



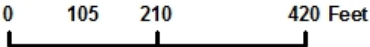
DOCKET ITEM #10
Rezoning #2017-0003
1, 11, 44, 66 & 99 Canal Center Plaza
Canal Center Rezoning

Application	General Data	
Public hearing and consideration of a request for an amendment to the official zoning map to change the zone at 1, 11, 44, 66 and 99 Canal Center Plaza from W-1 to CRMU-H with proffers.	Planning Commission Hearing:	October 2, 2018
	City Council Hearing:	October 13, 2018
Address: 1, 11, 44, 66 and 99 Canal Center Plaza	Zone:	W-1 (existing) CRMU-H (proposed)
	Site Area:	10.44 acres (454,849 square feet)
Applicant: Canal Center, LL, LLC, represented by Kenneth W. Wire, attorney	Small Area Plan:	Old Town North and Waterfront

Staff Recommendation: APPROVAL with CONDITIONS	
Staff Reviewers: Robert M. Kerns, AICP, Chief of Development robert.kerns@alexandriava.gov Gary Wagner, PLA, ASLA, Principal Planner gary.wagner@alexandriava.gov Michael Swidrak, AICP, Urban Planner michael.swidrak@alexandriava.gov	



Rezoning #2017-0003
1, 11, 44, 66 and 99 Canal Center Plaza



PROJECT LOCATION MAP

I. DISCUSSION

Staff recommends approval of the request to rezone the Canal Center development with proffers proposed by the applicant. The rezoning proposal implements the Old Town North Small Area Plan and will allow the applicant to convert a limited amount of office space to residential use and add retail amenities, which will enhance the long-term viability of the office / mixed-use development.

Site Description

The request concerns five parcels that comprise the Canal Center development. Four of the five parcels (B1, B2, B3 and B4) contain office, while Parcel A is reserved for open space. Parcel A is generally coterminous with Tide Lock Park, which is privately owned by the applicant, though is publicly accessible and restricted to open space use per the Waterfront Settlement Agreement, which is discussed in detail below. The entire site is 10.44 acres (454,849 SF), with approximate 6.08 acres (264,733 SF) reserved for development (Parcels B1-B4).

Table 1: Zoning and Parcel Information

Parcel	Address	Land Use	Zoning Designation (Existing)	Zoning Designation (Proposed)	Land Area (SF)
A	1 Canal Center Plaza	Open Space	W-1	CRMU-H	190,116
B1	44 Canal Center Plaza	Office / Mixed-Use	W-1	CRMU-H	90,459
B2	66 Canal Center Plaza	Office / Mixed-Use	W-1	CRMU-H	50,761
B3	11 Canal Center Plaza	Office / Mixed-Use	W-1	CRMU-H	55,120
B4	99 Canal Center Plaza	Office / Mixed-Use	W-1	CRMU-H	68,393

The site is divided into five parcels, though it functions as a single site and currently has a single owner. The parcel lines divide the shared parking court and plaza, and an underground garage is located underneath the entire site (including Parcel A) and is shared between the buildings. In addition to the office use, the office buildings have housed restaurants or cafeterias open to the public.

The site is located within the Old Town North and Waterfront Small Area Plan boundaries and is located on the Potomac River waterfront adjacent to residential and commercial uses. The site shares a border to the north with the former (NRG) power plant site and the Mount Vernon Trail, to the west by Transpotomac Plaza and Crowne Plaza hotel, the latter of which has a site plan approval (DSUP#2017-0011) for conversion into primarily residential use, and the Rivergate townhouse development to the south. The site also borders the Mount Vernon Trail and future Old Town North Linear Park to the west.

Background

The Canal Center site was approved in 1984 (SIT84-0001) for 507,500 square feet of development, with a floor area ratio (FAR) of approximately 1.12. The site plan approval allocated the square footage between parcels B1 to B4, with Parcel A restricted to open space use. The approved amount of floor area included a minimum 3,000 square feet reserved on either Parcel B1 or B2 for a City-operated museum. The amount of development approved for the site was limited by deed restrictions on the property that were a result of the Waterfront Settlement Agreement between property owners adjacent to the Potomac River in Alexandria, and the United States Government. The agreement concerning Canal Center is one of 17 that were settled with the federal government. The National Park Service is the government agency that administers the agreements. The Canal Center settlement is discussed in the Staff Analysis section below.

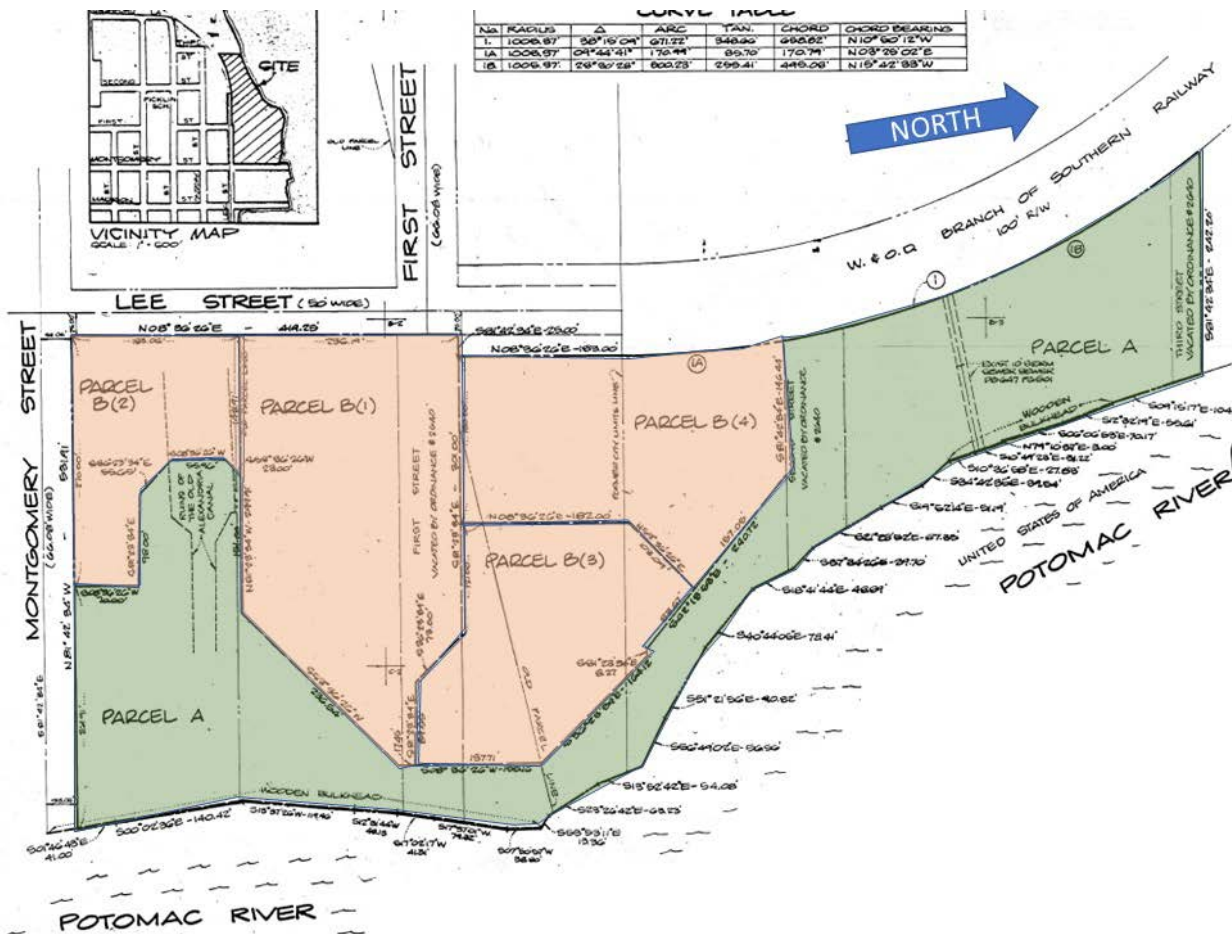


Figure 1: Parcel layout (from SIT#84-001).. B Parcels (Development) in Orange and A Parcel (Open Space) in Green.

The site plan was approved under the W-1 zoning regulations, which in 1984 allowed an FAR of 2.5 for commercial uses. In 1992, the FAR allowed in the W-1 zone was lowered from 2.5 to 0.75 for commercial uses (with an additional 0.25 FAR for retail uses), and the development became noncompliant in terms of floor area¹. Based on Article XII of the Zoning Ordinance, noncomplying structures cannot expand, and the degree of noncompliance cannot be increased.

¹ FAR is calculated for the entire site as one entity, though each building has a deed restriction on the amount of floor area allowed.

