRAWING NUMBER

DRAWING NUMBER

ITEM	EXISTING	PROPOSED
CONTOURS	---	---
SPOT ELEVATIONS	12-6	12-6
SEWER MAINS	---	---
WATER MAINS	---	---
TELEPHONE LINES	---	---
POWER LINES	---	---
CONCRETE WALK	---	---
PAVING	---	---
HEADER CURB	---	---
CURB & GUTTER	---	---

CONTRACTOR'S NOTE

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

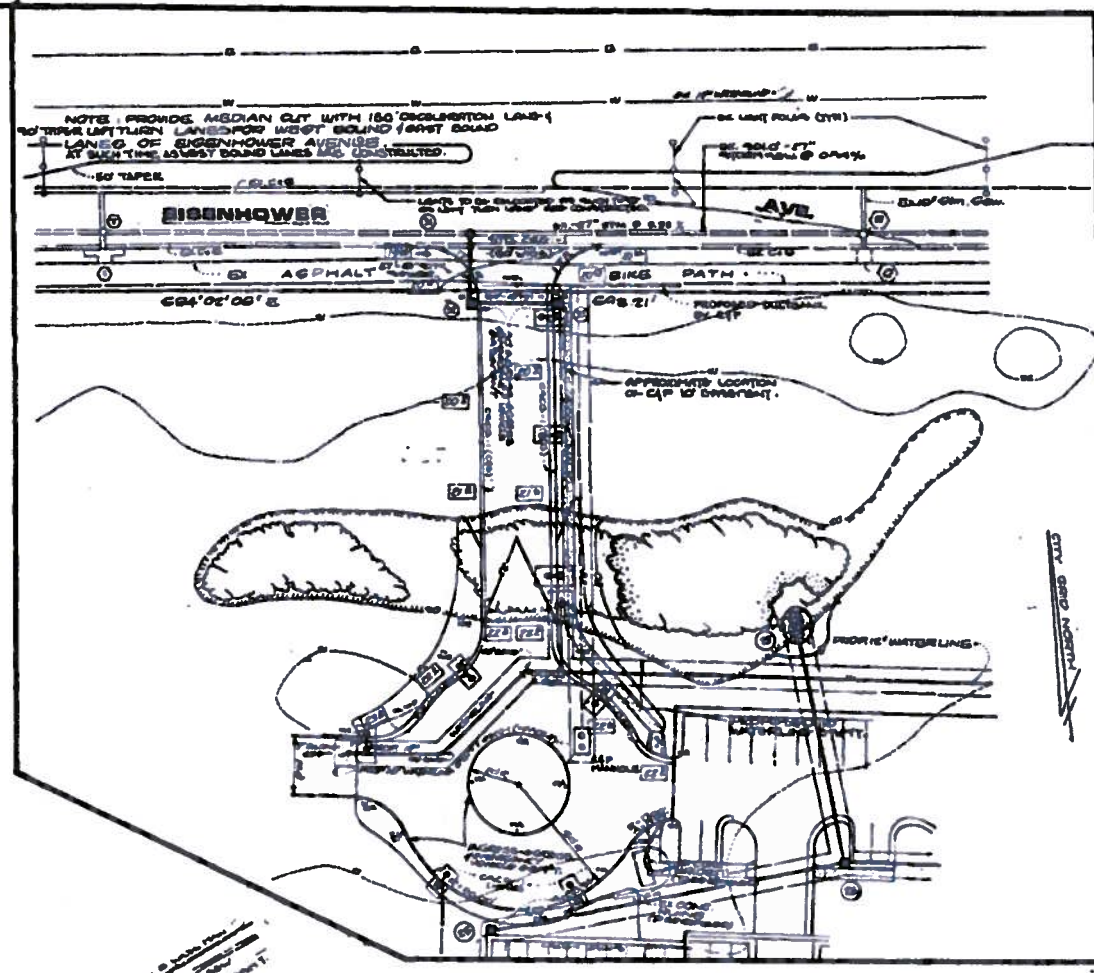
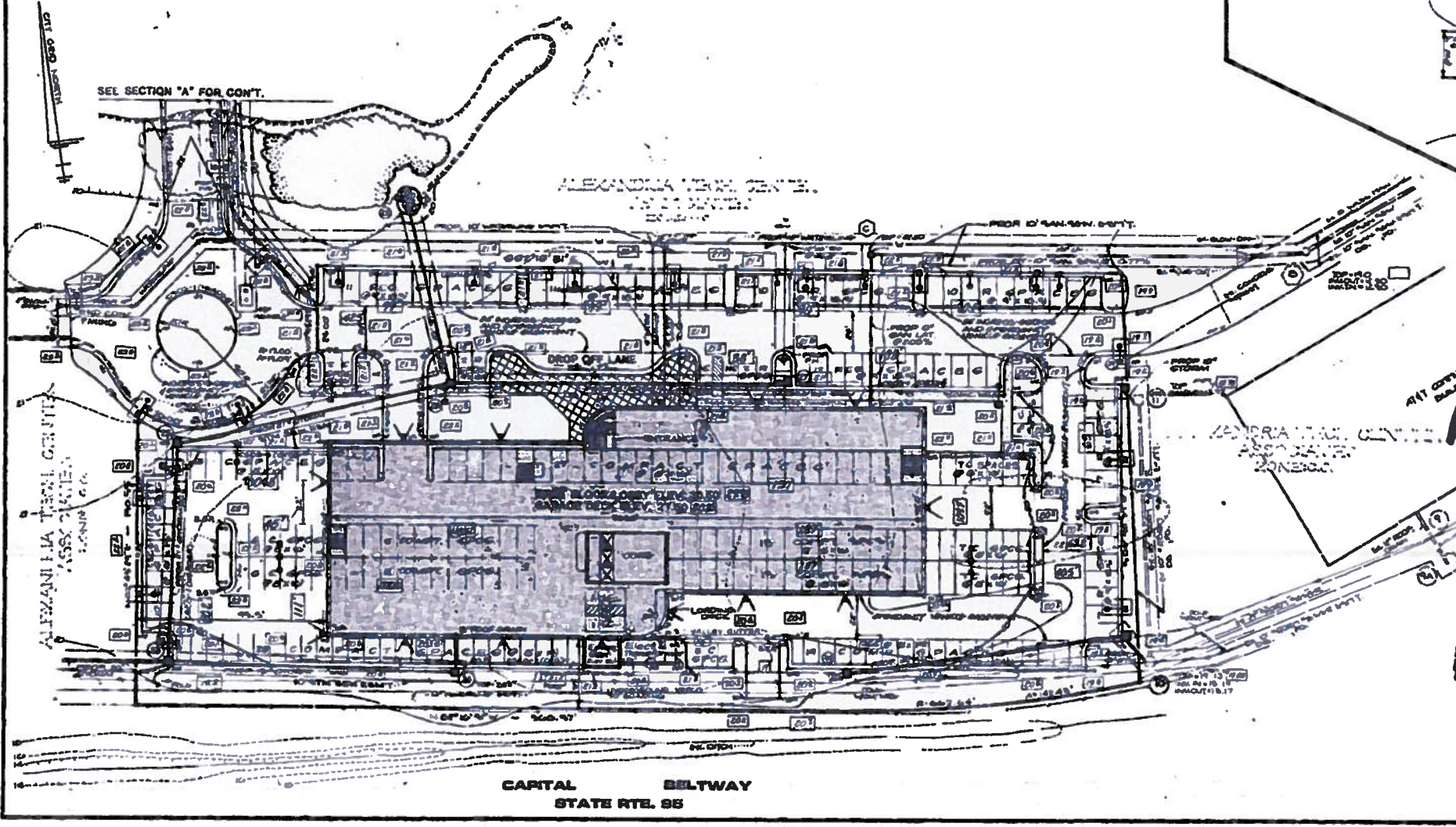
UTILITY NOTE THE UNDERGROUND UTILITIES ARE SHOWN FROM AVAILABLE RECORDS BUT THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE BEEN SHOWN ON TO FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY ALL CRITICAL CROSSINGS. IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE NOT SHOWN ON THE PLANS, REVISIONS SHALL BE MADE AT THAT TIME.

- GENERAL CONSTRUCTION NOTES**
1. Unless otherwise noted all radii are 5.0'.
 2. All regular parking spaces (R) are 9' x 18.0'.
 3. All handicapped spaces are 21' wide when double lined up. The 5.0' spaces with a 5.0' access to curb.
 4. All compact spaces are 9' x 15' or 9' x 15' when there is an overhang with no obstructions.
 5. Proposed circle shall be placed 60 feet of the left curb.

LIGHTING LEGEND

16' POST WITH MINIMUM 5000 SODIUM VAPOR LAMP.

WALL MOUNTED LAMPS WITH MINIMUM 5000 SODIUM VAPOR LAMP MINIMUM OF 10' OF GROUND SURFACE. (LIGHTING SHALL PROVIDE A MINIMUM OF 1 LUMEN PER SQUARE FOOT)



SECTION "A"
SCALE: 1" = 30'

Release 10-29-81
CWD

APPROVED

DEPT. OF PUBLIC WORKS AND
CITY OF ALEXANDRIA

[Signature]

10-23-78 *[Signature]*

FINAL SITE PLAN
WOODWARD & LOTHROP BLDG.
ALEXANDRIA TECH CENTER
CITY OF ALEXANDRIA, VIRGINIA



85-039

Holland Engineering
Phone 548 2188
110 N. Royal St., Alexandria, Virginia
ENGINEERS - SURVEYORS - PLANNERS

NO.	REVISION	DATE	BY	CHK
1	REVISED	10/1/78	UN	UN
2	REVISED	10/1/78	UN	UN
3	REVISED	10/1/78	UN	UN

85-039

DRAWING NUMBER
85-039

85-039
3 of 3
Landscape Plan
Woodward & Lothrop Office Bldg
PLAN FIELD CONSTRUCTION - WASHINGTON, D.C. - 20004
DATE: 10/29/95

DRAWING NUMBER

DRAWING NUMBER

SYMBOL	DESCRIPTION	NOTES
(Symbol)	CONTOUR	1:0
(Symbol)	SPOT ELEVATIONS	24.5
(Symbol)	EXISTING WALLS	1:0
(Symbol)	EXISTING DRIVE	1:0
(Symbol)	POWER LINES	1:0
(Symbol)	TELEPHONE LINES	1:0
(Symbol)	WATER MAIN	1:0
(Symbol)	FIRE HYDRANTS	1:0
(Symbol)	PLANT	1:0
(Symbol)	STRUCTURES	1:0
(Symbol)	CONCRETE WALL	1:0
(Symbol)	RAVING	1:0
(Symbol)	HEADER CURB	1:0
(Symbol)	CURB & GUTTER	1:0

CONTRACTOR'S NOTE
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
UTILITY NOTE THE UNDERGROUND UTILITIES ARE SHOWN FROM AVAILABLE RECORDS BUT THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE BEEN SHOWN DUE TO FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY ALL CRITICAL CROSSINGS. IF ANY UTILITIES ARE FOUND IN THE FIELD WHICH ARE WATER BULLY DIFFERENT FROM THE PLANS, REVISIONS SHALL BE MADE AT THAT TIME.

