



DOCKET ITEM #2

Special Use Permit #2023-00021

5150, 5200 and 5230 Eisenhower Avenue

(parcel addresses: 5150 and 5200 Eisenhower Avenue)

Application	General Data	
Request: Public Hearing and consideration of a request for a Special Use Permit for a Change of Ownership, an extension of a Special Use Permit term and to expand the square footage for noncomplying uses (amending SUP#2009-00021)	Planning Commission Hearing:	June 6, 2023
	City Council Hearing:	June 17, 2023
Address: 5150, 5200 and 5230 Eisenhower Avenue (parcel addresses: 5150 and 5200 Eisenhower Avenue)	Zone:	OCM(100)/Office Commercial Medium(100)(5150 Eisenhower Ave) and OCH/Office Commercial High (5200 and 5230 Eisenhower Ave)
Applicant: Terreno Eisenhower LLC	Small Area Plan:	Eisenhower West

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

Staff Reviewers: Mavis Stanfield mavis.stanfield@alexandriava.gov
 Ann Horowitz ann.horowitz@alexandriava.gov



Special Use Permit #2023-00021
5150, 5200 and 5230 Eisenhower Avenue
(parcel addresses:
5150 and 5200 Eisenhower Avenue)

0 85 170 340 Feet



I. DISCUSSION

REQUEST

The applicant, Terreno Eisenhower LLC, requests Special Use Permit approval for an SUP change of ownership, an extension of a Special Use Permit term and to expand the square footage for noncomplying uses (amending SUP#2009-00021), associated with the properties located at 5150, 5200 and 5230 Eisenhower Avenue.

SITE DESCRIPTION

The subject site comprises two parcels of record. The first parcel, 5150 Eisenhower Avenue, has 360 feet of frontage on Eisenhower Avenue, an average depth of 600 feet and a total lot area of 194,320 square feet (4.46 acres.) The site is developed with a one-story industrial/flex building, of the same address, consisting of 82,335 square feet. The second parcel, 5200 Eisenhower Avenue has 367 feet of frontage on Eisenhower Avenue, an average depth of 570 feet and a total lot area of 210,076 square feet (4.82 acres.) The site is developed with two one-story industrial/flex space buildings, addressed as 5200 and 5230 Eisenhower Avenue, totaling 120,076 square feet. The total square footage of the three buildings on the site is 202,411.

The surrounding area is occupied by a mix of industrial, residential, and commercial office uses. To the north are the Covanta waste-to-energy plant, parking lots, and an office building. To the south are railroad and Metro tracks. To the east are residential apartments, known as The Reserve at Eisenhower, and to the west is another industrial flex space center.



5150 Eisenhower Ave.



5200 Eisenhower Ave.

BACKGROUND

The three one-story concrete masonry buildings were constructed in 1974. When the Zoning Ordinance was rewritten in 1992, the zone, where the subject properties are located, changed from I/Industrial zone to the OCH/Office Commercial High for the 5200 Eisenhower Avenue parcel and to OCM(100)/Office Commercial Medium(100) for 5150 Eisenhower Avenue. With the change in zoning, many of the existing industrial uses occupying these properties became legal noncomplying uses.



**5230 Eisenhower Ave., parcel address
5200 Eisenhower Ave.**

On February 24, 1996, City Council approved SUP#95-0180 to allow certain noncomplying uses and SUP uses at the three buildings. As an “umbrella” SUP, the approval enabled the property owner to shift noncomplying and SUP uses from one tenant space to another, without having to seek special use permit approval every time. At the time of approval, a condition was placed in the umbrella Special Use Permit requiring City Council review in 10 years or February of 2006. A condition was also included that the applicant or tenant would not be required to apply for a Special Use permit for a new use listed in Condition #2.

The applicant applied in 2003 for a 20-year extension of the City Council review period, to provide greater certainty they would be able to sign long-term leases with prospective tenants. On March 13, 2004, City Council granted Special Use Permit #2003-0124 for an extension of the City Council review condition for 15 years and until 2018.