The applicant participated in the Old Town North Small Area Plan (OTN-SAP) process starting in 2015 and met with City staff to discuss future development potential. The applicant recalculated the constructed floor area of the existing buildings and determined that the four buildings contained only 485,678 square feet. The City confirmed this floor area amount in 2016 (the letter to the applicant is an attachment to the staff report). The applicant can construct approximately 19,000 square feet (22,000 when the museum space is taken into consideration) of added floor area of the site and still be in compliance with the approved site plan and Waterfront Settlement Agreement (see Staff Analysis below). However, since the applicant cannot add floor area in the existing W-1 zone, because the site is over the 1.0 FAR limit, the applicant is requesting a rezoning to the CRMU-H zone to be able to construct the approximately 19,000 square feet of floor area that remains in the 1984 site plan approval.

It should be noted that the floor area calculations submitted by the applicant and verified by the City relate to a definition of floor area that is embedded in the deed for the property per the Waterfront Settlement agreement. This definition of floor area is similar to the former Zoning Ordinance definition for floor area. Text amendments to Section 2-145 (floor area definition) of the Zoning Ordinance were approved by City Council earlier in 2018. However, floor area for this site will be calculated using definition of floor area in the deed and the Settlement Agreement unless otherwise amended.

Table 2: Development Limits per site plan SIT84-001 and Waterfront Settlement Agreement

Parcel	Address	Floor Area Allowed per Site Plan and Agreement ²	Calculated Floor Area (Per 2016 Survey) ³	Floor Area Available to be Constructed
A	1 Canal Center Plaza	N/A	N/A	N/A
B1	44 Canal Center Plaza	158,000 SF	159,549 SF	-1,549 SF
B2	66 Canal Center Plaza	125,000 SF	121,237 SF	3,763 SF
B3	11 Canal Center Plaza	77,500 SF	63,785 SF	13,715 SF
B4	99 Canal Center Plaza	144,000 SF	141,107 SF	2,893 SF
	Totals	504,500 SF⁴	485,678 SF	18,822 SF

As demonstrated in Table 2 above, the floor area amounts that were allotted for each building per

² Numbers obtained from SIT84-001 Site Plan.

³ Numbers obtained from “Canal Center FAR Calculation Sheet” submitted by the applicant dated September 14, 2016.

⁴ Any space that is given to the City of Alexandria rent-free does not count toward floor area according to the deed and site plan notes. The minimum 3,000 square feet to be provided to the City is added to the 504,500 square feet of floor area that amounts to the 507,500 square feet of floor area that is listed in the site plan approval and staff report for SIT84-001.

the deed restrictions was exceeded for Parcel B1, while floor area remains for the buildings on parcels B2, B3 and B4. The applicant plans to seek confirmation or guidance from the National Park Service (through an interpretation of the deed restrictions and Waterfront Settlement Agreement) that unused floor area can be added to the site as long as the total floor area of 504,500 (or 507,500 SF) is not exceeded for all four buildings.

Proposal

The applicant proposes to rezone with proffers the five parcels of the Canal Center development, including the parcels containing four office buildings, plaza and Tide Lock Park, from the W-1 (waterfront mixed use) zone to the CRMU-H⁵ (commercial residential mixed use [high]) zone, consistent with the recommendation of the Old Town North Small Area Plan. This proposal is currently for a rezoning only and does not include any site plan or special use permit-related requests, though the proposed area to be rezoned is coterminous with the development originally approved with SIT#84-001.

Pending approval of the rezoning, the applicant will have the ability in the CRMU-H zone to “build out” the approximately minimum 19,000 square feet of floor area that is remaining per the SIT#84-001 site plan approval and the deed restrictions. Any building additions proposed by the applicant will require a major site plan amendment and Planning Commission approval.

Table 3: Zone Comparison

Zone	FAR (Without a Special Use Permit)	Height ⁶
W-1 (Existing)	0.75 (Commercial) 1.00 (Residential / Mixed-Use) 0.25 (Additional Retail)	Per Old Town North Height Map (District 4)
CRMU-H (Proposed)	1.25 (Commercial, Residential or Mixed-Use) 0.25 (Additional Retail)	Per the (Old Town North) Small Area Plan

Following the pending approval of the rezoning, the applicant plans to file a site plan amendment that includes one or two-story building additions for retail and restaurant tenants that will connect to the existing buildings. The new retail and restaurant tenants on site will also expand into ground-floor space in the existing buildings. An illustrative layout, that demonstrates how the applicant could utilize the available floor area, is shown below. The applicant plans on utilizing existing ground-floor space in the office buildings combined with added square footage to place the retail and restaurant amenities on site. As discussed above, the National Park Service must make a determination that the applicant can distribute the remaining floor area among each of the B parcels, and not only the parcels (B3 and B4) with floor area remaining per the deed restrictions.

⁵ Sites in CRMU zones may be considered as “tracts” where FAR is counted over the entire site, regardless of the subdivision of the site into parcels, per Section 1-400(B) of the Zoning Ordinance.

⁶ Both zones allow the maximum building height to be as shown in the Old Town North Small Area Plan “Recommended Height District Limits.” The maximum allowed height for 66 Canal Center, at the southern portion of the site, is 77 feet, while the three other buildings are allowed a maximum of 120 feet, pending any amendments to the maximum allowed height outlined in the deed restrictions and Waterfront Settlement Agreement.

The applicant hopes to attract and retain office tenants through the addition of retail and restaurant amenities. As the population in the general Old Town North vicinity increases, the added retail stores and restaurants would serve the local employee and resident population, creating a vibrant place in the Old Town North neighborhood, with an activated plaza with adjacent storefronts that connects directly to the waterfront. As with the current zone, the CRMU-H zone allows for “by-right” conversion from commercial to residential uses. The applicant has stated the intention to explore limited residential conversion up to one-third of the existing floor area currently on site. Most likely, this will allow for one of the larger office buildings to be converted to predominantly residential use (see the Proffer subsection below for the proposed language).

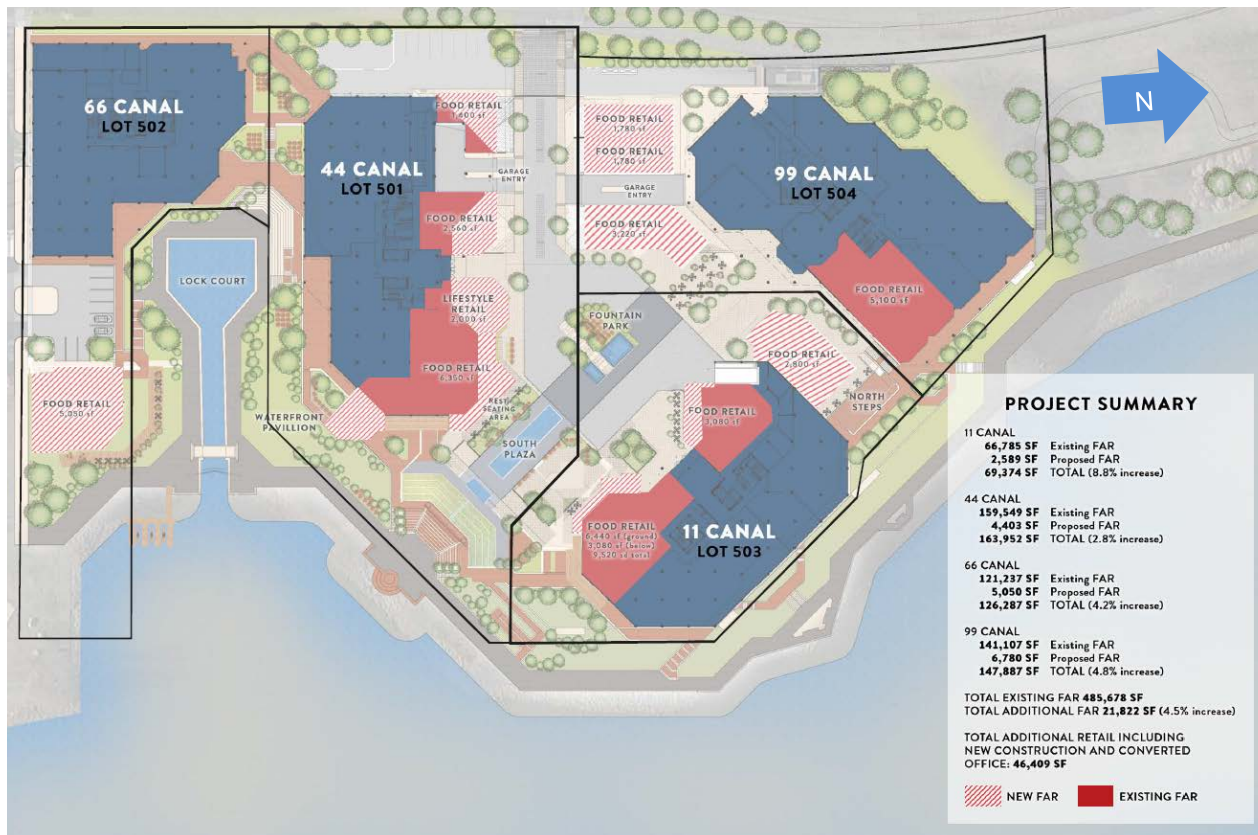


Figure 2: Canal Center Illustrative Layout

Proffers

As part of the rezoning request, the applicant has submitted proffers that ensure the request is in general compliance with the Waterfront Settlement Agreement and the Old Town North Small Area Plan. Discussion of the proffers is in the Staff Analysis section below:

1. Settlement Agreement: The development of the Property is subject to the Settlement Agreement with the United States of America, dated April 18, 1983 recorded at Deed Book 1111, Page 1351, as applied and as amended by the United States of America.