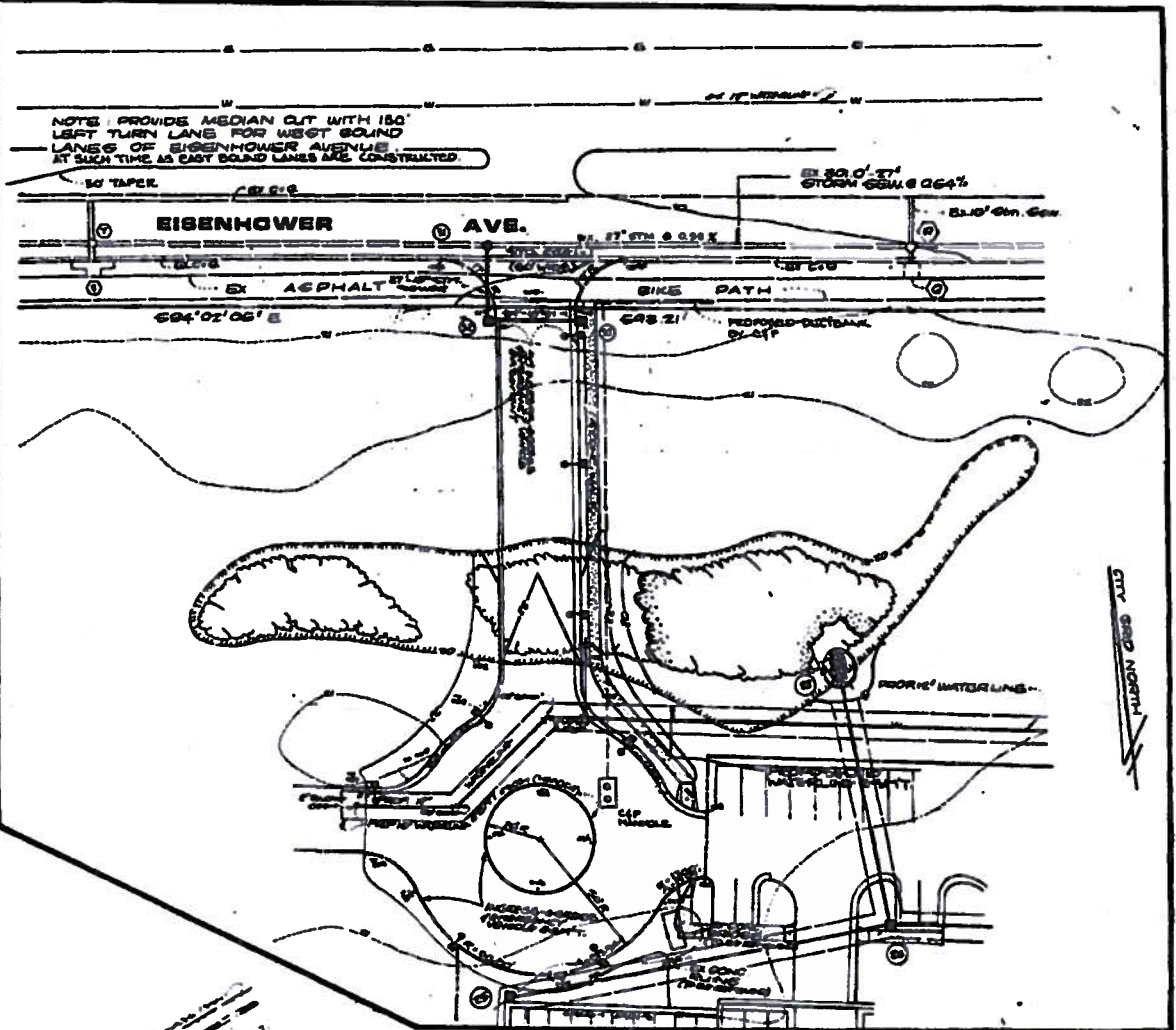
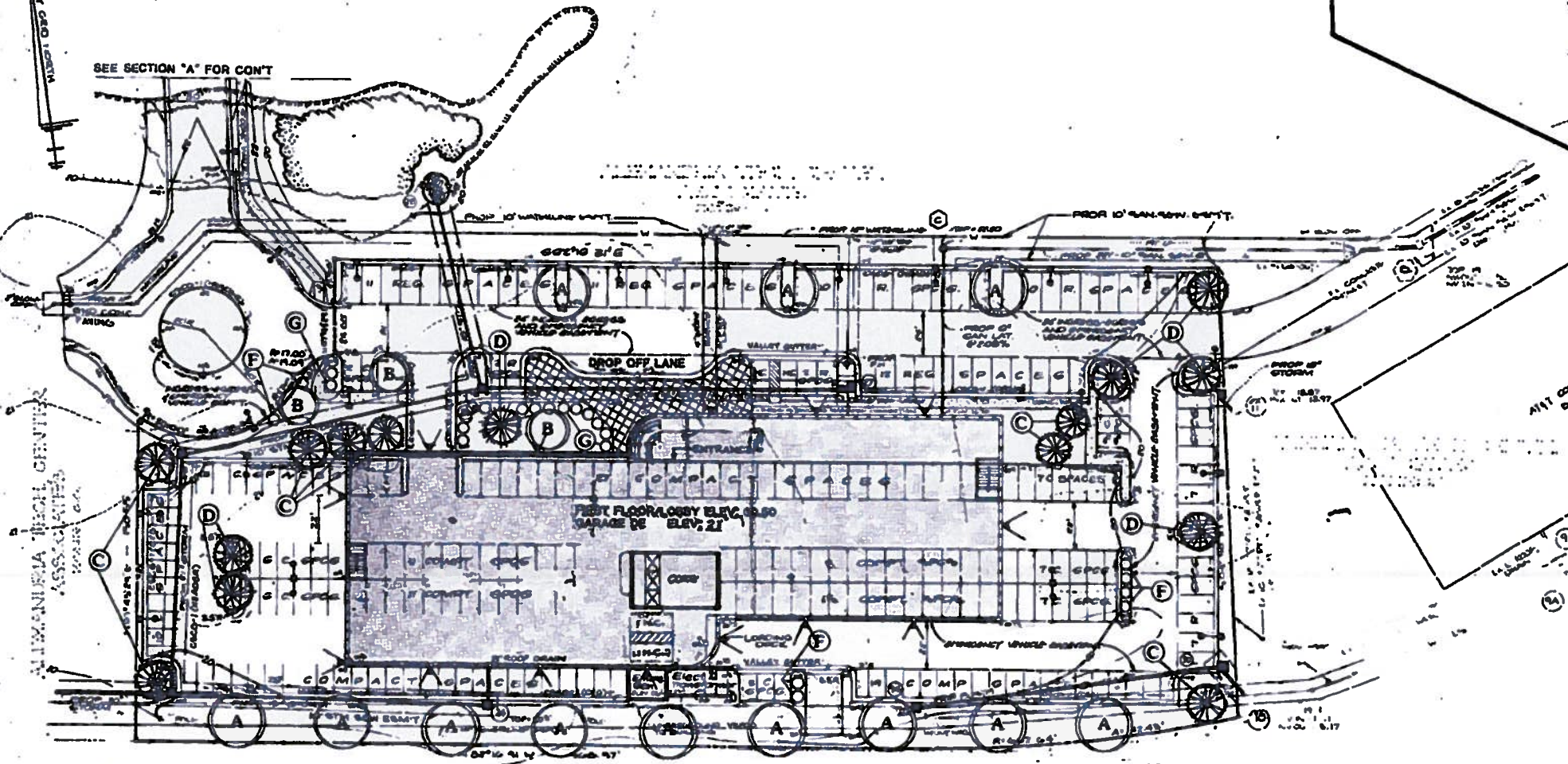
PLANT LIST

KEY	QTY.	BOTANICAL / COMMON NAME	SIZE	COND.	COVERAGE
A	12	ACEP PLATANUS 'SUMMER SHADE'	2 1/2" CAL	B/D	21,150 0
B	2	ACEP PALMATUS 'BLOODWOOD'	2 1/2" CAL	B/D	862 0
C	8	PIRUS STROBUS 'WHITE PINE'	8" HT	B/D	12,600 0
D	7	PIRUS TIGRA 'AUSTRIAN PINE'	8" HT	B/D	11,957 0
F	9	JUNIPERUS C. 'PATZER COMPACT'	15" HT	B/D	825 0
G	17	AZALEA 'HERMINEY RED'	15" HT	CONT.	200 0

TOTAL SITE AREA 106,650 sq. ft.
LANDSCAPING REQUIRED 26,667 sq. ft.
LANDSCAPING PROVIDED 49,198 sq. ft.

LIGHTING LEGEND

- 16" POST WITH MINIMUM 5000 SODIUM VAPOR LAMP
- WALL MOUNTED LAMPS WITH MINIMUM 5000 SODIUM VAPOR LAMP MINIMUM OF 10' OF OBSCURE SURFACE (LIGHTING SHALL PROVIDE A MINIMUM OF 1 LUMEN PER SQUARE FOOT)



SECTION "A"
SCALE: 1" = 30'

APPROVED
DEPT. OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
ALEXANDRIA, VIRGINIA
DATE: 10/29/95
Dustin P. Cook
DEPT. OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

Released
10-29-95
CWD



LANDSCAPE SITE PLAN
WOODWARD & LOTHROP BLDG.
AT
ALEXANDRIA TECH. CENTER
CITY OF ALEXANDRIA, VIRGINIA

85-039

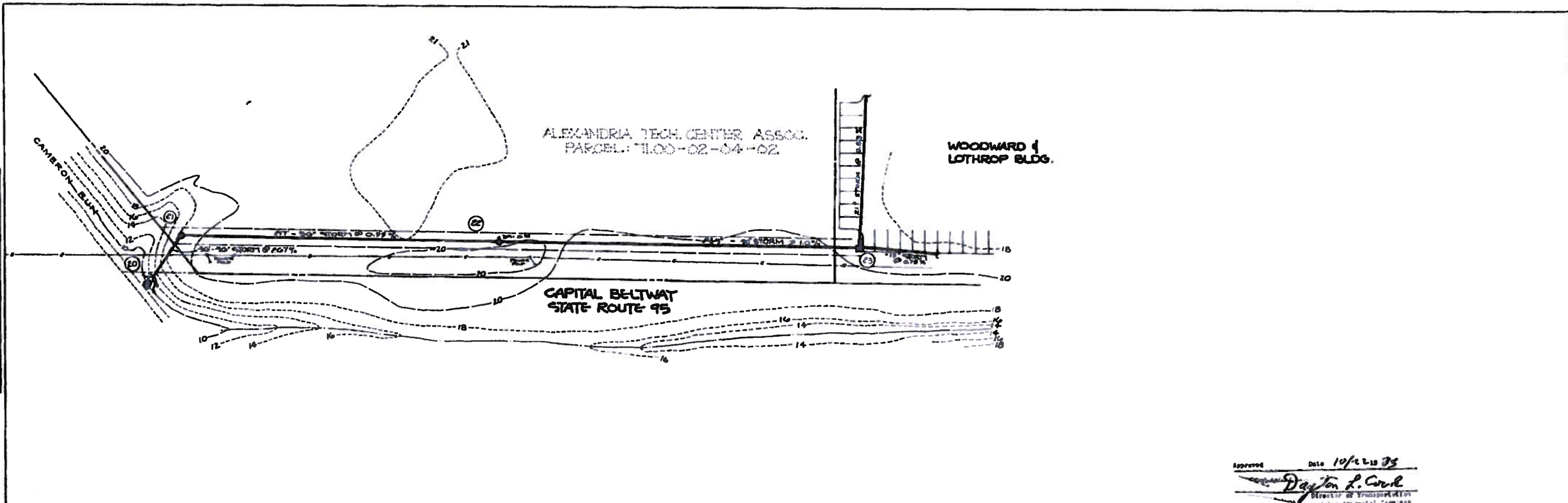
THIS SHEET FOR LANDSCAPE PURPOSES ONLY !!!

Holland Engineering
Phone 548-2188
110 N. Royal St., Alexandria, Virginia
ENGINEERS - SURVEYORS - PLANNERS

NO.	DESCRIPTION	DATE	SCALE
1	ISSUED	10-29-95	1" = 30'
2	CHANGED		SHEET NO.
3	CHECKED		JOB NO.
4			DATE
5			BY

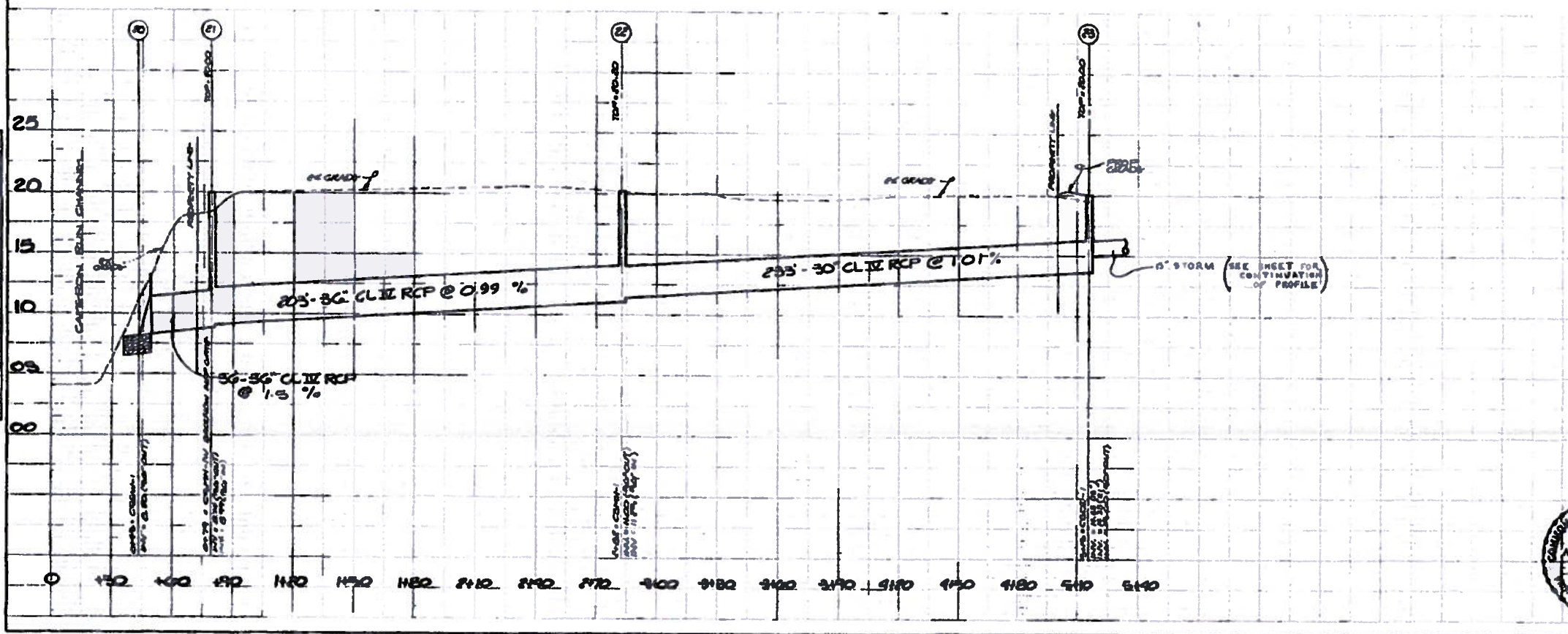
CAPITAL BELTWAY
STATE RTE. 95

PLAN
DATE
DRAWN BY
CHECKED BY
APPROVED BY



Approved Date 10/22/75
Dayton L. Corb
 Director of Transportation
 City of Alexandria

PROFILE
DATE
DRAWN BY
CHECKED BY
APPROVED BY



STORM SEWER PROFILE
WOODWARD & LOTHROP
 ALEXANDRIA TECH. CENTER
 CITY OF ALEXANDRIA

DATE: 4-75
 DRAWN BY: T.L.E./M.
 DESIGNED BY: A.C.M.

SCALE: 1"=30' HORZ.
 1"=6' VERT.