In 2009, the applicant proposed to change the ownership of the buildings and to extend the scheduled City Council review period to March of 2024. SUP#2009-0021 was approved by City Council on June 13, 2009. Included in that approval was Condition #3, which placed a limitation on the square footage of noncomplying uses permitted.

There have been no zoning or property maintenance violations associated with any of the three buildings in the past five years. A zoning inspection conducted on May 4, 2023 concluded that the properties are in compliance with SUP#2009-0021.

PROPOSAL

The applicant proposes to change ownership of the umbrella SUP from Velsor Properties, LLC to Terrano Eisenhower LLC, to extend the scheduled City Council review for 20 years to 2043 and to expand the square footage of non-complying uses to encompass the entire property. The applicant has indicated that the extension of the City Council review will allow the alignment of long-term leases into the future until the parcels are ready for redevelopment. The applicant has also requested deletion of Conditions #3 to reflect the SUP request to expand noncomplying uses from 157,679 square feet to 202,411 square feet; #4 regarding site plan amendments because it restates a Zoning Ordinance requirement, #6 regarding convenience stores; #7 for removing the

amount of floor area that a single tenant may occupy to 25%, or 50,819 square feet of the building space; and #20 for installation of trees which has been addressed previously. The requested amendment of condition #2 relates to streamlining the language identifying the uses permitted through this SUP.

PARKING

As noted in SUP#2009-0021, parking for the three buildings was approved per Site Plan #71-037, Site Plan #73-015 and Site Plan #74-013, which required a total of 117 parking spaces, although 237 parking spaces exist at the site. The parking analysis from the last SUP found the site uses met the parking requirements and this assessment still stands as the mix of uses would continue to remain similar in the future. The parcels are also located less than half a mile walking distance from the Van Dorn Metro Station, which would reduce the need for parking on-site. A site visit on April 20, 2023, indicated that there are adequate parking spaces to accommodate the uses.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned OCM(100) and OCH. In addition to the right for specific uses in each of these zones, the existence of noncomplying uses also carries with it the right to change those uses to other ones pursuant to Section 12-302(B)(2) of the Zoning Ordinance. This provision states that a noncomplying use may be changed, with a special use permit, to any use allowed in the zone in which such noncomplying use is first listed in the ordinance.

The subject property is located in the Eisenhower West Small Area Plan which calls for a mix of residential, office, retail and institutional uses. The SUP proposal to continue light industrial uses at the parcels does not comply with the small area plan goals. Given its proximity to the Van Dorn Metro Station, buildings in this area are planned to be high or medium high density.

II. STAFF ANALYSIS

Staff supports the applicant's SUP requests for a change in ownership and expansion of the noncomplying uses to the entire space encompassing the property. Although we are not supportive of an extended 20 years before a docketed hearing SUP review, staff recommends a 10-year staff administrative review and a 15-year docketed review.

Expanding the noncomplying uses, allowed in Condition #2, from 157,679 square feet to 202,411 is a reasonable request as the light industrial uses currently occupying the building, such as warehouse, storage, wholesale and light manufacturing have a very low neighborhood impact as none of the three buildings' uses have generated complaints. Industrial flex buildings, such as these, have served to accommodate low impact industrial uses, uses that may be too large for many of the smaller available tenant spaces in the City, or start-ups seeking convenient and affordable locations. To allow the applicant leasing flexibility in terms of use sizes and building location, Condition #3 has been amended to delete the square footage space limitation for the noncomplying uses allowed in Condition #2, and Condition #7 has been deleted to remove the restriction of any one use to 25% or 50,819 square feet of the total building area. The deletion of these conditions

allows the applicant to fill the entire space with non-complying and/or the listed special use permit uses noted in Condition #2.