2. Permitted Uses: The permitted uses on the Property shall be governed by the terms and provisions of the CRMU-H as of the date of the approval of Rezoning #2017-0003. Notwithstanding any other provision of the CRMU-H zone, the Applicant is permitted to convert up to 162,000 square feet of floor area to residential uses.
3. Development Approval: Notwithstanding any other provision of the City of Alexandria Zoning Ordinance, any development above 507,500 square feet requires the approval of a Development Special Use Permit.

Each of the proffers was offered by the applicant to ensure that the rezoning to CRMU-H was compliant with the Waterfront Settlement Agreement and the Old Town North Small Area Plan. The first proffer connects the site to the Settlement Agreement, which limits development per the agreement as currently written and potentially amended between the National Park Service and the applicant in the future. The second proffer will retain the office-commercial character of the site, and will allow for limited residential conversion, which complies with the Old Town North Small Area Plan. The third proffer provides the City with an enhanced level of review for any future site additions that could be allowed if the Waterfront Settlement Agreement is amended to allow further site development. The third proffer is discussed further in the Staff Analysis.

II. STAFF ANALYSIS

Waterfront Settlement Agreement

Canal Center is subject to compliance with the 1983 settlement agreement between Herbert Bryant Associates (the former property owner) and the United States of America (Waterfront Settlement Agreement), which resulted from a 1973 lawsuit by the federal government regarding ownership of the edge of privately held and City-owned properties along the waterfront between Jones Point Park and Daingerfield Island. The Waterfront Settlement Agreement guides the use of the subject sites and establishes restrictions on land use, building height and FAR. The agreement informed a joint planning effort by the City and the National Park Service for the affected properties, and the deed restrictions on the properties that arose from the agreement and redevelopment of the sites.

Per the agreement, the site was divided into A and B parcels – the former of which is reserved for open space, while the latter parcel(s) designated for development with scenic easements. The Waterfront Settlement Agreement also placed caps on the building height and FAR allowed in the development and on each B parcel, which is reflected in the deed restrictions and the SIT#84-001 site plan. The FAR limits for the B parcels is discussed in the Background subsection above. Concerning height, each building has a deed-restricted height limit based on elevation above sea level, though the approved SIT#84-001 site plan states that all buildings must be no taller than 74-foot 7-inches above average finished grade. Any future buildings additions that would potentially add building height to any of the buildings would require the applicant to submit a building height survey, which would be reviewed through the development review process, in addition to any review from the National Park Service. The agreement also stipulates the permitted uses on the B parcels, which include restaurants, commercial shops, offices, marina service facilities, museums

related to the City and waterfront history, farmers' markets and public open space. The agreement also allows residential uses (up to 40 units an acre), and a minimum 30,000 square feet of non-office uses.

Any rezoning should be in accordance with height, density and use restrictions in the deed per the Waterfront Settlement Agreement. The 1983 stipulation of settlement from the settlement agreement states that any rezoning of the property must be in accordance with the deed restrictions (related to height, density and use) and with the 1981 "Alexandria Waterfront City of Alexandria / National Park Service Draft Joint Land Use Plan," which informed the deed restrictions. Rezoning Canal Center from W-1 (a zone created from recommendations in the draft land use plan) to CRMU-H without any proffers would not necessarily comply with the Waterfront Settlement Agreement, due to its allowances for density and height that are higher than what is in the deed restrictions.

In terms of existing and future development, the applicant must adhere to the development parameters outlined in the deed restrictions and must consult with the National Park Service on any future changes to the deed restrictions.

Compliance with the Master Plan

Old Town North Small Area Plan

The Old Town North Small Area Plan (OTN-SAP) was adopted by City ordinance in September 2017, and envisions "a pedestrian-focused neighborhood, linked to the rest of the City through a diverse public realm network and a system of multi-modal transportation options." The plan identifies "potential redevelopment sites," and this includes Canal Center (#16). Figure 2.12 of the small area plan, "Recommended Zoning," shows the recommended zone for Canal Center as CRMU-H.

The applicant was involved in the OTN-SAP process from its early stages, and the recommendation of the CRMU-H zone reflects a consensus between the applicant, the community and the City. The rezoning of Canal Center to CRMU-H is consistent with the principles of the plan, most directly by providing "amenities and strategic zoning amendments to retain and attract commercial uses." The plan specifically recommends the rezoning of Canal Center "to make expansion of existing office and attraction of new office more feasible." The rezoned site will be more attractive to residents, visitors and employees through site improvements that can be provided with the additional floor area available. Added ground-floor retail will help to activate the internal plaza and encourage pedestrian traffic from the area.

The proffer offered by the applicant related to limiting residential conversion is consistent with the OTN SAP. In the existing W-1 zone and the proposed CRMU-H zone, the applicant is permitted to convert most or all of the site to residential use. A conversion of the majority of the office buildings to residential would conflict with the recommendation in the plan that a "limited amount of residential use" be allowed on the Canal Center site (page 38). The proffer limits residential conversion to approximately one-third of the existing floor area, and most likely to one of the four buildings in the future. The proffer of limited residential conversion will help to maintain the

commercial and office viability of the Canal Center site, which is one of the largest office developments in the eastern portion of the City.

Waterfront Small Area Plan

Approved by City Council in 2012, the Waterfront Small Area Plan generally covers the properties that are subject to the Waterfront Settlement Agreement, including Canal Center and Tide Lock Park. The plan identifies specific redevelopment sites, of which Canal Center is not one. The rezoning is consistent with the small area plan goal statements which call for a “Dynamic” (“Maintain a living, active Waterfront that is a destination that attracts all Alexandrians and visitors and should be integral to the visitor experience in Alexandria”) and “Sustainable” (“Ensure that the Waterfront is able to sustain itself economically, environmentally and operationally”) waterfront. The rezoning allows the applicant to add retail and restaurant amenities that will add vibrancy to the development, which will bring residents and visitors to the site and connect them directly with waterfront amenities.

Site Plan Amendment and Future Development

As discussed above, the next step for the applicant is to file a site plan amendment to add one-story building additions that would place restaurant and retail amenities on site in locations that are generally reflected in the illustrative layout. The applicant is allowed to add floor area to the amounts in the deed restrictions and approved site plan (504,500 square feet plus 3,000 for City-run museum space). However, the addition of building footprint for the retail space would change the original site plan approval significantly enough to require the applicant to submit a development site plan (DSP) application for consideration by Planning Commission in a public hearing.

Site plan amendments can be reviewed administratively if there is:

- No increase in the intensity of the use of the property;
- No change in the height or location of buildings cannot be detected when viewed from the property line; and
- Changes in the “ground plane” (including parking, landscaping and paving) do not adversely affect adjacent properties.

The addition of retail and restaurant uses in addition to the existing office uses on the property can be considered an intensification of the use. The added building footprints for the retail and restaurant amenities will be visible from the entrance to the Canal Center development from Canal Center Plaza (as intended to attract visitors) and the potential for retail additions adjacent to 66 Canal Center are adjacent to the Rivergate development. Additionally, any changes to the landscaping, open space or public art that these building expansions may have can be reviewed by the City through a public process and presented to the community for comment.

Based on the deed restrictions and Waterfront Settlement Agreement, the Canal Center Site cannot contain more than 507,500 square feet of floor area (including the 3,000 square feet of floor area provided by the applicant for use by a City or public agency). If the applicant negotiates with the National Park Service to amend the settlement agreement and deed restrictions to allow for floor

area above 507,500, the proffers included with the rezoning will guide the development process with the City.

In addition to the first proffer which allows floor area on site to reflect the amount allowed in the Waterfront Settlement Agreement (as applied and amended), the third proffer requires that the applicant submit a development special use permit (DSUP) application for additional floor area above 507,500 square feet. The CRMU-H zone requires a special use permit for increased floor area only above 1.25 FAR, plus 0.25 FAR for additional retail. Based on the site area, a DSUP would not be triggered unless the applicant proposes a total of 568,561 square feet of floor area, or 682,273 square feet of floor area including retail development. The third proffer ensures that the City would process any development that exceeds the currently allowable 507,500 square feet of floor area as a DSUP. The DSUP process allows the City greater input in design review and site improvements that implement the Old Town North Small Area Plan.