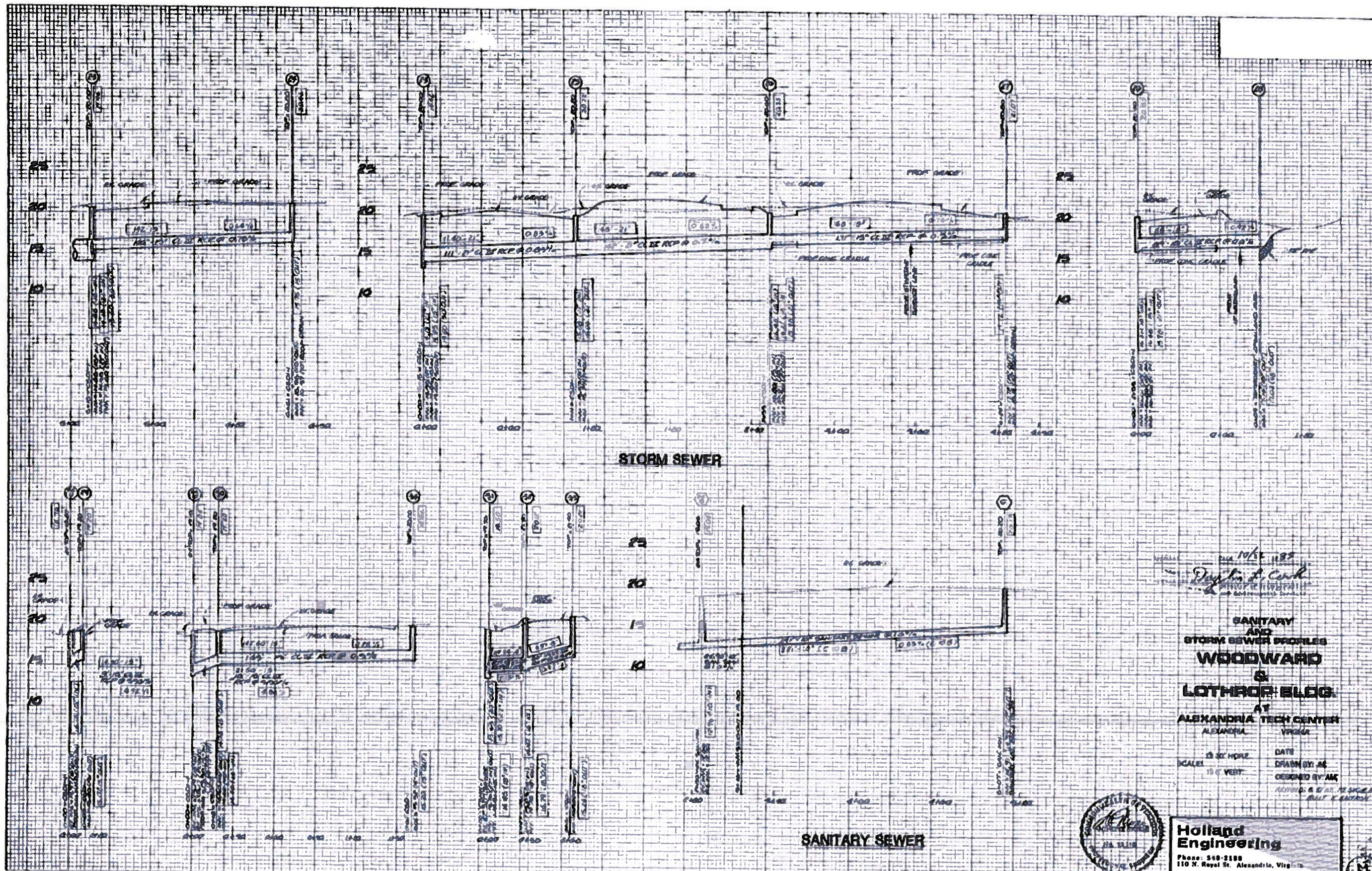
Holland Engineering
 Phone 548-2188
 110 N. Royal St. Alexandria, Virginia
 ENGINEERS - SURVEYORS - PLANNERS

VA-214-1C
 SHEET 4 OF 8

85-039

DATE	
BY	
CHECKED	
DESIGNED	
APPROVED	
REVISIONS	

DATE	
BY	
CHECKED	
DESIGNED	
APPROVED	
REVISIONS	



STORM SEWER

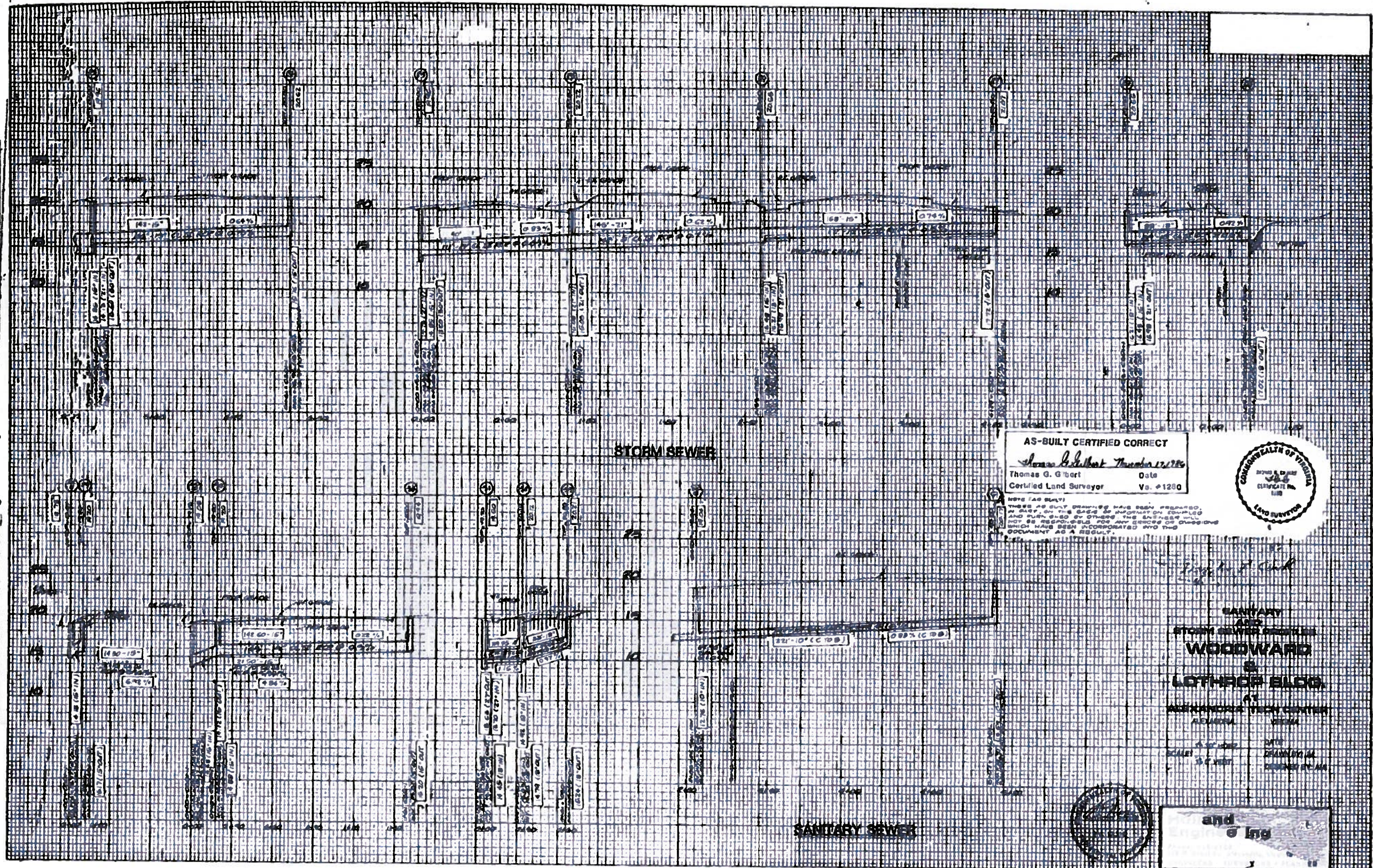
SANITARY SEWER

10/1/185
Dighton & Cook
 ENGINEERS & ARCHITECTS
 110 N. ROYAL ST. ALEXANDRIA, VIRGINIA
 SANITARY AND STORM SEWER PROFILES
WOODWARD & LOTHROP BLDG.
 AT ALEXANDRIA TECH CENTER
 ALEXANDRIA, VIRGINIA
 SCALE: 1/8" = 1'-0" HORIZ. / 1" = 10'-0" VERT.
 DATE: 10/1/185
 DRAWN BY: AK
 DESIGNED BY: AK
 REVISIONS: 1. BY AK, 12/1/185
 2. BY K. K. K. 1/1/185