The applicant requested that condition #2, which currently limits the SUP approval to specific non-complying and special use permit uses and divides the uses into the respective zone classifications, be revised to remove the specific uses. However, as this SUP is to blanketly permit certain non-complying uses, those uses must be specified so impacts may be assessed and appropriate conditions included in the report. Nonetheless, staff has revised this condition to streamline the consolidated list of uses, both noncomplying and uses requiring special use permit approval. It is noted that although the “Carpenter shop and repair services” use has been deleted, that use now falls under the “Light assembly, service, and crafts” use classification which has been added.

Although the applicant has requested a 20-year City Council review, based on consultation with staff from P&Z’s Development and Neighborhood Planning divisions, staff is recommending an administrative review by the Director in 10 years and a City Council docketed review in 15 years, as noted in Condition #8. This recommendation is based on recent development activity in the general area and the potential for more in the mid-term. Recent development activity in the vicinity of the subject properties includes the Tri Pointe Homes, DSUP #2020-10035, approved in March 2021, with 75 townhouse units and 64 multi-family units. This development approval includes a shared bicycle/pedestrian path and will encompass a nearly seven-acre area now devoted to surface parking, located northeast of the subject property. More recently, City Council approved DSUP #2022-10018 and Vacation #2022-00002 for the expansion of the Restaurant Depot on 4600 Eisenhower Avenue in November 2022 which provides multimodal sidewalk improvements along the Eisenhower Connector.

While redevelopment in the vicinity is not at significant levels currently, a considerable level of redevelopment is anticipated in the next 15 years. The large Virginia Paving site is nearing closure, and development interest is anticipated to follow the redevelopment of the Landmark Mall site. The WMATA parking lot is under consideration for affordable housing. As the SUP recommendation allows for the continuation of noncomplying uses, until redevelopment occurs, staff believes the inclusion of the timing in Condition #8 is appropriate.

Further changes to conditions include the deletion of Condition #4 given that the site plan requirement is already mandated in the Zoning Ordinance; deletion of Condition #6 as convenience stores are now by-right uses; and Condition #20 as the landscape plan requirements have been satisfied. Staff updated Conditions #5, #9, #13 and #18 to reflect current standard condition language. Staff added other conditions that are now standard in SUP applications, such as conditions related to trash, providing information on public transportation and car washing off-site.

Pursuant to the conditions outlined in Section III of this report, staff recommends approval of the Special Use Permit.

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) (SUP#95-0180)
2. **CONDITION AMENDED BY STAFF:** The following non-complying, special uses and administrative special uses are permitted with this Special Use Permit on the subject property:

**~~Uses permitted through noncomplying use-
provisions (section 12-302(b)(2):~~**

Warehouse and storage
Research and testing
Manufacturing and
assembly Printing and
publishing facilities
~~Carpenter shop and repair-
services~~
Building materials storage and sales
Catering operation (~~in OCH zone~~)
~~Retail (in OCH zone)~~
Light assembly, service, and crafts
Light automobile repair
Wholesale business

**~~Special Uses-
allowed in both-
OCM(100) and-
OCH*:~~**

~~Light automobile repair-
Wholesale business-
Convenience store-
Social service use~~

**~~Special Uses-
allowed only
in-
OCM(100)*~~**

~~Catering operation-
Research and testing~~

~~*Staff notes that light automobile repair and catering in OCM(100) may be considered an Administrative Special Use or a Special Use but that in either case the two uses are covered under this umbrella Special Use Permit and a separate Special Use Permit or Administrative Special Use Permit would not be required. (P&Z) (SUP#2009-0021)~~