Parking

The site contains an existing two-level underground garage that is shared by each building and contains 1,241 spaces. The parking ratio based on existing square footage is 2.55 spaces per 1,000 square feet of floor area, and the existing parking is sufficient to meet parking minimums for any potential short or mid-term development options. The applicant has made clear that the existing parking garage will be available to retail tenants and visitors in addition to employees and/or residents who would be utilizing the parking garage in the future. The applicant will provide more details on parking supply and management with any future site plan amendment submissions.

III. COMMUNITY

As discussed above, the applicant was an engaged participant in the OTN-SAP process, including hosting community meetings and charrettes at 44 Canal Center Plaza. The proposed rezoning was presented to the community as part of the planning process, and the recommendation to rezone was approved with the plan. In addition to community outreach as part of the OTN-SAP process, the applicant has presented to the North Old Town Independent Citizens' Association (NOTICE) at their August and September meetings. The applicant has also reached out to the residents of Rivergate, the townhouse community to the south of the site, and has provided info and offered to meet with the homeowners' association for a presentation.

Staff recommends **approval** of the rezoning with proffers subject to compliance with all applicable codes and ordinances.

STAFF: Jeff Farner, Deputy Director, Department of Planning and Zoning
Robert M. Kerns, AICP, Chief of Development
Gary Wagner, PLA, ASLA, Principal Planner
Heba ElGawish, Urban Planner
Michael Swidrak, AICP, Urban Planner



DEPARTMENT OF PLANNING AND ZONING

Sent via E-mail

November 4, 2016

Kenneth Wire
McGuireWoods, LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

RE: Canal Center – North Old Town

Dear Ken,

This is in response to your letter dated March 17, 2016 that concerned the confirmation of the existing and available floor area of the Canal Center (including the properties included on the site plan approval for SIT84-001), and an attached exhibit dated November 6, 2015 and revised on October 20, 2016 that details the updated floor area calculations. Staff confirms that the total net floor area of the four buildings that comprise Canal Center (11, 44, 66 and 99 Canal Center Plaza) is 485,678 square feet, provided the measurements are accurate, which is effectively an FAR of 1.07.

Staff also confirms that the Canal Center properties are noncomplying structures (as defined in Section 12-101 of the Zoning Ordinance) based on the FAR limits of the W-1 zone, which permit no more than an FAR of 0.75 for commercial uses, with an additional FAR of 0.25 permitted for retail uses with the total not to exceed an FAR of 1.0.

Please let me know if you have any questions regarding to responses provided above.

Thank you,

Robert M. Kerns, AICP
Chief of Development

c: Dirk H. Geratz, AICP, Principal Planner
Nancy Williams, Assistant to the Director
Michael Swidrak, AICP, Urban Planner

**Proffered Conditions
Canal Center LL LLC
Rezoning #2017-0003
1, 11, 44, 66, 99 Canal Center**

Pursuant to Section 11-804 of the City of Alexandria Zoning Ordinance, Canal Center LL LLC (“Applicant”) hereby proffers, as the owner of the land identified by the City of Alexandria with Real Estate Tax Assessment Numbers: 055.01-04-13; 055.01-04-15; 055.03-04-16; 055.03-03-62 and 055.01-04-14 (the “Property”), for itself, and its successors and assigns, that development of the Property shall be in accordance with the following conditions (the “Proffers”) if, and only if, Rezoning #2017-0003 as proposed by the Applicant is approved by the Alexandria City Council.

1. Settlement Agreement: The development of the Property is subject to the Settlement Agreement with the United States of America, dated April 18, 1983 recorded at Deed Book 1111, Page 1351, as applied and as amended by the United States of America.

2. Permitted Uses: The permitted uses on the Property shall be governed by the terms and provisions of the CRMU-H as of the date of the approval of Rezoning #2017-0003. Notwithstanding any other provision of the CRMU-H zone, the Applicant is permitted to convert up to 162,000 square feet of floor area to residential uses.

3. Development Approval: Notwithstanding any other provision of the City of Alexandria Zoning Ordinance, any development above 507,500 square feet requires the approval of a Development Special Use Permit.

APPLICANT

CANAL CENTER LL, LLC, a Delaware limited liability company

By: 

Name: J. Michael O'Brien

Title: Vice President



APPLICATION

Master Plan Amendment MPA# _____

Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 1, 11, 44, 66, and 99 Canal Center Plaza

APPLICANT

Name: Canal Center LL, LLC

Address: C/O Investcorp International Realty Inc. 280 Park Ave, New York, NY 10017

PROPERTY OWNER:

Name: (see attached)

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.

<u>Kenneth W. Wire</u>	
Print Name of Applicant or Agent	Signature
<u>McGuireWoods LLP</u>	
<u>1750 Tysons Boulevard, Suite 1800</u>	<u>703-712-5362</u> <u>703-712-5222</u>
Mailing/Street Address	Telephone # Fax #
<u>Tysons, VA</u> <u>22102</u>	<u>9/28/17</u>
City and State Zip Code	Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY	
Application Received: _____	Fee Paid: \$ _____
Legal advertisement: _____	_____
ACTION - PLANNING COMMISSION _____	ACTION - CITY COUNCIL: _____

MPA # _____
REZ # _____

SUBJECT PROPERTY

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

Address Tax Map - Block - Lot	Land Use	Master Plan	Zoning	Frontage (ft.)
	Existing - Proposed	Designation Existing - Proposed	Designation Existing - Proposed	Land Area (acres)
1 (see attached) _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
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 10% interest in such corporation or partnership.

1. Name: (see attached) _____ Extent of Interest: _____
Address: _____
2. Name: _____ Extent of Interest: _____
Address: _____
3. Name: _____ Extent of Interest: _____
Address: _____
4. Name: _____ Extent of Interest: _____
Address: _____

MPA # _____
REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

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

n/a

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:

(see attached)

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.

Served by existing facilities.

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):

(see attached)

Rezoning Application

Property Locations: 1, 11, 44, 66, and 99 Canal Center Plaza
Kenneth W. Wire

Property Owners/Applicants

Name: Canal Center LL, LLC

Address: C/O Investcorp International Realty Inc. 280 Park Ave, New York, NY 10017

Name: Transpotomac Canal Center Owners Association, Inc.

Address: C/O Investcorp International Realty Inc. 280 Park Ave, New York, NY 10017

Subject Property

Tax Map No	Land Use	Master Plan Designation (as proposed in draft OTN SAP)	Zoning Designation (Existing)	Zoning Designation (Proposed)	Land Area (sq. ft.)
055.01-04-13	Park use	CRMU-H	W1	CRMU-H	190,116
055.01-04-14	Office	CRMU-H	W-1	CRMU-H	68,393
055.01-04-15	Office	CRMU-H	W-1	CRMU-H	55,120
055.01-04-16	Office	CRMU-H	W-1	CRMU-H	90,459
055.03-03-62	Office	CRMU-H	W-1	CRMU-H	50,761

Property Ownership

IVC Canal Holdings, LLC (100% member in Applicant)

Justification for Amendment

Question 2

The proposed rezoning designation is consistent with the recently approved Old Town North Small Area Plan. The proposed rezoning will 1) cause all the existing office development on the property to become complying structures; and 2) allow the owner to add ground-floor retail uses, which will further the viability of office uses and energize the streetscape around the waterfront.

Question 4

Gross Floor Area constructed upon the Property shall not exceed the limitations upon the Property as set forth in the 1984 settlement agreement recorded among the Alexandria Land Records at Deed Book 1111 Page 1351.

NOTES

- 1. THE SURVEYED PROPERTIES ARE SHOWN AS BEING OWNED BY THE CITY OF ALEXANDRIA...
2. BOUNDARY INFORMATION AS SHOWN HEREON IS DERIVED FROM CERTAIN LAND RECORDS...
3. THE SURVEYED PROPERTIES AS SHOWN HEREON ARE SUBJECT TO ALL ENCUMBRANCES AND RESTRICTIONS...
4. THE SURVEYED PROPERTIES SHOWN HEREON ARE LOCATED IN FLOOD ZONE "X"...

EASEMENT LEGEND

- 1. VA VIRGINIA POWER CABLE PULLING AREA
2. VA 1966, PC 842
3. VA E.C. OF VIRGINIA POWER RIGHT-OF-WAY
4. VA 1966, PC 843

SURVEYORS CERTIFICATE

WE, ROBERT BOWMAN, JR. AND JOHN W. HARRIS, SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PERSONALLY AND INDEPENDENTLY EXAMINED THE ORIGINAL RECORDS...