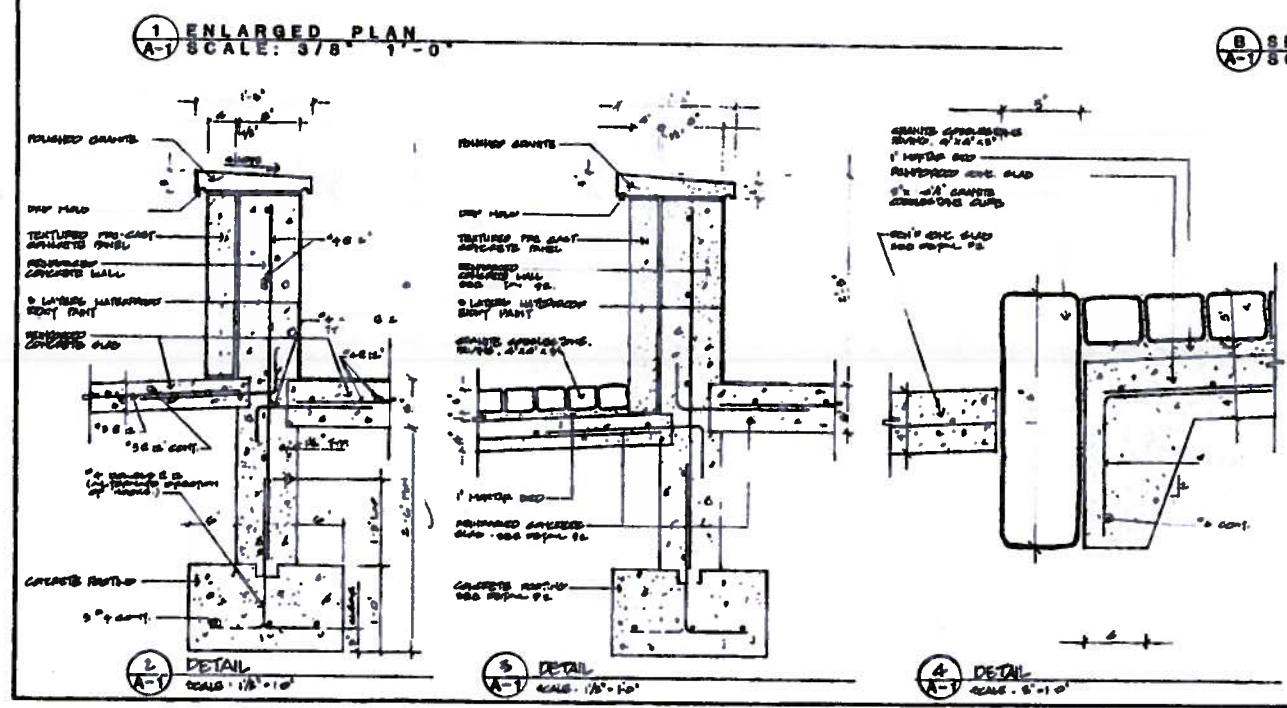
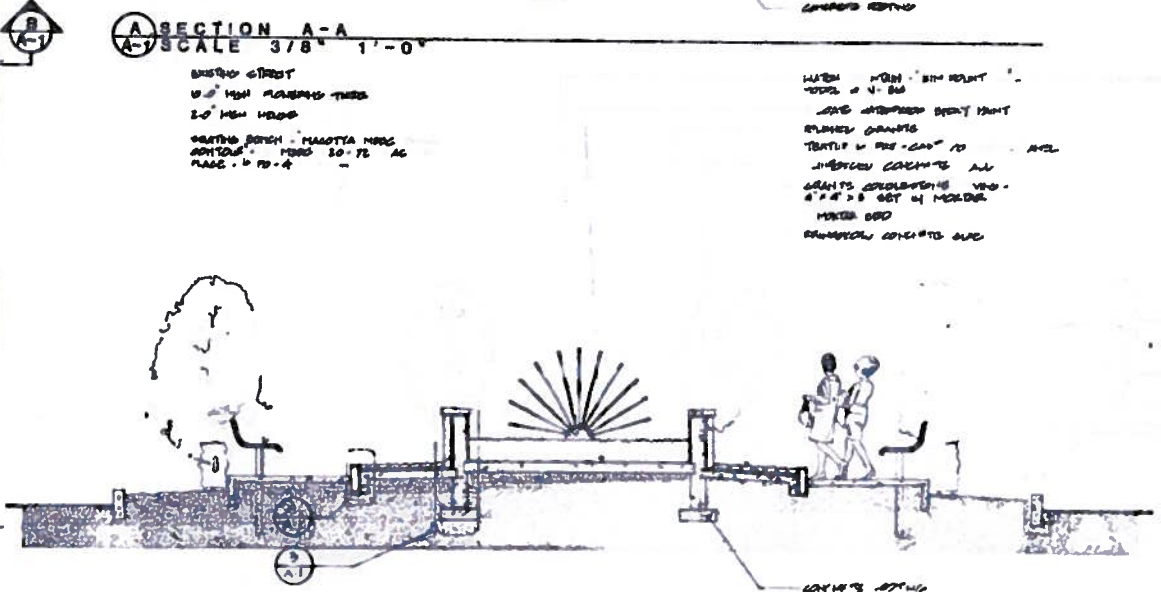
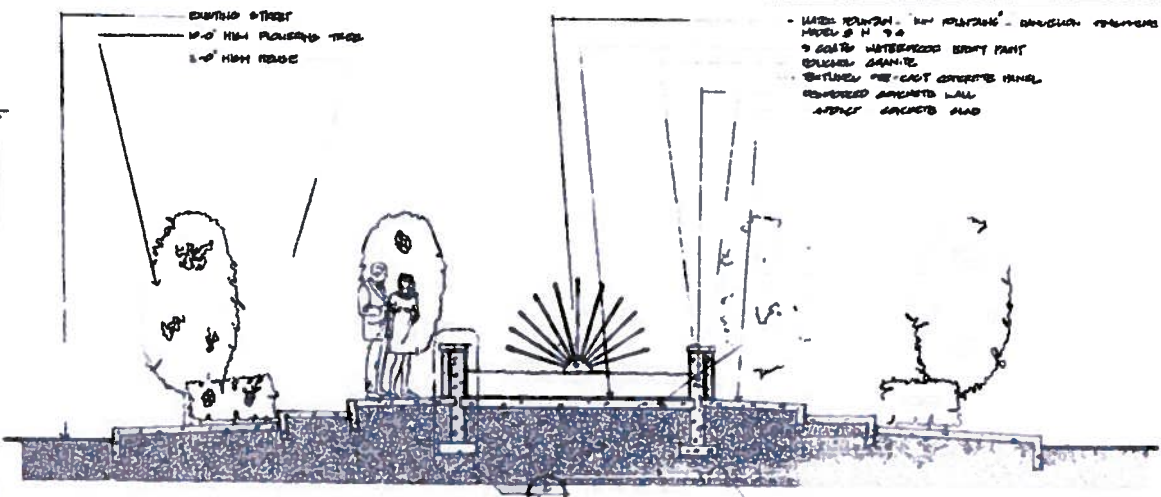
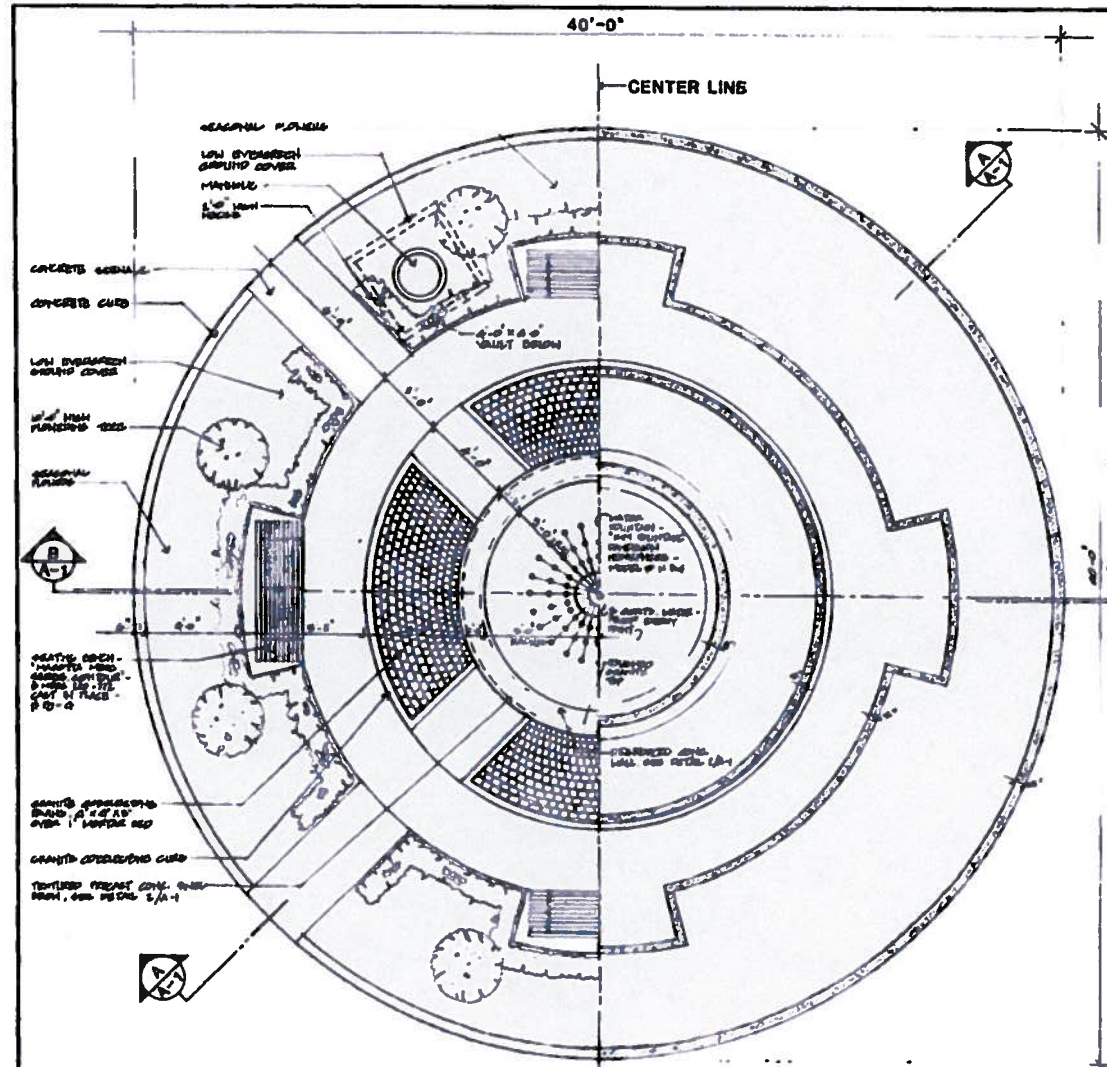


Holland Engineering
 Phone: 540-2100
 110 N. Royal St. Alexandria, Virginia
 ENGINEERS - SURVEYORS - PLANNERS

K&E PLATE 3 - CROSS SECTION
 11/1/185
 © 2012 K&E S.A.



14



Handwritten:
 22. CON. COB
 COPY TO OLD STOR
 TO BE SHOWN ON
 AS BUILT.

Davis & Carter, P.C.
 ARCHITECTUR
 ENGINEERING
 PLANNING
 INTERIOR DESIGN
 McLEAN, VIRGINIA • 703 506 8275

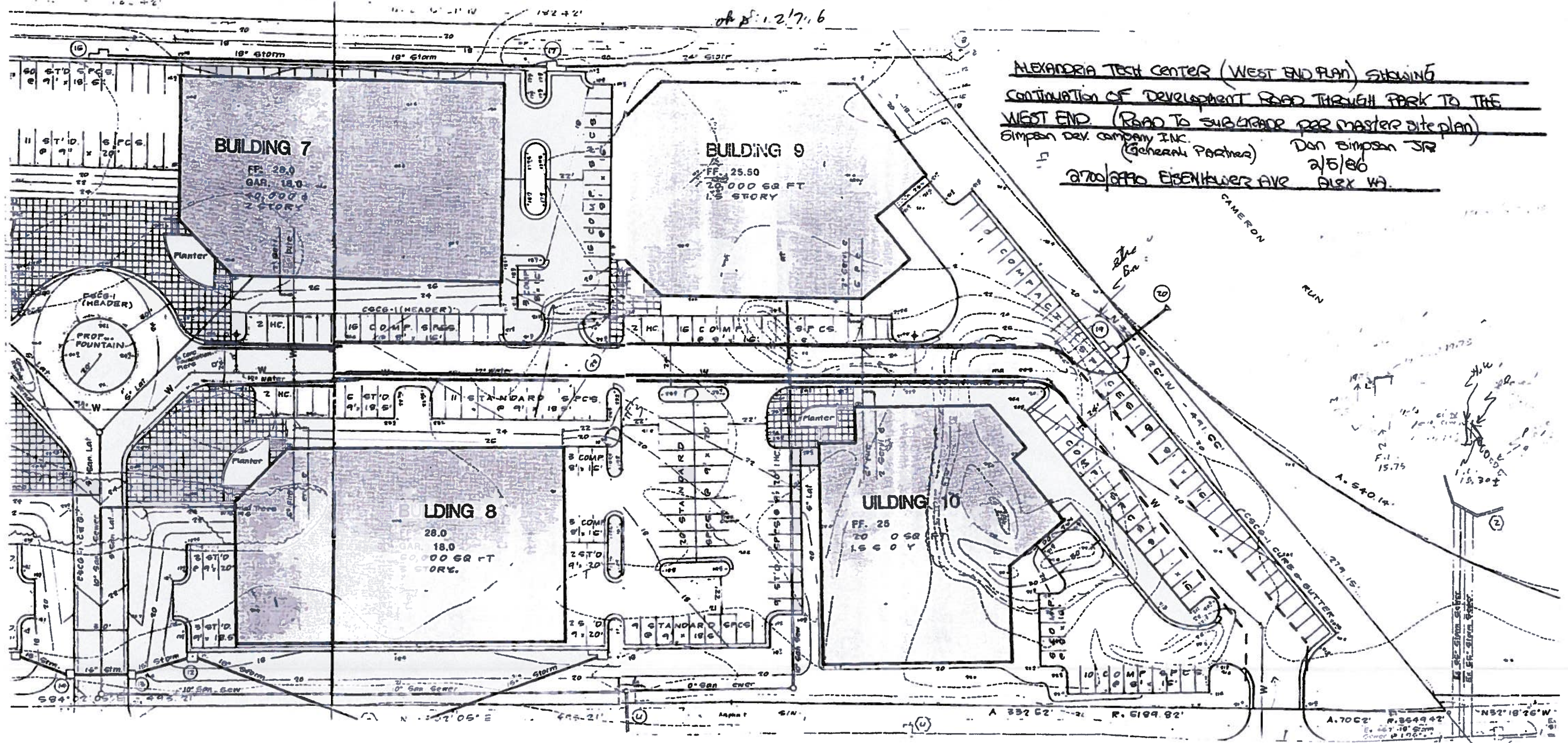
REVISIONS

PROJECT TITLE
 ALEXANDRIA
 TECH
 CENTER -
 PLAZA
 SIMPSON
 DEVELOPMENT
 CORPORATION
 ECT NO. 86-710

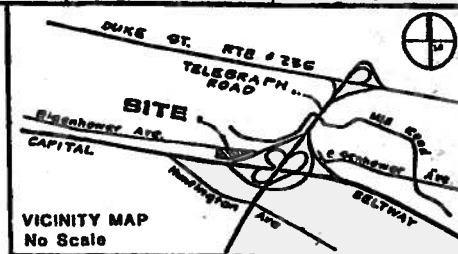
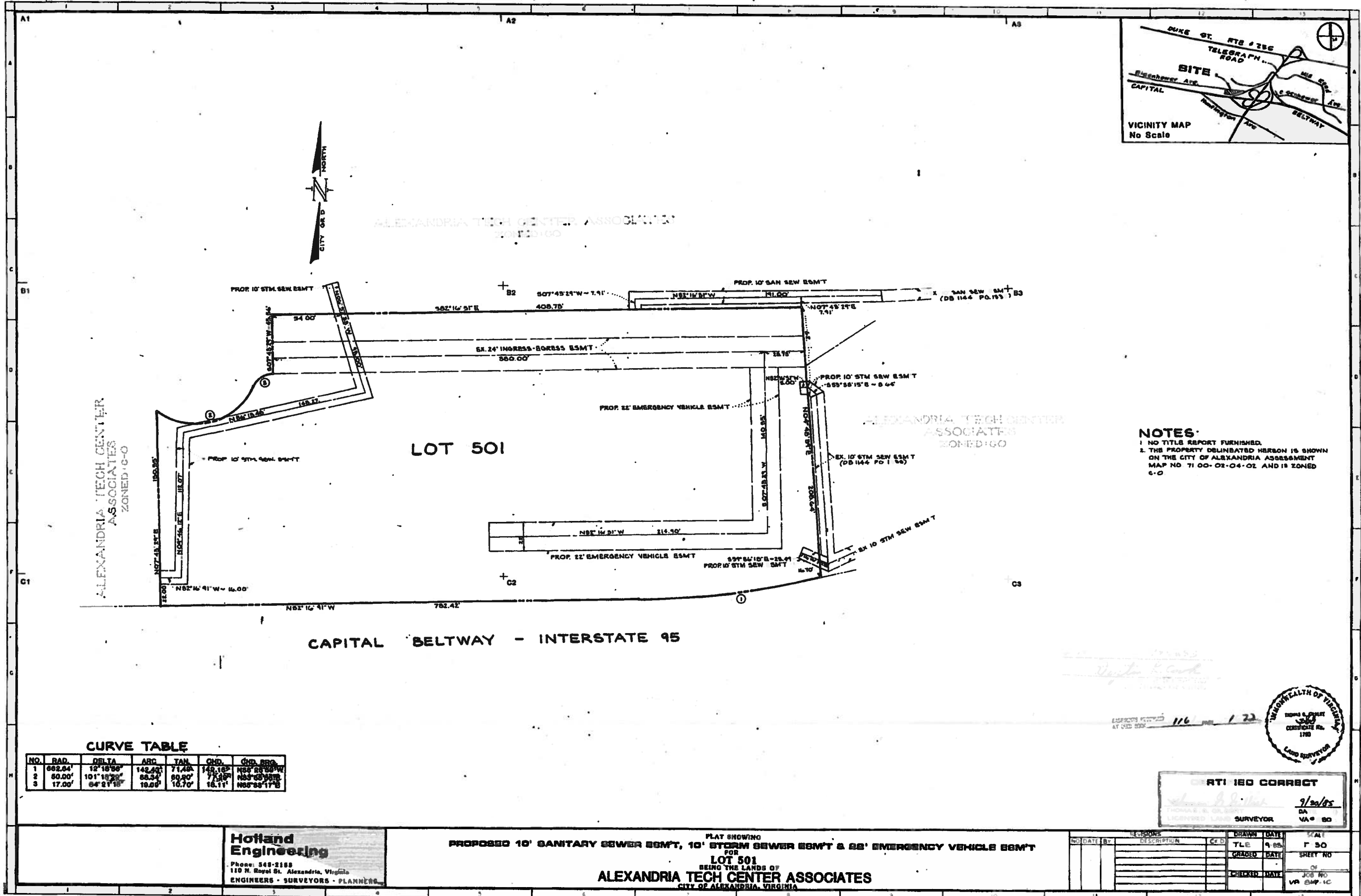
DRAWING TITLE
 PLAN, SECTIONS
 TAILG

DRAWING NUMBER
 A-1
 SHEET OF

DATE: 12/7/6



ALEXANDRIA TEST CENTER (WEST END PLAN) SHOWING
CONTINUATION OF DEVELOPMENT ROAD THROUGH PARK TO THE
WEST END (ROAD TO SUBGRADE PER MASTER SITE PLAN)
 SIMPSON DEV. COMPANY, INC. (General Partner) Don Simpson Sr
 2/5/66
 2700/0700 EISENHOWER AVE ALEX VA.



NOTES:
 1. NO TITLE REPORT FURNISHED.
 2. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA ASSESSMENT MAP NO. 71-00-01-04-02 AND IS ZONED C-0.

ALEXANDRIA TECH CENTER ASSOCIATES
 ZONED C-0

ALEXANDRIA TECH CENTER ASSOCIATES
 ZONED C-0

CURVE TABLE

NO.	RAD.	DELTA	ARC	TAN	CHD.	CHD. BEG.
1	662.04'	12° 18' 56"	142.49'	71.46'	142.16'	N65° 28' 50" W
2	50.00'	101° 18' 20"	88.34'	80.90'	77.58'	N63° 08' 50" E
3	17.00'	64° 21' 15"	19.00'	10.70'	16.11'	N65° 55' 17" E



CERTIFIED CORRECT
 THOMAS E. GILBERT
 DA 9/30/05
 LICENSED LAND SURVEYOR VA # 80

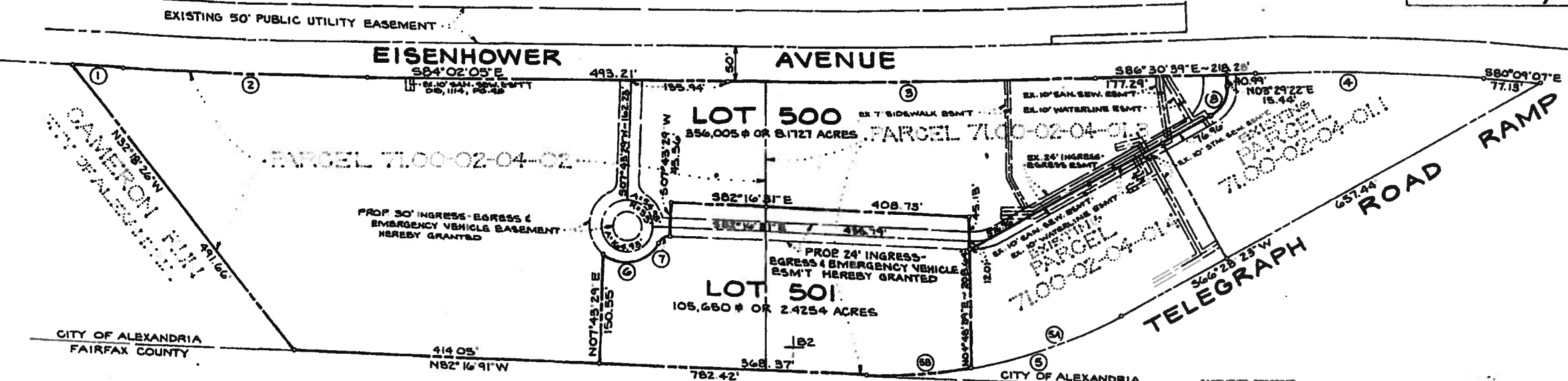
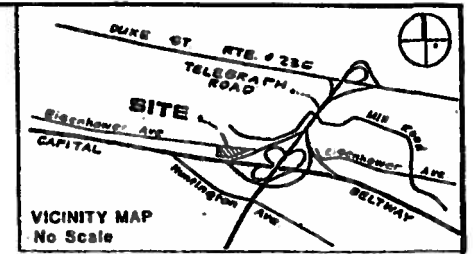
Holland Engineering
 Phone: 548-2188
 110 N. Royal St. Alexandria, Virginia
 ENGINEERS - SURVEYORS - PLANNERS

PROPOSED 10' SANITARY SEWER ESM'T, 10' STORM SEWER ESM'T & 22' EMERGENCY VEHICLE ESM'T
 FOR
LOT 501
 BEING THE LANDS OF
ALEXANDRIA TECH CENTER ASSOCIATES
 CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	BY	REVISIONS	DESCRIPTION	CD	DRAWN	DATE	SCALE
			TL			TL	9/30/05	1" = 30'
			GR					SHEET NO.
			CHK					OF
								JOB NO.
								VA E&P-10



LEHIGH PORTLAND CEMENT CO.
215 MILLINGTON ST.
ALLENTOWN, PA. 18106



AREA TABLE

LOT 500	356,005 SQ.FT. OR 8.1727 AC.
LOT 501	105,650 SQ.FT. OR 2.4254 AC.
TOTAL	461,655 SQ.FT. OR 10.5981 AC.

CURVE TABLE

NO.	RAD.	DELTA	ARC	TAN.	CHD.	CHD. BRG.
1	3549.42'	01°08'24"	70.62'	35.31'	70.62'	S 81°31'36"E
2	6189.82'	03°04'44"	332.62'	166.35'	332.58'	S 82°29'45"E
3	11618.48'	02°28'34"	502.10'	251.09'	502.06'	S 85°16'22"E
4	2814.79'	06°21'32"	312.40'	156.36'	312.24'	S 83°19'53"E
5	662.64'	31°15'08"	361.43'	185.39'	356.97'	S 82°05'56"W
5A	682.64'	18°56'10"	219.00'	110.51'	218.00'	S 75°56'28"W
5B	652.64'	12°18'56"	142.43'	71.49'	142.16'	N 86°25'59"W
6	50.00'	101°13'29"	88.34'	60.40'	77.29'	N 83°58'56"E
7	17.00'	64°21'18"	19.09'	10.70'	18.11'	N 65°33'17"E
8	45.00'	62°59'02"	49.47'	27.57'	47.01'	N 34°58'52"E

NOTES:

- THE PROPERTY DELINEATED HEREON IS SHOWN ON ASSESSMENT MAP NO. 71.00 AND IS ZONED CO.
- IRON PIPES SHOWN THUS WILL BE SET.

APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

Alexandria City Code, 196...
amended, Sec. 34-14(B)
Approval of a final plat shall be null and void if the plat is not recorded within 30 days
of the date of recording.
This plat shall be null and void if the plat is not recorded within 30 days of the date of recording.



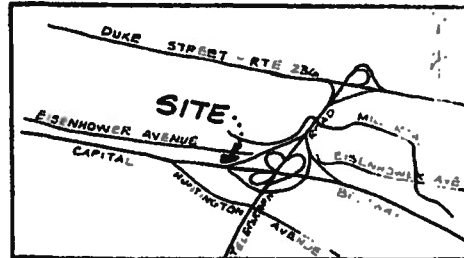
SURVEYOR'S CERTIFICATE
I, Thomas G. Gilbert, a duly licensed land surveyor in the Commonwealth of Virginia, do hereby certify that I have carefully surveyed the property delineated hereon in accordance with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects, that this plat is correct to the best of my knowledge and belief, that this is a subdivision of a portion of the lands conveyed by Simpson Development Co., Inc. to Alexandria Tech Center Associates by deed dated January 3, 1984 and recorded in Deed Book 1114 at Page 1921, and of the lands conveyed by Lehigh Portland Cement Co. to Alexandria Tech Center Associates by deed dated 17 August, 1984 and recorded in Deed Book 1131 at Page 1984, all among the Land Records of the City of Alexandria, Virginia.
Given under my hand this 7th day of August, 1985.

Thomas G. Gilbert 8/85
Thomas G. Gilbert, Va. No. 7385
Licensed Land Surveyor

PLAT SHOWING THE RESUBDIVISION OF
PARCELS 71.00-02-04-02 & 71.00-02-04-01.3
ON THE LAND OF

ALEXANDRIA TECH CENTER ASSOCIATES
CITY OF ALEXANDRIA, VIRGINIA

Holland Engineering		
110 N ROYAL ST - ALEX, VA		
Drawn By	Date	Revisions
TYL	8-85	
Checked By	Date	
Field Bl'ng Hard Copy		
Scale: 1"=100'	Job No. VAB14-1B	

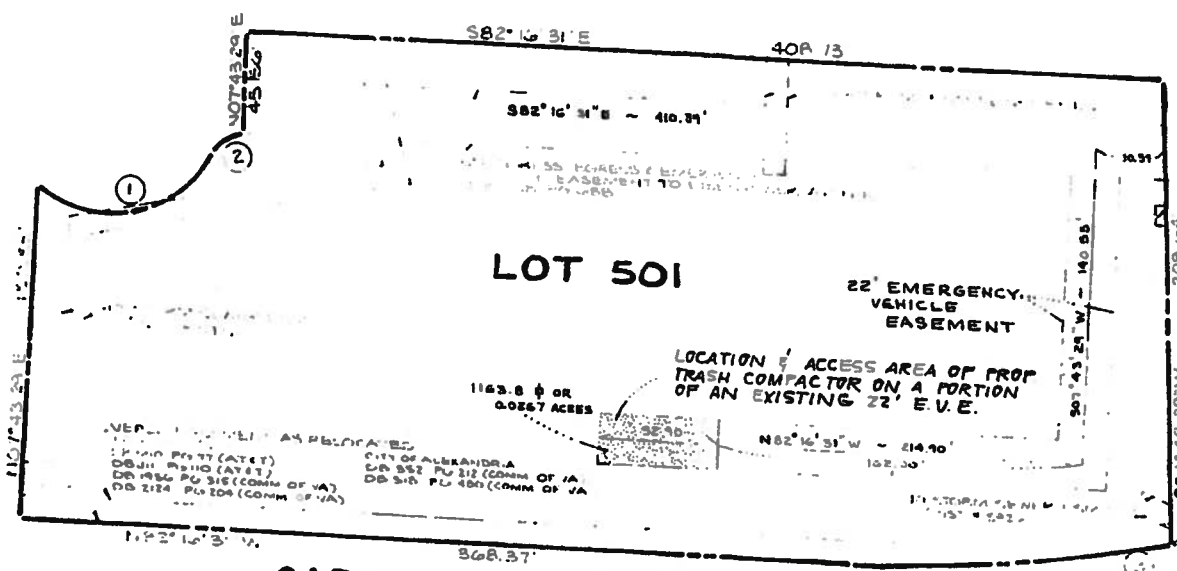


VICINITY MAP
NO SCALE



PLAT SHOWING
LOCATION OF PROPOSED TRASH COMPACTOR
LOT 501
(RESUBDIVISION RECORDED IN DB 1158 PG. 688)
BEING THE LANDS OF
ALEXANDRIA TECH CENTER DEVELOPMENT, INC.
(DB 1161 PG. 1479)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 50' DATE: NOVEMBER 13, 1985

Dayton L. Cook 9/12/85



- TITLE FURNISHED BY OLD TOWN TITLE CORPORATION, COMMITMENT NO. 55004 "11001-A-B-4", DATED NOV. 27, 1985.
- THE PROPERTY DELINEATED HEREON IS SHOWN IN CITY OF ALEXANDRIA ASSESSMENT MAPS AS PORTION OF PARCEL 7100-02-04 AND IS ZONED C-O COMMERCIAL OFFICE.
- EISENHOWER AVENUE WAS DEDICATED FOR PUBLIC STREET PURPOSES BY DEED OF DEDICATION RECORDED IN DB 1114 AT PG. 98.
- THE FOLLOWING DEED BOOK REFERENCES HAVE NO AFFECT ON LOT 501:
 A. CITY OF ALEXANDRIA
 1) DB 364 PG 142
 2) DB 534 PG 482
 3) DB 451 PG 66 & 63
 4) DB 459 PG 268
 5) DB 524 PG 121
 6) DB 528 PG 245
 7) DB 530 PG 235
 8) DB 557 PG 371
 9) DB 572 PG 415 (418)
 10) DB 519 PG 938
 11) DB 802 PG 506
 12) DB 794 PG 60
 B. FAIRFAX COUNTY
 1) DB 117 PG 294
 2) DB 682 PG 66 & 69
 3) DB 574 PG 388
 4) DB 614 PG 206
 5) DB 10 PG 11