DATE OF PLAN OR MAP: AUGUST 11, 2014
DATE OF REVISED PLAN: DECEMBER 18, 2014

ROBERT BOWMAN, JR.
JUNIOR & ASSOCIATES
L.L.C.
1000 N. GUYTON ST.
ALEXANDRIA, VA 22304



TITLE COMMITMENT SCHEDULE B-SECTION II REVIEW

THE TITLE COMMITMENT FOR THE SURVEYED PROPERTY HEREON DESCRIBED IS BASED UPON THE BALANCE COMMITMENT FOR THE SURVEYED PROPERTY HEREON DESCRIBED...

- 10. FEN 1. EASEMENT, RESTRICTIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED TO THE CITY OF ALEXANDRIA...
11. FEN 2. EASEMENT, RESTRICTIONS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN DEED...
12. FEN 3. EASEMENT, RESTRICTIONS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN DEED...

CURRENT DESCRIPTION OF THE SURVEYED PROPERTY

ALL THAT CERTAIN LOT OR PARCELS OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED AND BEING IN THE CITY OF ALEXANDRIA, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- PARCEL 1A - LOT 504 OF CANAL CENTER PLAZA FOR THE BLANCKE PARKS-1
PARCEL 1B - LOT 503 OF CANAL CENTER PLAZA FOR THE BLANCKE PARKS-1
PARCEL 1C - LOT 501 OF CANAL CENTER PLAZA FOR THE BLANCKE PARKS-1
PARCEL 1D - LOT 502 OF CANAL CENTER PLAZA FOR THE BLANCKE PARKS-1

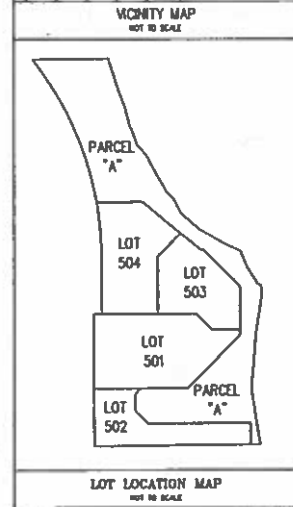
PARKING TABULATION
EXISTING SITE

Table with 3 columns: LEVEL, REGULAR, HANDICAP, TOTAL. Shows 170 regular and 10 handicap spaces on Level 02, and 400 regular and 10 handicap spaces on Level 04.

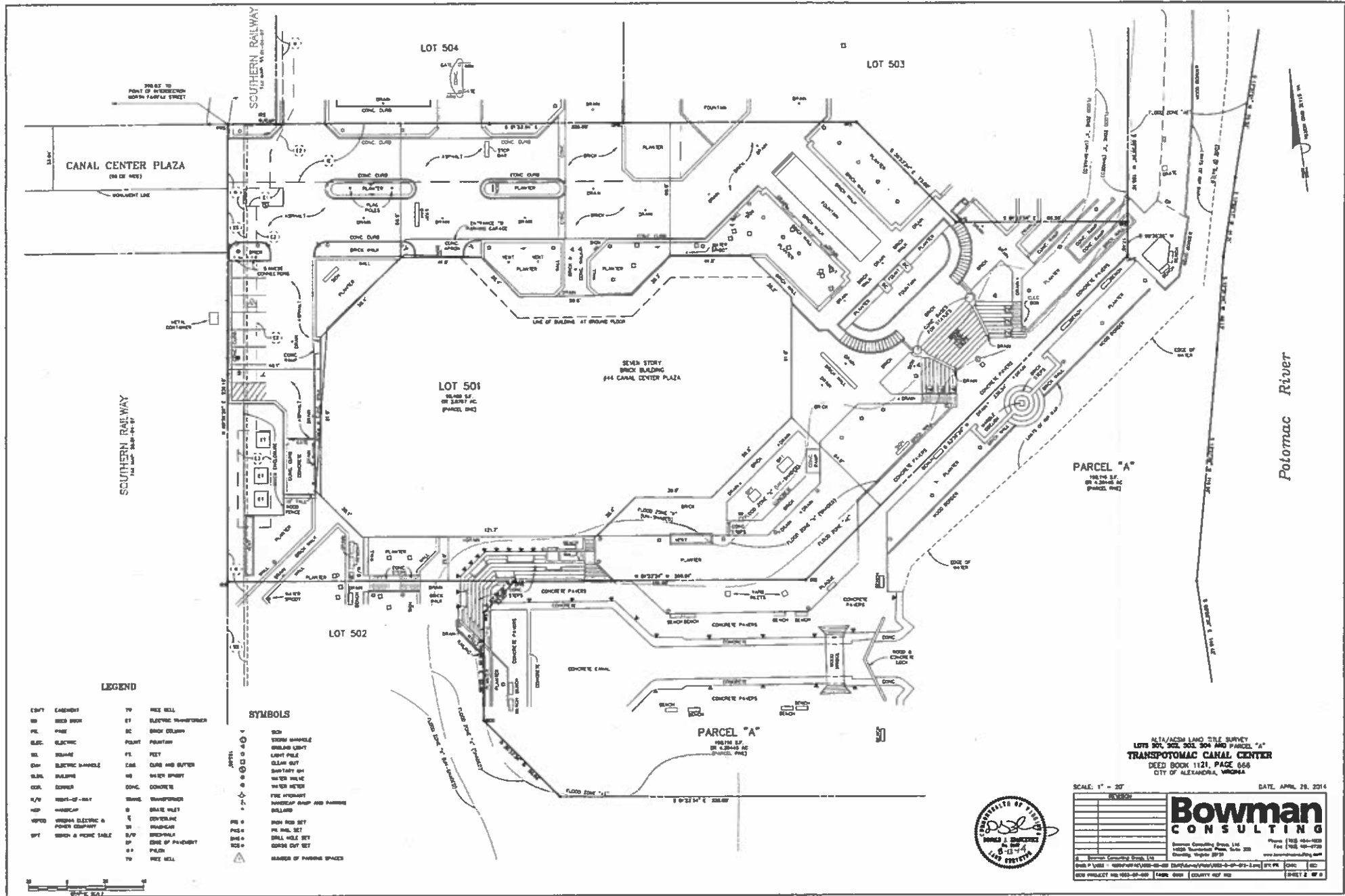
ZONING TABULATION

ALL OPERATED LOTS ARE SHOWN IN GREEN. ALL UNOPERATED LOTS ARE SHOWN IN RED. ALL UNOPERATED LOTS ARE SHOWN IN BLUE.

Table with 3 columns: ZONE, REGULATED, EXISTING. Lists zoning regulations for various parcels, including lot area, height, and parking requirements.



Professional information for Bowman Consulting, including contact details, address, and a logo. Includes text: 'ALTA/ACSM LAND TITLE SURVEY... BOWMAN CONSULTING'.



LEGEND

- | | | | |
|-------|----------------------------------|--------|----------------------|
| CBT | CASELIGHT | TV | TRIP MALL |
| WB | WOOD BOARD | ET | ELECTRIC TRANSFORMER |
| PL | PIPE | SC | SMOKE CHIMNEY |
| ELEC. | ELECTRIC | FOUNT | FOUNTAIN |
| SL | SLABWARE | FL | FLY |
| DB | ELECTRIC DUCTS | CS | CURTAIN AND BUTT |
| SLR | BUILDING | MS | MESH SPRAY |
| CON. | CONCRETE | CONC. | CONCRETE |
| HT | HEAT-UP-DAY | TRNSF. | TRANSFORMER |
| HD | HARDWARE | G | GATE VALVE |
| VEPC | VERMONT ELECTRIC & POWER COMPANY | TR | TRUCK |
| SPY | SPRINKLER & PUMP TABLE | SP | EDGE OF PAVEMENT |
| | | PA | PAVING |
| | | TR | TRIP MALL |

SYMBOLS

- | | |
|---|---------------------------|
| ○ | SOIL |
| ○ | STEEL SHANKLE |
| ○ | WELDER LIGHT |
| ○ | LIGHT POLE |
| ○ | GLASS OUT |
| ○ | SUPPORT ON |
| ○ | WATER METER |
| ○ | WATER METER |
| ○ | FIRE HYDRANT |
| ○ | PURCHASE SHED AND PARKING |
| ○ | BELLMAN |
| ○ | SOIL AND SET |
| ○ | PE HOLE SET |
| ○ | DRILL HOLE SET |
| ○ | GRASS CUT SET |
| ○ | RANGER OF PARKING SPACES |

ALTA/MESA LAND TITLE SURVEY
 LOTS 501, 502, 503, 504 AND PARCEL "A"
TRANSPOTOMAC CANAL CENTER
 DEED BOOK 1121, PAGE 656
 CITY OF ALEXANDRIA, VIRGINIA