CAPITAL BELTWAY
INTERSTATE ROUTE 95

CITY OF ALEXANDRIA
FAIRFAX COUNTY

E.V.E. = EMERGENCY
VEHICLE
EASEMENT

EASEMENTS RECORDED
AT DEED BOOK 1158 PAGE 181



CURVE DATA

NO	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	50.00	101°13'21"	84.34	77.21	N6°58'56"E
2	17.00	64°21'18"	19.09	18.11	N65°53'17"E
3	662.64	12°18'56"	142.43	142.11	N88°25'59"W

DATE: NOVEMBER 13, 1985
Thomas J. Gilbert

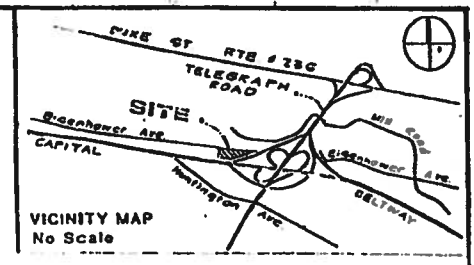
Holland Engineering

1107 N. HENRY ST. ALEXANDRIA, VA

Drawn By: TJL Date: 11-05-85 Title: TITLE
 Checked By: Date: Title:

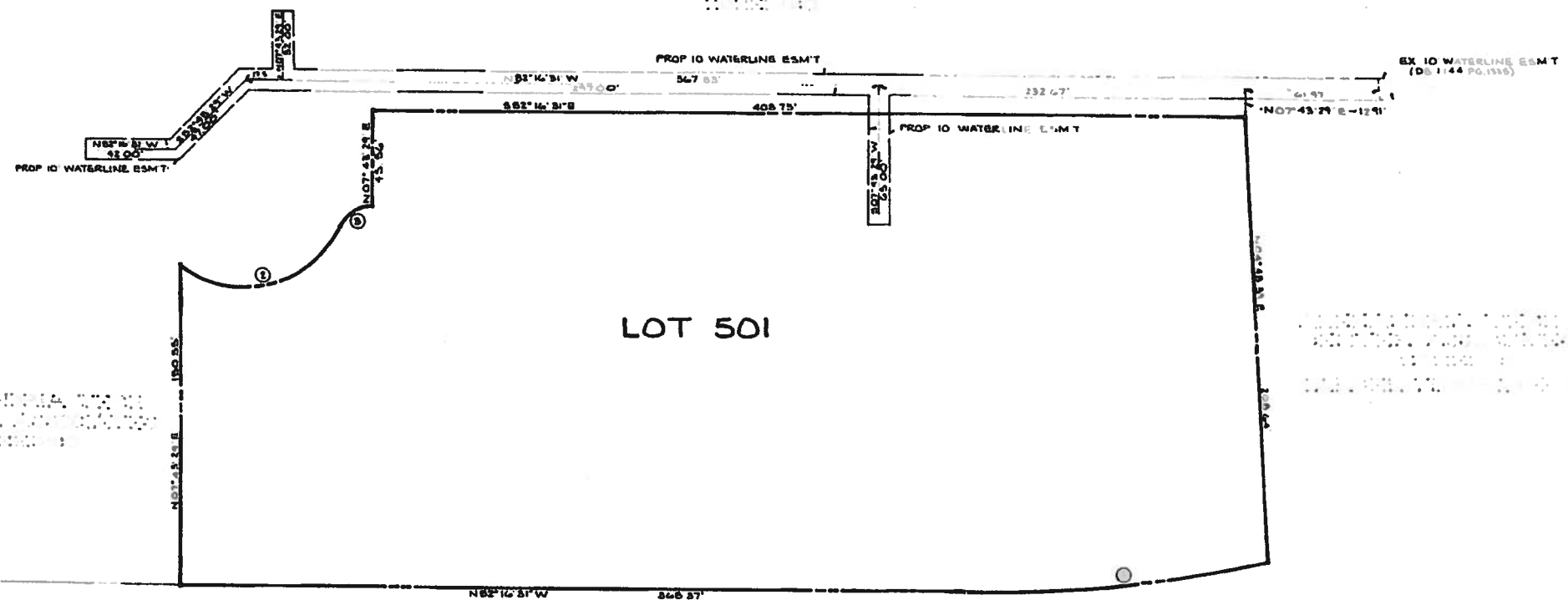
Field Bk Pg Hand Copy

Scale 1" = 50' Job No. VAB14-10



EISENHOWER AVENUE

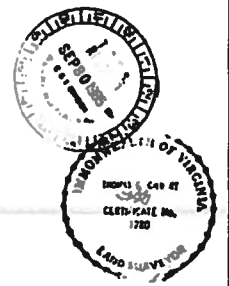
384'02" OS E 499.21'



LOT 501

CAPITAL BELTWAY - INTERSTATE 95

NOTES:
 1. NO TITLE REPORT FURNISHED.
 2. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA ASSESSMENT MAP NO. T-00-02-04-02 AND IS ZONED C-0.



CURVE TABLE

NO.	RAD.	DELTA	ARC	TAN	CHD.	CHD. BRO.
1	682.84'	12°18'56"	142.43'	71.49'	142.10'	N86°25'58" W.
2	50.00'	101°13'28"	88.34'	80.80'	77.29'	N83°58'58" E.
3	17.00'	64°21'18"	18.09'	10.70'	18.11'	N93°33'17" E.

CERTIFIED CORRECT
 Thomas O. Gilbert
 THOMAS O. GILBERT
 LICENSED LAND SURVEYOR
 DATE: 9/30/85
 VA-1280

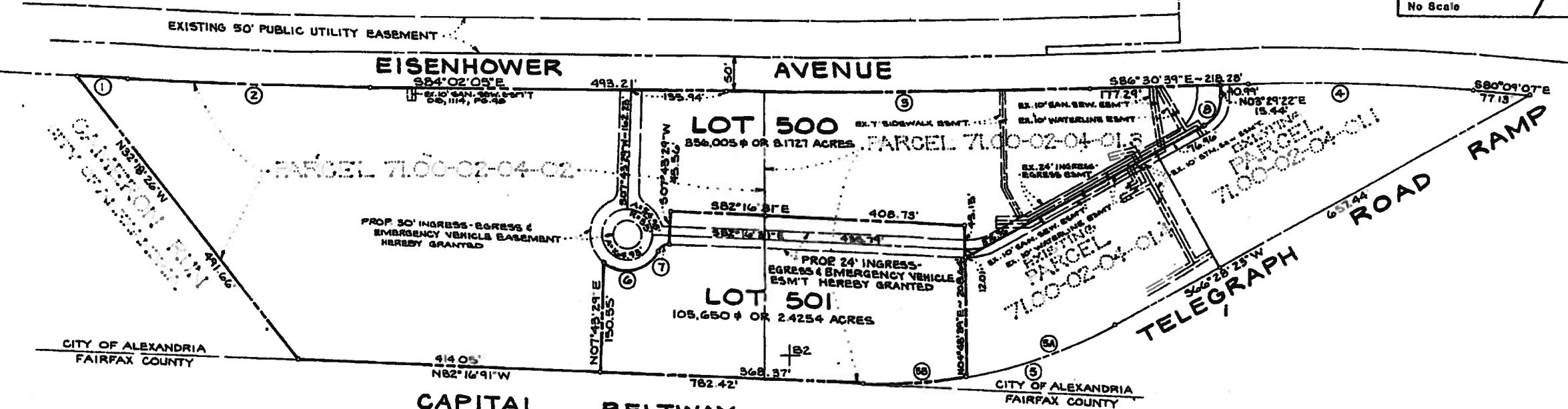
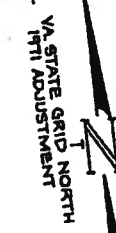
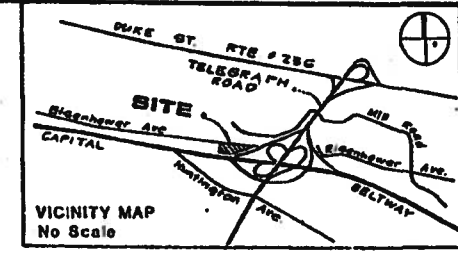
Holland Engineering
 Phone: 548-2188
 110 N. Royal St., Alexandria, Virginia
 ENGINEERS - SURVEYORS - PLANNERS

PROPOSED 10' WATERLINE EASEMENT
 FOR
 LOT 501
 BEING THE LANDS OF
ALEXANDRIA TECH CENTER ASSOCIATES
 CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION	BY	CHECKED	DATE	SCALE

BOOK 1158 PAGE 690 BOOK 1158 PAGE 691
 BOOK 1158 PAGE 689 BOOK 1158 PAGE 692

LEHIGH PORTLAND CEMENT CO.
 701 HAMILTON ST
 ALLENTOWN, PA. 18105



AREA TABLE

LOT 500	356,005 SQ.FT. OR 8.1727 AC.
LOT 501	106,650 SQ.FT. OR 2.4254 AC.
TOTAL	461,655 SQ.FT. OR 10.5981 AC.

CURVE TABLE

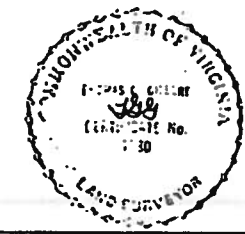
NO.	ROD.	DELTA	ARC	TAN.	CHD.	CHD. BRG.
1	3549.42'	01°08'24"	70.62'	35.31'	70.62'	S 81°31'36"E
2	6189.82'	03°04'44"	332.62'	156.35'	332.58'	S 82°29'45"E
3	11618.48'	02°28'34"	502.10'	251.09'	502.06'	S 85°16'22"E
4	2814.79'	06°21'32"	312.40'	156.36'	312.24'	S 83°19'53"E
5	662.64'	31°15'06"	361.43'	185.33'	356.97'	S 82°05'56"E
5A	662.64'	18°56'10"	219.00'	110.51'	218.00'	S 75°56'28"E
5B	662.64'	12°18'56"	142.43'	71.49'	142.18'	N 88°25'59"E
6	50.00'	104°13'29"	88.34'	60.90'	77.29'	N 83°58'58"E
7	17.00'	64°21'18"	19.09'	10.70'	18.11'	N 65°33'17"E
8	45.00'	62°59'02"	49.47'	27.57'	47.01'	N 34°58'52"E

CAPITAL BELTWAY INTERSTATE ROUTE 95

APPROVED
 CITY PLANNING COMMISSION
 ALEXANDRIA, VA
Thomas G. Gilbert
 Licensed Land Surveyor

NOTES:
 1. THE PROPERTY DELINEATED HEREON IS SHOWN ON ASSESSMENT MAP NO. 71.00 AND IS ZONED CO.
 2. IRON PIPES SHOWN THUS ——— WILL BE SET.

Alexandria City Code, 1980 amended, Sec. 34-14(B)
 Approval of a final plat shall be null and void if the plat is not recorded within 90 days after date of recording.
 Approval of this plat shall be null and void after FEB. 22, 1985



SURVEYOR'S CERTIFICATE
 I, Thomas G. Gilbert, a duly licensed Land Surveyor in the Commonwealth of Virginia, do hereby certify that I have carefully surveyed the property delineated hereon in accordance with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects, and believe, that this is a subdivision of a portion of the lands conveyed by Simpson Development Co., Inc. to Alexandria Tech Center Associates by deed dated January 3, 1984 and recorded in Deed Book 1114 at Page 1921, and of the lands conveyed by Lehigh Portland Cement Co. to Alexandria Tech Center Associates by deed dated 17 August, 1984 and recorded in Deed Book 1131 at Page 1984, all among the Land Records of the City of Alexandria, Virginia.
 Given under my hand this 7th day of August, 1985.

Thomas G. Gilbert 8/8/85
 Thomas G. Gilbert, Va. No. 7280
 Licensed Land Surveyor

PLAT SHOWING THE RESUBDIVISION OF
PARCELS 71.00-02-04-02 & 71.00-02-04-01.3
 ON THE LAND OF
ALEXANDRIA TECH CENTER ASSOCIATES
 CITY OF ALEXANDRIA, VIRGINIA

Holland Engineering
 110 N ROYAL ST - ALEX, VA

Drawn By	Date	Revision
TLE	8-85	
Checked By	Date	
Field M/Pg Hard Copy		
Scale: 1"=100'	Job No. VAB14-1B	

LEGEND

1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00
10.00	10.00	10.00	10.00

LIGHTING LEGEND

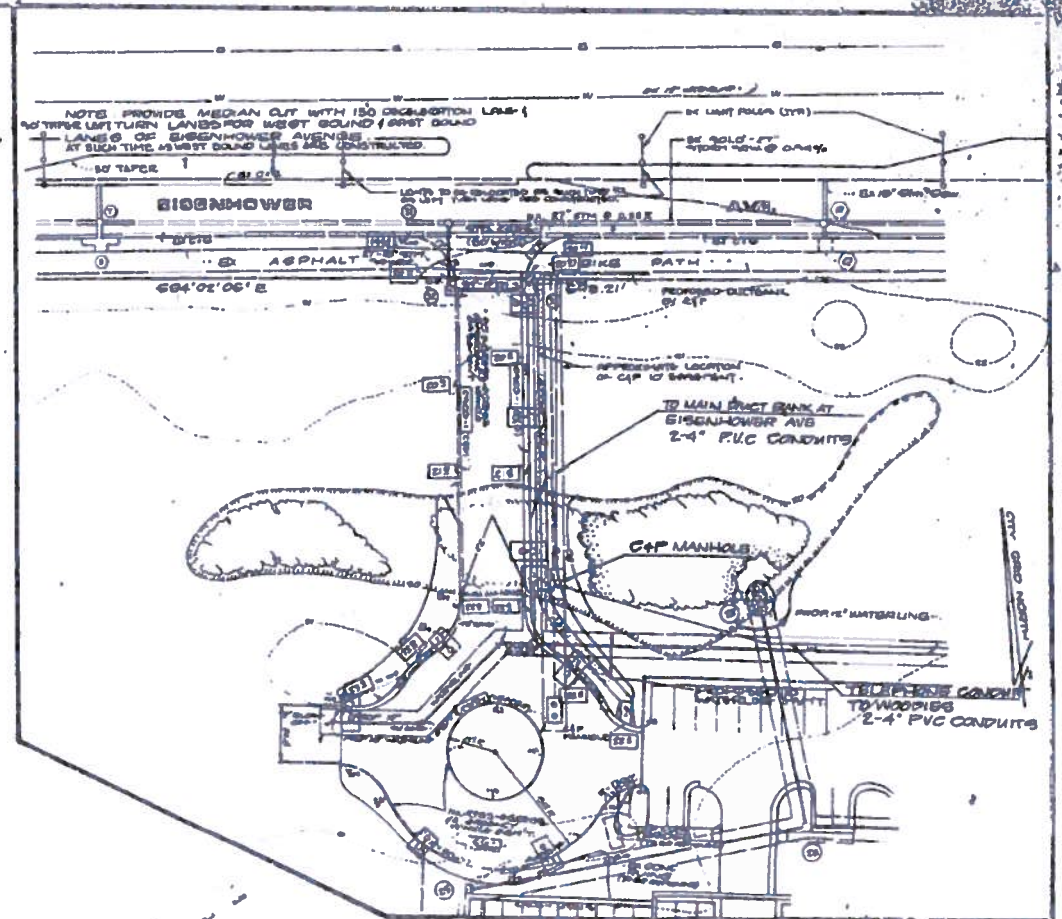
- 16" POST WITH MINIMUM 5000 SODIUM VAPOR LAMP.
- WALL MOUNTED LAMPS WITH MINIMUM 5000 SODIUM VAPOR LAMP MINIMUM OF 16" OF GROUND SURFACE (LIGHTING SHALL PROVIDE A MINIMUM OF 1 LUMEN PER SQUARE FOOT.)

"AS-BUILT CERTIFIED CORRECT"
Thomas O. Gilbert November 17, 1986
 Thomas O. Gilbert Date
 Certified Land Surveyor Va. # 1280

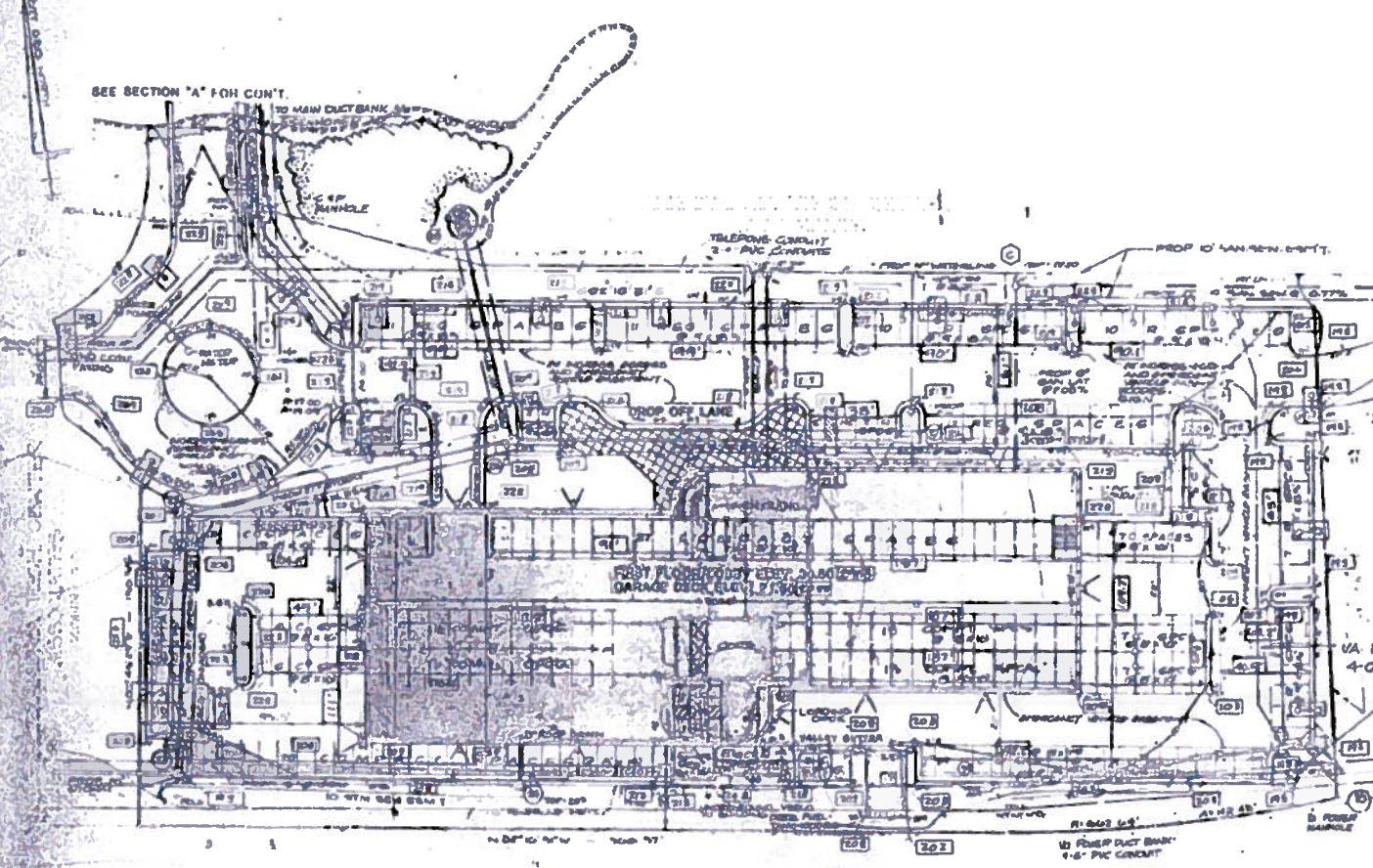


NOTES (AS BUILT):
 THESE AS-BUILT DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1954 AND THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE DISCOVERED AND THE DOCUMENT AS A RESULT.

1.000 DENOTES AS-BUILT INFORMATION.



SECTION "A"
SCALE 1/80'



CAPITAL BELTWAY
STATE RTE. 95

Release
10-29-88
CWJ

W. D. ...
10751 ...

AS-BUILT FINAL SITE PLAN
WOODWARD & LOTHROP BLDG.
 AT
ALEXANDRIA TECH CENTER
 CITY OF ALEXANDRIA, VIRGINIA

85-039



Holland Engineering, Inc.
 Phone 548-3188
 110 N. Royal St. Alexandria, Virginia
 ENGINEERS SURVEYORS PLANNERS

NO.	DESCRIPTION	DATE

CONTOUR
 SPOT ELEV.
 SURFACE
 STORM A
 GAS MAIN
 POWER
 TELEPHONE
 WATER
 TRAIL, WY
 FENCE
 STRUCT.
 CONC. IN
 RAVIN
 HEADIN
 CURB A

LIGHTING LEGEND

- 16' POST WITH MINIMUM 5000 SODIUM VAPOR LAMP
- ◀ WALL MOUNTED LAMPS WITH MINIMUM 5000 SODIUM VAPOR LAMP MINIMUM OF 18' OF GROUND SURFACE (LIGHTING SHALL PROVIDE A MINIMUM OF 1 LUMEN PER SQUARE FOOT)

LANDSCAPE TABULATION

KEY	BOTANICAL / COMMON NAME	QTY	SIZE	COVERAGE
GP	GROVE PALMISTY - PIN OAK	0	3-4	10,000 sq
PC	PRINUS CERIFERA - PURPLE PLUM	8	5-6	2,512 sq
TC	TAXUS CANADENSIS - CANADA HEMLOCK	6	7	7,464 sq
FB	FRAXINUS BREVIFOLIA - WHITE PINE	5	7	7,464 sq
PT	PRINUS THUNBERGII - JAP. BLACK PINE	7	7	14,000 sq
FR	FRAXINUS BREVIFOLIA - WEeping CHERRY	1	6-7	34 sq
JV	JUNIPERUS VIRGINIANA - RED CEDAR	27	12	530 sq
NV	NANIPERUS VIRGINIANA - RED CEDAR	4	6-7	176 sq
TS	TAXUS BACCATA - VIRGINIANA - SITTING YEW	40	15	4,600 sq
EA	ERODIUM TENUIFOLIUM - JAP. BUSH BERRY	34	5	471 sq
SA	SARALINDA ALATA - WINDWOOD SH.	17	15	1,085 sq
AZ	AZALEA - HERBACEA	17	15	2,550 sq
CC	COLOSSEUM CAMMERI - CEREWEED	45	10	1,980 sq

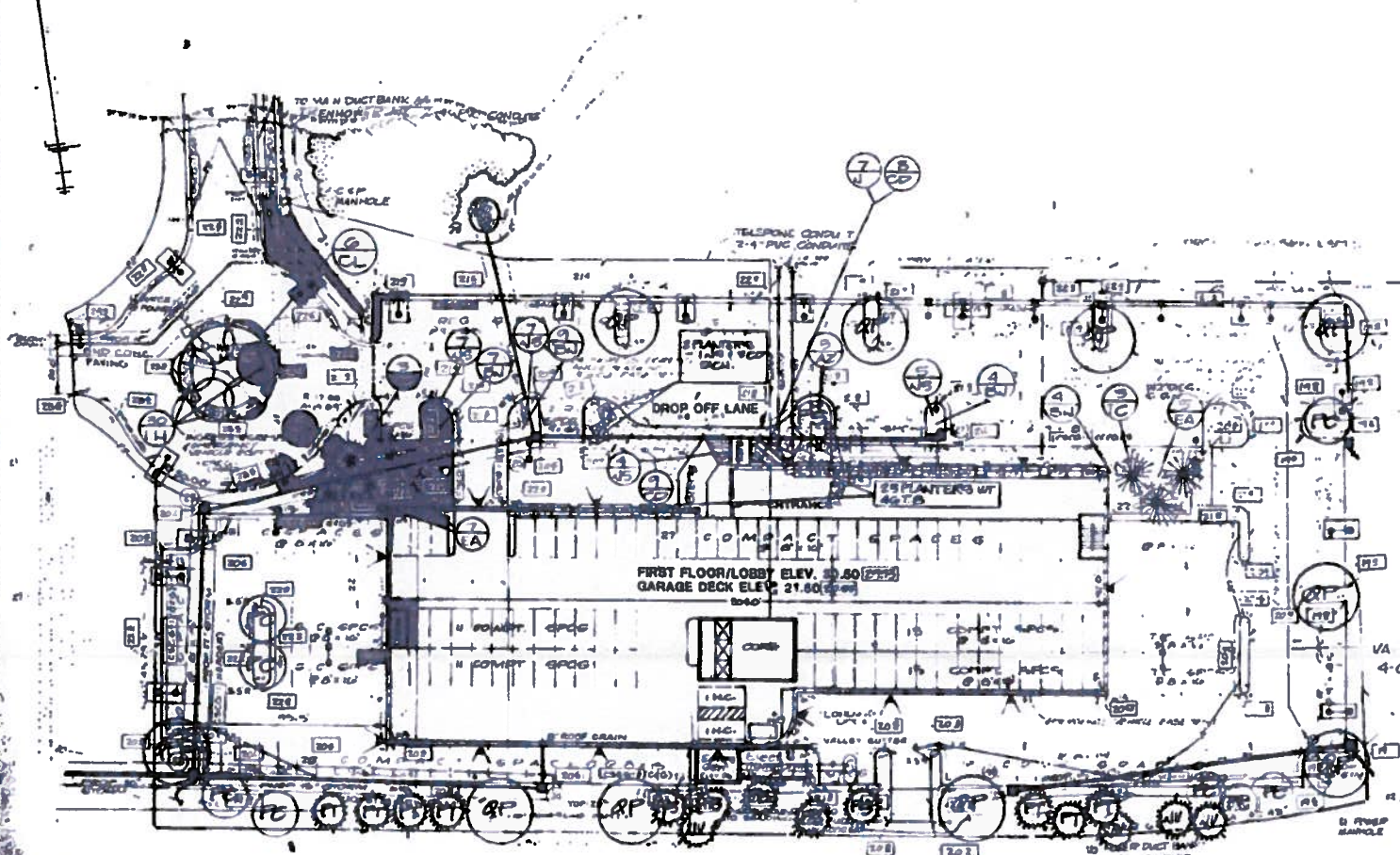
*NOTE: SCHEDULE USES LATIN INITIALS AS TWO SEPARATE PLANS EXIST.