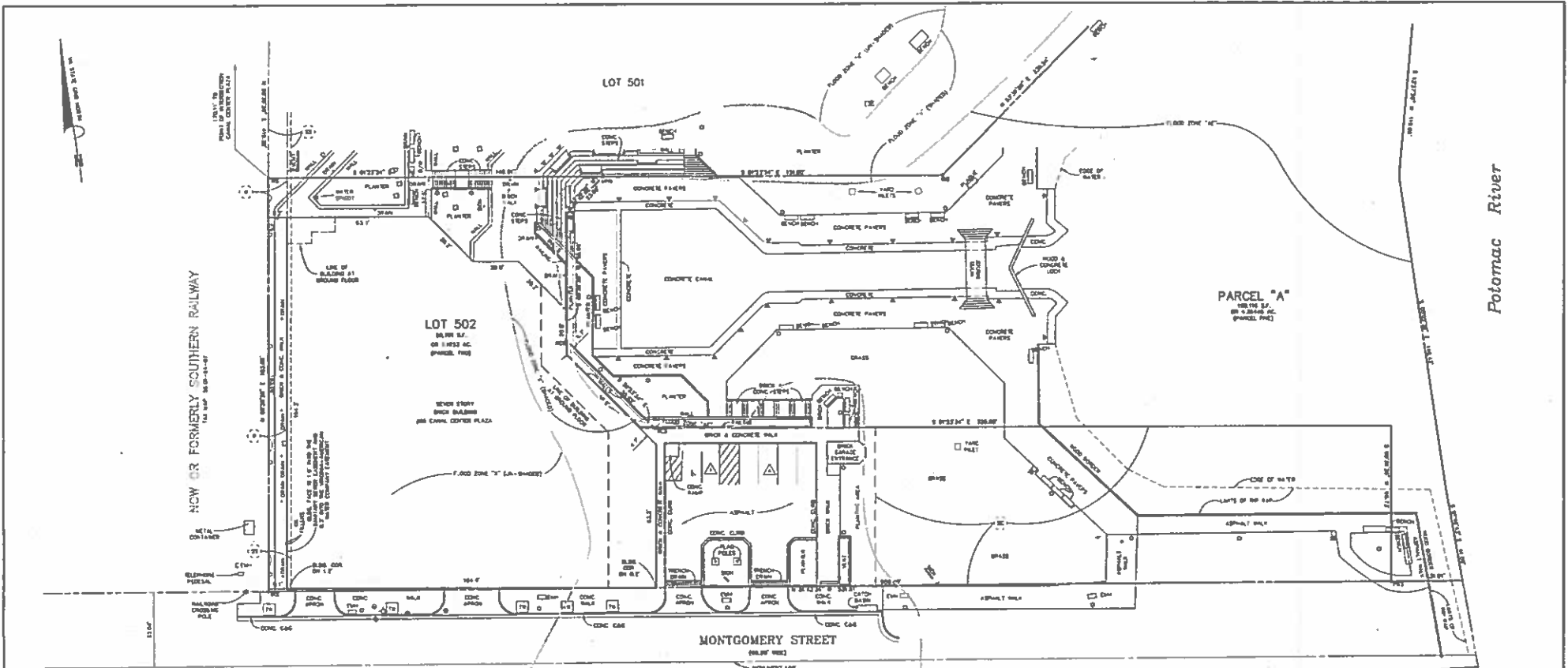
SCALE: 1" = 20' DATE: APRIL 29, 2014



Bowman CONSULTING

Bowman Consulting Group, LLC
 14200 Northampton Road, Suite 200
 Alexandria, Virginia 22304
 Phone: (703) 466-4800
 Fax: (703) 466-4700
 www.bowmanconsulting.com

NO. PROJECT: 14-000-04-000 | SCALE: 0/00 | COUNTY: OFFICE | SHEET 2 OF 2



NOW OR FORMERLY SOUTHERN RAILWAY

Potomac River

LEGEND		SYMBOLS	
ENV1	EMBANKMENT	TR	TREE HILL
SB	SEED BOOK	TY	ELECTRIC TRANSFORMER
PL	PAGE	BC	BRICK COLLAR
ELC	ELECTRIC	PUMP	FOUNTAIN
SE	SEWER	FT	FEET
EM	ELECTRIC MANHOLE	C&B	CLUB AND BUTTER
BLB	BALDRING	WE	WATER SPOUT
CCB	CONCRETE	CCC	CONCRETE
RT	REST OF W/UT	TRANS	TRANSFORMER
HCP	HARDWARE	SO	GRAVE SOLE
WEP	WATER ELECTRIC & POWER COMPANY	CP	COVERPLATE
WPT	WATER & POWER TABLE	SE	SEWERAGE
		DP	EDGE OF PAVEMENT
		FR	FRESH
		TH	TREE HILL
		SH	SHOWN MANHOLE
		SL	SLIGHT LIGHT
		LO	LIGHT POLE
		CL	CLEAN IN/OUT
		SM	SEWERY MAN
		MT	METER THREE
		MS	METER SIZES
		FR	FRONT
		MGP	MANHOLE GRAP AND PAVING
		COL	COLLAR
		RS	ROAD SIDE SET
		RS	RAIL SET
		SS	SIDE SET
		NS	NAMES BY PARKING SPACES



ALTA/ACSI LAND TITLE SURVEY
 LOTS 501, 502, 503, 504 AND PARCEL "A"
TRANSPOTOMAC CANAL CENTER
 DEED BOOK 1121, PAGE 666
 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30'
 DATE: AUGUST 11, 2014

REVISION	

Bowman CONSULTING

Bowman Consulting Group, LLC
 1000 Monument Plaza, Suite 200
 Alexandria, Virginia 22304

Phone: (703) 461-9988
 Fax: (703) 461-9778
 www.bowmanconsulting.com

DESIGNED BY: [Signature]

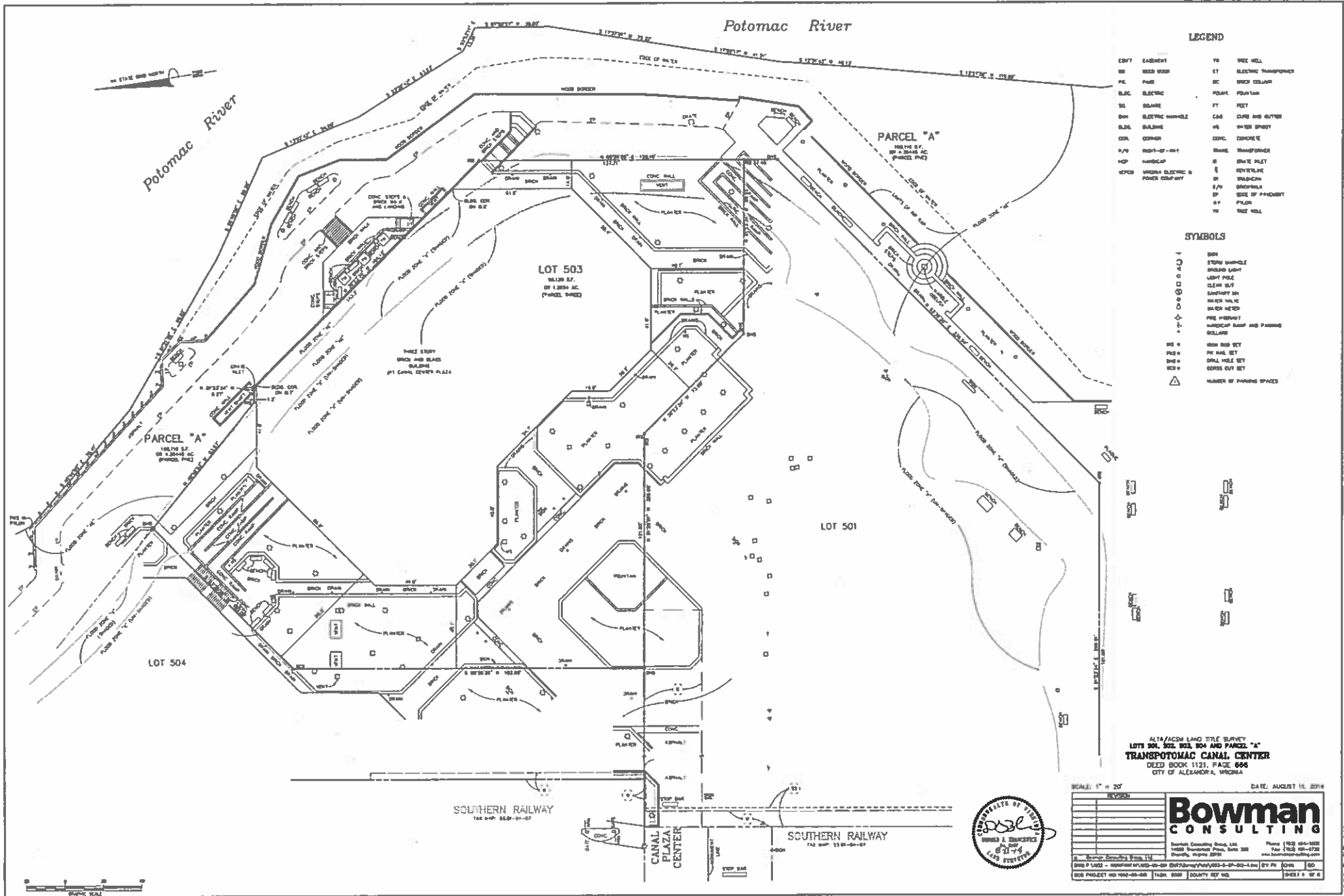
DESIGNED BY: [Signature]

DATE: 8/2/14

PROJECT NO: 1403-09-02 TOWN: 000 COUNTY: 007 SHEET: 2 OF 2



1403-09-02-012



- LEGEND**
- COVF. CASHEMENT
 - EE ELEC. EQUIP.
 - FE FLOOR FINISH
 - ELC. ELEC.
 - SS SQUARE
 - EM ELEC. MIDDLE
 - ELC. DRAINING
 - CON. CONCRETE
 - P/P ROOF-UP-ROOF
 - M/FL M/FLOOR/FL
 - W/PER W/PERELECTRIC POWER COMPANY
 - TO TREE WELL
 - ET ELECTRIC TRANSMISSION
 - CC BRICK COLLAR
 - FOUR FOUNTAIN
 - FT FEET
 - CAS CASE AND GLASS
 - MS MESH SPRAY
 - CONC. CONCRETE
 - TRANS. TRANSFORMER
 - GRATE GRATE
 - PIPELINE PIPELINE
 - SHED CAN
 - GRASS GRASS
 - TR TREE WELL
- SYMBOLS**
- BOB
 - STORM MANHOLE
 - SHEDDING LIGHT
 - LIGHT POLE
 - CLEAN SHUT
 - SURFHOPE SH
 - BRICK WALL
 - WALLS W/ED
 - PIPE W/REHAB
 - MURFACAP BASE AND PARKING
 - RELIEF
 - WOOD SHOP SET
 - FW BAS. SET
 - DRILL HOLE SET
 - GORGE OUT SET
 - NUMBER OF PARKING SPACES

SCALE: 1" = 20'

DATE: AUGUST 18, 2014

Bowman CONSULTING

1862-D-51F-012

ALTA/ACSM LAND TITLE SURVEY
LOT 503, SSZ, BSE, SRA AND PARCELS "A"
TRANSPOTOMAC CANAL CENTER
DEED BOOK 1121, PAGE 606
CITY OF ALEXANDRIA, VIRGINIA

RECORDED

8/17/14

WORLD A. BURGESS
LAND SYSTEMS

142 S.W.P. 55-81-07

SOUTHERN RAILWAY

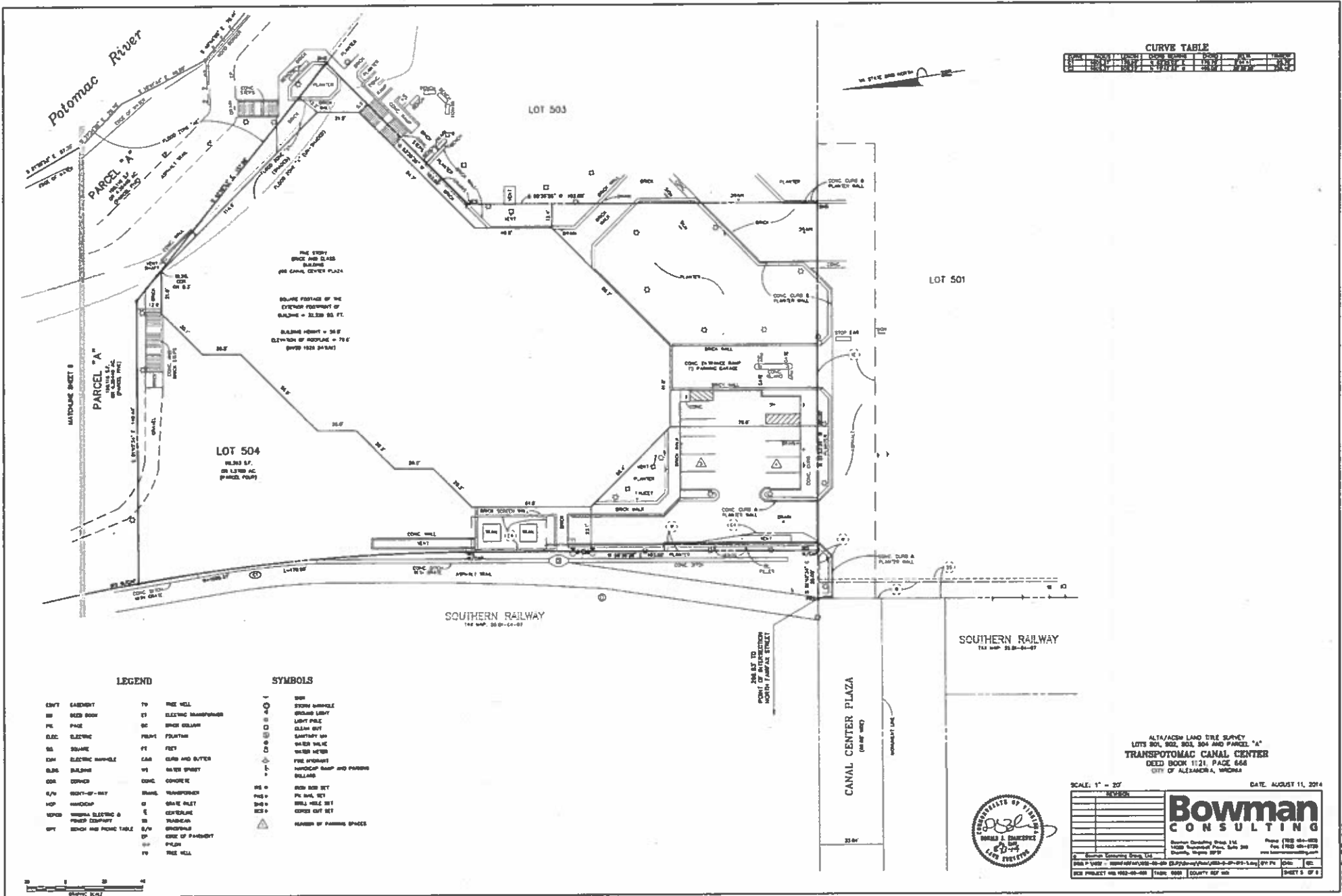
142 S.W.P. 55-81-07

142 S.W.P. 55-81-07

142 S.W.P. 55-81-07

142 S.W.P. 55-81-07

142 S.W.P. 55-81-07



CURVE TABLE

NO.	BEARING	ANGLE	RADIUS	CHORD	ARC LENGTH
1	N 75° 00' 00" W	90°	100.00	141.42	157.08
2	S 75° 00' 00" W	90°	100.00	141.42	157.08
3	N 75° 00' 00" E	90°	100.00	141.42	157.08
4	S 75° 00' 00" E	90°	100.00	141.42	157.08



- LEGEND**
- SWT CASHEIR
 - SB REED BOX
 - PL PILE
 - ELC. ELECTRIC
 - SA SQUARE
 - EM ELECTRIC MIMBLE
 - ELB BALANCE
 - ODR CORNER
 - S/W SOUTH-OF-WAY
 - MD MANDOP
 - WPCP WIRING ELECTRIC & POWER COMPANY
 - OPT SECH AND PHONE TABLE
 - TRF TREE WELL
 - ET ELECTRIC TRANSFORMER
 - EB BRICK BUILDING
 - FOUR FOURTH
 - PRY PILEY
 - CAE CURB AND BUTTER
 - VI VALVE SPURTY
 - CONC CONCRETE
 - TRANS TRANSFORMER
 - GRATE GRATE
 - CE COVERHOLE
 - MANHOLE MANHOLE
 - GRINDWELL GRINDWELL
 - CONC OF PARCEMENT
 - PLUM PLUM
 - TRF TREE WELL
- SYMBOLS**
- SW STORM DRAIN
 - GRATE GRATE
 - LIGHT POLE
 - GLAN OUT
 - SANITARY SH
 - WATER VALVE
 - WATER METER
 - PLUM PLUMBING
 - MANHOLE RAMP AND PARKING
 - BOLLARD
 - R/S R/S SET
 - P/S P/S SET
 - SH/S SH/S SET
 - SC/S SC/S SET
 - NUMBER OF PARKING SPACES

SCALE: 1" = 20'

DATE: AUGUST 11, 2014

RECORDS

Bowman CONSULTING

Surveying, Engineering, Planning, Architecture, Environmental

1400 National Plaza, Suite 200
Falls Church, Virginia 22044

Phone (703) 444-8923
Fax (703) 444-8729
www.bowmanconsulting.com

DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: [Signature]