TOTAL SITE AREA: 100,630 SF
 LANDSCAPING REQUIRED: 20,665 SF
 LANDSCAPING PROVIDED: 57,264 SF

AS-BUILT CERTIFIED CORRECT
Thomas G. Gilbert
 Thomas G. Gilbert
 Certified Land Surveyor Va. # 1280

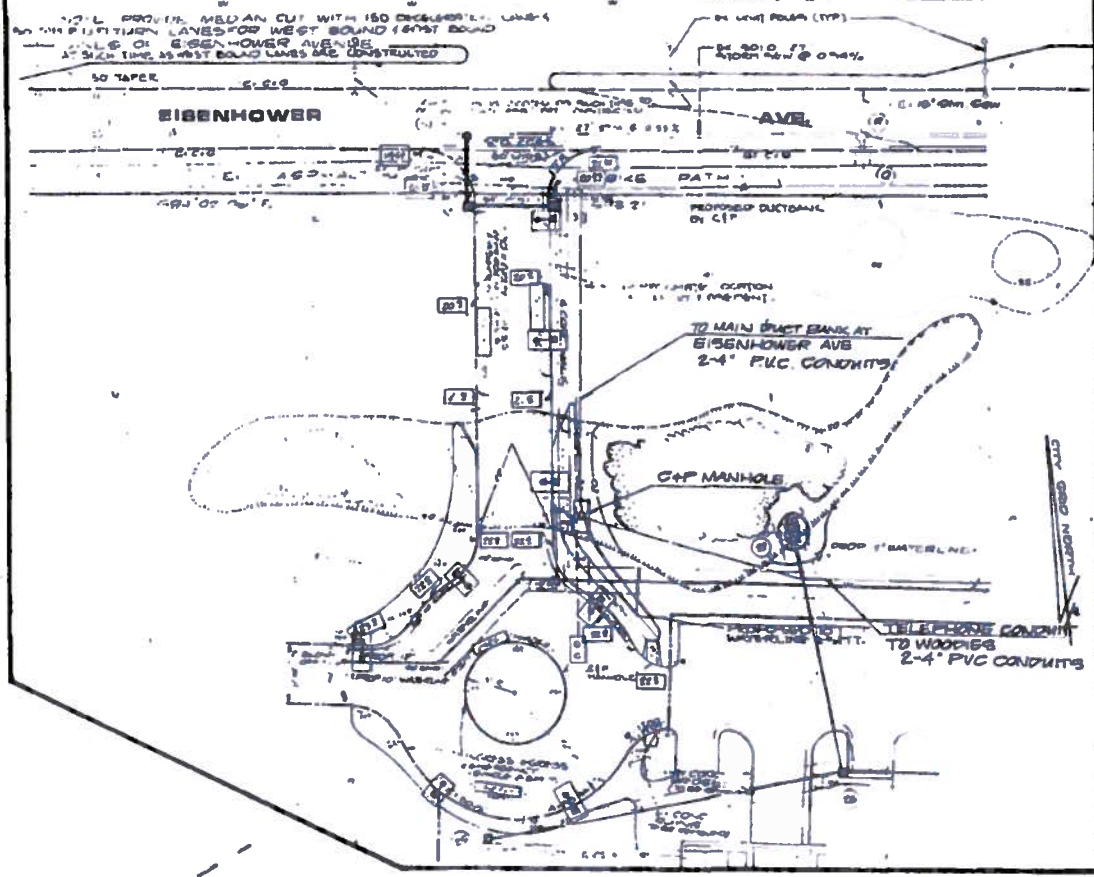


NOTE (AS BUILT): THESE AS-BUILT DRAWINGS HAVE BEEN PREPARED IN PART ON THE BASIS OF INFORMATION COVERED AND SUBMITTED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.



THIS PLAN FOR LANDSCAPE AS-BUILT PURPOSES ONLY!

CAPITAL BELTWAY STATE RTE. 95



SECTION 'A'
SCALE: 1/30'

Released
10-29-87
CWJ

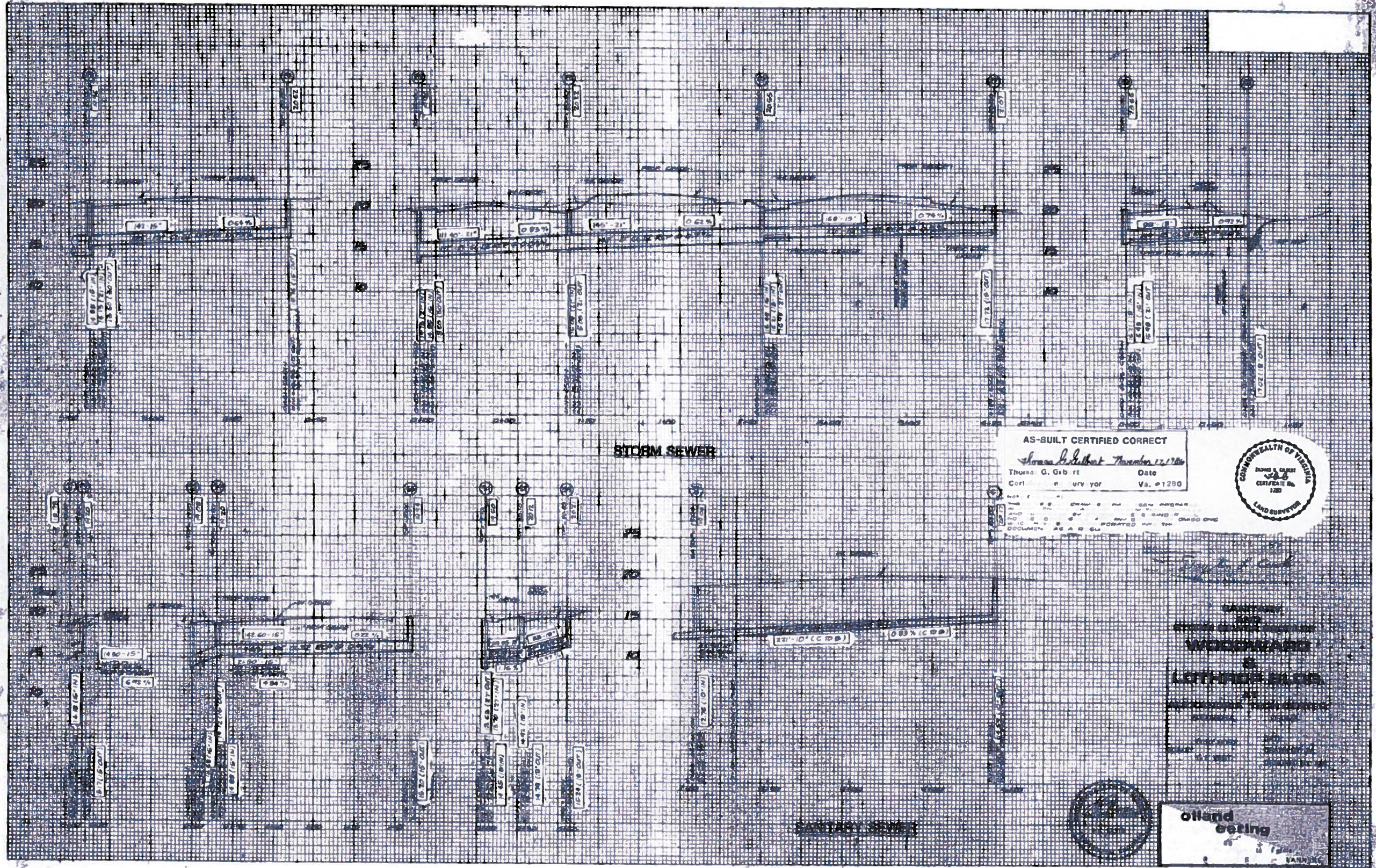


AS-BUILT FINAL SITE PLAN
WOODWARD & LOTHROP BLDG.
 AT
ALEXANDRIA TECH. CENTER
 CITY OF ALEXANDRIA, VIRGINIA

85-039

NO.	DATE	DESCRIPTION	DRAWN	DATE	CHECKED	DATE	NOTES

LANDSCAPE AS-BUILT
Holland Engineering
 1100 N. GARDEN ST. ALEXANDRIA, VIRGINIA
 ENGINEERS - ARCHITECTS - PLANNERS



STORM SEWER

AS-BUILT CERTIFIED CORRECT
Thomas G. Gilbert November 17, 1968
 Thomas G. Gilbert Date
 Certified Surveyor Va. #1290



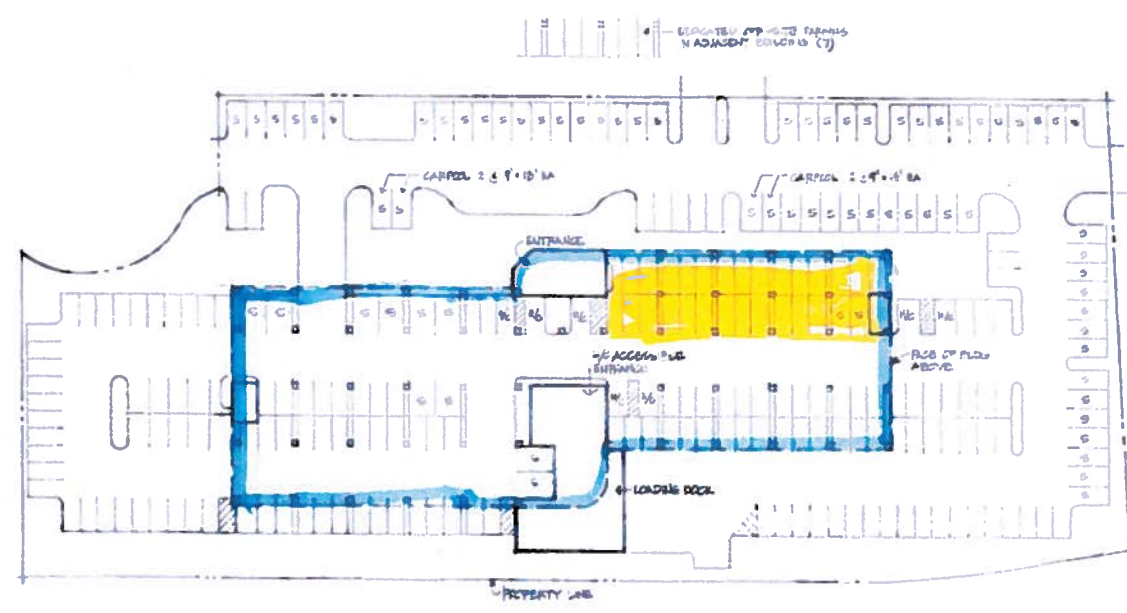
Thomas G. Gilbert
 Surveyor
 1200 WOODWARD
 LITTLETON, COLO.
 80120



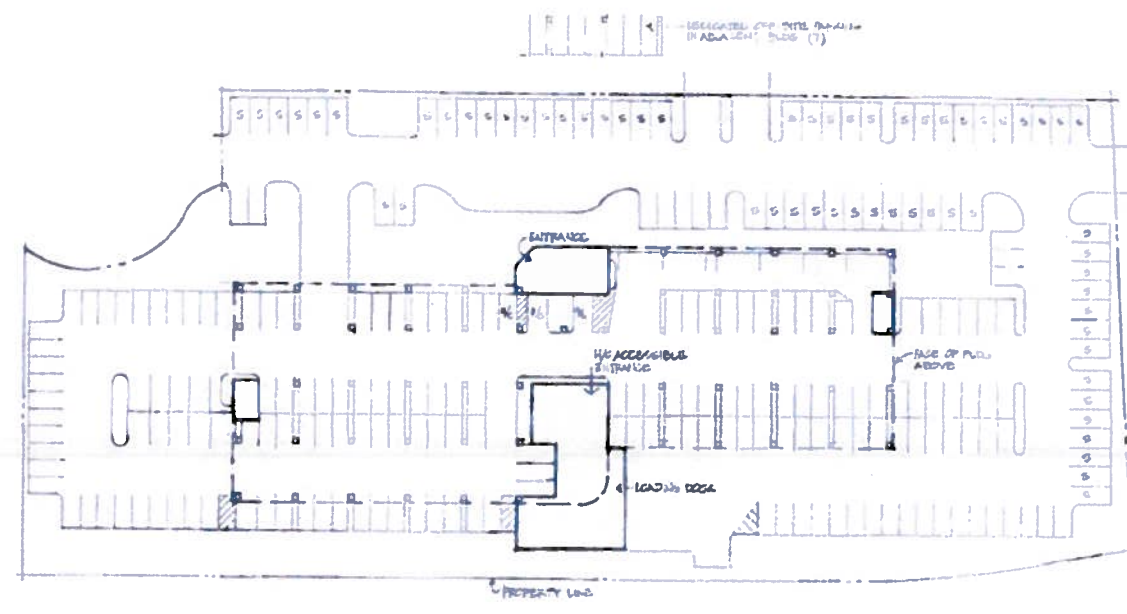
olland
esting
 1000
 FARMING



PLANNING ARCHITECTURE ENGINEERING INTERIORS
 FORTY FIFTH
 1200 COMMONWEALTH AVE. N.W.
 WASHINGTON, DC 20004-2841
 TEL: 202/775-1200 FAX: 202/775-1200



GARAGE - 4 SPACES/3 PEOPLE = 12
 DEDICATED OFF-SITE SPACES = 7
 5' STANDARD 4' x 8' SPACES = 70
 1/2 STANDARD INCAP SPACES = 7
 ALL OTHER SPACES ARE 8' x 10'
 COMPACT SPACES = 14
 TOTAL PROPOSED SPACES = 200
 64% COMPACT SPACES
PROPOSED PARKING LAYOUT



DEDICATED OFF-SITE SPACES = 7
 5' STANDARD 4' x 8' SPACES = 62
 1/2 STANDARD INCAP SPACES = 5
 ALL OTHER SPACES ARE 8' x 10'
 COMPACT SPACES = 125
 TOTAL EXISTING SPACES = 199
EXISTING PARKING LAYOUT



LET 1. determine auto width of 4' x 8' & standard plan, etc.

APPROVED
 Noted at staff meeting of 2/1/11
 No comments (except 2nd floor)
 2/1/11
 [Signature]

REV NO DATE REVISION

DATE: 02/01/11
 REVISION: 01
 02/01/11

PROJECT TITLE
**2800 EISENHOWER AVE.
 ALEXANDRIA, VA**
 PROJECT NO. 6828 00000000

DATE: 7/21/11 SHEET: 11000