PROJECT NO: 1402-00-000 TARI: 600 COUNTY: 027 000

SHEET 5 OF 5

CURVE TABLE

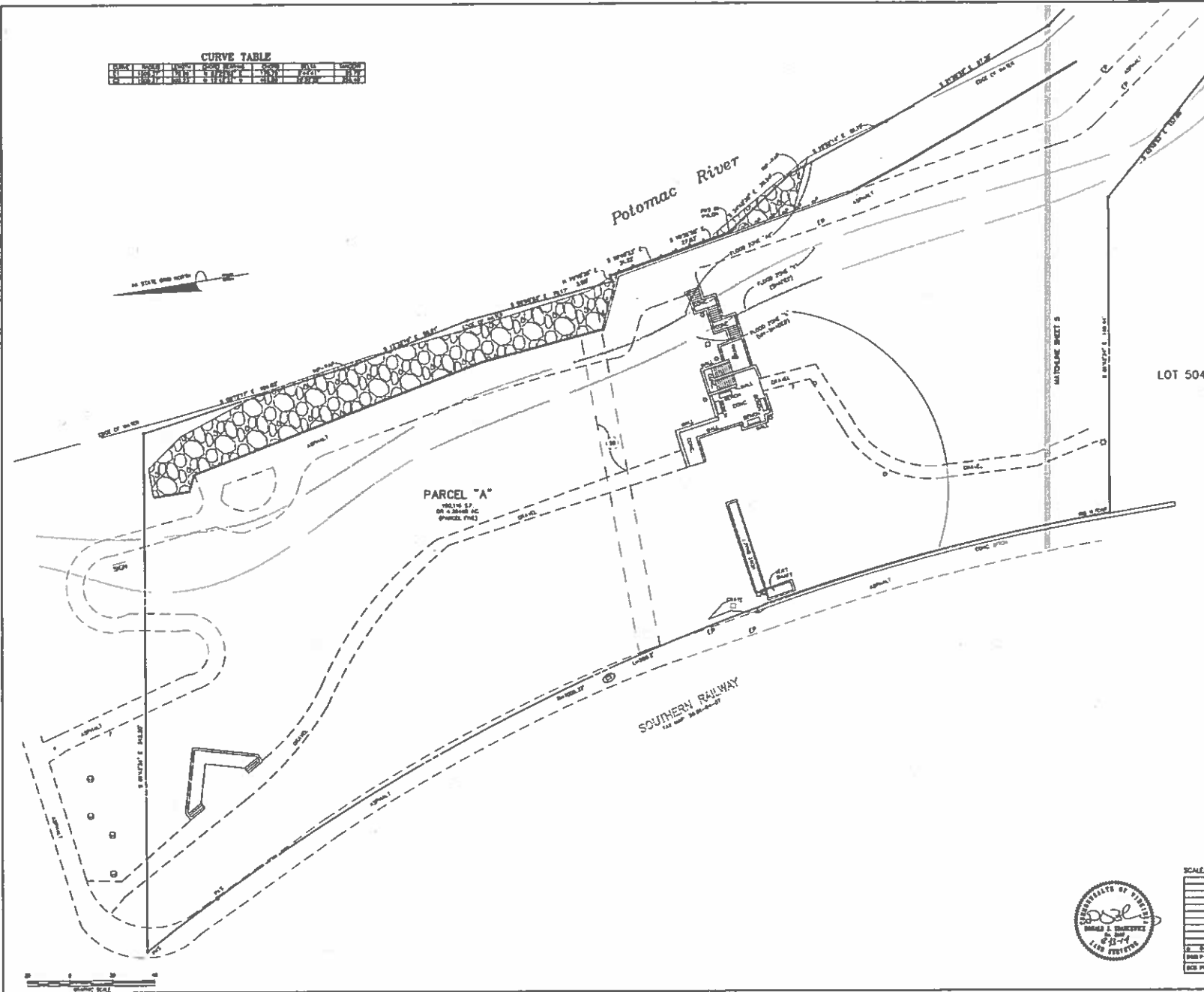
STATION	CHORD BEARING	CHORD DISTANCE	CHORD CURVE CENTER	CHORD RADIUS	CHORD AREA
1+00.00	135° 00' 00"	100.00	100.00	100.00	100.00
2+00.00	135° 00' 00"	100.00	100.00	100.00	100.00
3+00.00	135° 00' 00"	100.00	100.00	100.00	100.00
4+00.00	135° 00' 00"	100.00	100.00	100.00	100.00
5+00.00	135° 00' 00"	100.00	100.00	100.00	100.00
6+00.00	135° 00' 00"	100.00	100.00	100.00	100.00
7+00.00	135° 00' 00"	100.00	100.00	100.00	100.00
8+00.00	135° 00' 00"	100.00	100.00	100.00	100.00
9+00.00	135° 00' 00"	100.00	100.00	100.00	100.00
10+00.00	135° 00' 00"	100.00	100.00	100.00	100.00

LEGEND

EWPT	ENDPOINT	TO	THE WALL
MS	MANHOLE	ET	ELECTRIC TRANSFORMER
PC	PIPE	SC	SEWER COLUMN
ELEC.	ELECTRIC	FOUR	FOURTH
SI	SQUARE	FT.	FEET
EM	ELECTRIC MANHOLE	CSG	CLAY AND BUTTER
BLK	BLANK	VE	VEHICLE STOP
CON	CORNER	CONC	CONCRETE
S/W	SEWAGE-WAY	TRNSL	TRANSFORMATION
MC	MANHOLE	S	SEWER
VEPDS	VEHICLE ELECTRIC & POWER COMPANY	E	ELECTRIC
SP	SEWER AND POWER HOLE	S/W	SEWER
		EP	EDGE OF PAVEMENT
		FP	FACE
		TR	TRAIL

SYMBOLS

+	IRON
+	STEEL MANHOLE
+	GROUND LIGHT
+	LIGHT POLE
+	CLEAR CUT
+	CONCRETE SW
+	SEWER HOLE
+	SEWER NETWORK
+	PIPE MANHOLE
+	MANHOLE GROUP AND PAVING
+	COLLAR
+	IRON ROD SET
+	PIE HOLE SET
+	DRILL HOLE SET
+	CORNER CUT SET
+	MARKER OF PARKING SPACES



ALTA/ACM LAND TITLE SURVEY
 LOTS 501, 502, 503, 504 AND PARCEL "A"
 TRANSPOTOMAC CANAL CENTER
 DEED BOOK 1121, PAGE 666
 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' DATE: AUGUST 11, 2014

Bowman Consulting Group, LLC 1000 Boulevard Plaza, Suite 200 Alexandria, Virginia 22304 Phone (703) 494-9999 Fax (703) 494-9779 www.bowmanconsulting.com	Bowman CONSULTING BOWMAN CONSULTING GROUP, LLC 1000 BOULEVARD PLAZA, SUITE 200 ALEXANDRIA, VIRGINIA 22304 PHONE (703) 494-9999 FAX (703) 494-9779 WWW.BOWMANCONSULTING.COM
SHEET NO. 1121-01-01 DATE: 08-11-14 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO. 1121-01-01	SHEET 6 OF 8



1662-D-8P-012

**PARKING TABULATION
LEVEL G-1**

REGULAR	HANDICAP	TOTAL
487	14	501
487		501



PARKING LEVEL G-1

ALTA/ACOM LAND TITLE SURVEY
LOTS 80A, 80B, 80C, 80D AND PARCEL "A"
TRANSPOTMAC CANAL CENTER
DEED BOOK 1121, PAGE 665
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30'

DATE: AUGUST 31, 2014

NO.	REVISION

Bowman CONSULTING

Bowman Consulting Group, LLC
1465 Boulevard Plaza, Suite 200
Chantilly, Virginia 20151

Phone (703) 694-9500
Fax (703) 694-9750
www.bowmanconsulting.com

Prepared by: [Signature]
Checked by: [Signature]
Drawn by: [Signature]
Scale: 1" = 30'
Date: 8/31/14
Sheet: 1 of 2



210-48-0-2394

PARKING TABULATION

LEVEL G-2

REGULAR	HANDICAP	TOTAL
736	16	752



PARKING LEVEL G-2



ALTA/ACSM LAND TITLE SURVEY
LOTS 501, 502, 503, 504 AND PARCEL "A"
TRANSPOTMAC CANAL CENTER
DEED BOOK 1121, PAGE 666
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30'

DATE: AUGUST 11, 2014



Bowman
CONSULTING

Bowman Consulting Group, LLC
12850 Woodloch Forest, Suite 200
Chantilly, Virginia 20151
www.bowmanconsulting.com

Phone: (703) 454-0333
Fax: (703) 459-9739

1. Bowman Consulting Group, LLC
2. State of Virginia
3. State of Virginia
4. State of Virginia
5. State of Virginia
6. State of Virginia
7. State of Virginia
8. State of Virginia
9. State of Virginia
10. State of Virginia

THIS PROJECT HAS BEEN REGISTERED IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, VIRGINIA. SHEET 4 OF 8

10-00-00-00-00