3. **CONDITION DELETED BY STAFF:** ~~No more than 157,679 square feet of building area may be occupied by uses that are only available through the noncomplying use provisions (section 12-302(B)(2)) of the zoning ordinance. (P&Z) (SUP#95-0180)~~
4. **CONDITION DELETED BY STAFF:** ~~This approval is valid as long as the existing buildings remain unchanged. A "change" of the existing buildings sufficient to invalidate this approval is one that requires a site plan under section 11-403 of the zoning ordinance. (P&Z) (SUP#95-0180)~~
5. **CONDITION AMENDED BY STAFF:** Any ~~motor vehicle~~ light automobile repair operation shall comply with the following additional conditions: (P&Z) (SUP#95-0180)
 - A. All vehicles stored on the property shall be parked in a neat and orderly fashion at all times.
 - B. All repair work shall be done inside the building and none shall be done outside.
 - C. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure.
 - D. No vehicles shall be displayed, parked, or stored on a public right-of-way. No junked, abandoned or stripped vehicles shall be parked or stored outside.
 - E. The area around the garage shall be kept free of debris and maintained in an orderly and clean condition.
 - F. No vehicles shall be loaded or unloaded on the public right-of-way.
 - G. No debris or vehicle parts shall be discarded on the public right-of-way.
 - H. No amplified sound shall be audible at the property line.
6. **CONDITION DELETED BY STAFF:** ~~Any convenience store operation shall comply with the following conditions:~~
 - A. ~~No quantity of beer smaller than a six pack and no fortified wines (any wines with alcohol content of 14 percent or greater) shall be sold.~~
 - B. ~~The hours of operation shall be limited to between 6:00 A.M. and 11:00 P.M.~~

~~(P&Z) (SUP#95-0180)~~

7. ~~**CONDITION DELETED BY STAFF:** No single tenant may occupy more than 25% of the total floor area of the subject building space, or 50,819 square feet, for one of the above uses except warehouse and storage. (P&Z)(SUP#2009-0021)~~
8. **CONDITION AMENDED BY STAFF:** This special use permit shall be reviewed by the Director of Planning and Zoning in 2033 and by City Council in March 2024³⁸. (P&Z) (SUP#2009-0021)
9. **CONDITION AMENDED BY STAFF:** Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP#2003-0124) (SUP#2009-0021)
10. 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) (SUP#2003-0124)
11. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2003-0124)
12. All waste products including, but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers, or be discharged onto the ground. (T&ES) (SUP#2003-0124)
13. **CONDITION AMENDED BY STAFF:** The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Division of Environmental Quality on 703/519-3400, extension 166 on the Environmental Quality Forms and Publications Website. (T&ES) (SUP#2003-0124) (SUP#2009-0021)
14. No paint or coatings shall be applied outside of a paint spray booth and no material shall be disposed of by venting into the atmosphere. (T&ES) (SUP#2003-0124)
15. The applicant shall require businesses whose employees drive to use off-street parking and provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall require businesses to also post DASH and Metrobus schedules on-site for employees. (P&Z) (T&ES)
16. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
17. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space*

Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)

18. **CONDITION AMENDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is ~~open to the public in operation.~~ (T&ES) (~~SUP#2009-0021~~)
19. Condition deleted. (City Council)
20. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall replace dead and missing plantings, including street trees, consistent with the approved Landscape Plan for 5150 Eisenhower Ave., dated July 11, 1974. Work shall be completed within 6 months of City Council approval, to the satisfaction of the Directors of RP&CA and P&Z. (RP&CA) (SUP#2009-0021)~~
21. Condition deleted. (City Council)
22. Existing plantings shall be well maintained and be free of weeds, debris, and litter at all times. (RP&CA)
23. **CONDITION AMENDED BY STAFF:** 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, (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) (~~SUP#2009-0021~~)
24. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
25. **CONDITION ADDED BY STAFF:** Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. No food or beverages shall be stored outside. (T&ES) (P&Z)
26. **CONDITION ADDED BY STAFF:** If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES)

27. **CONDITION ADDED BY STAFF:** Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (T&ES)
28. **CONDITION ADDED BY STAFF:** Car washing shall occur at a commercial car wash facility and not on the property.
29. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (T&ES)
30. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
31. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
32. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

II. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Recommend SUP conditions approved as part of Special Use Permit #2009-0021 be carried forward to this SUP. Most specifically, TES conditions 9, 10, 11, 12, 13, 14, 16, 18, with conditions updates/clarifications noted below. Also, recommends City Noise Code (condition C-2) be carried forward.
- R-2 Updated Condition 9: Kitchen equipment, **including floor mats**, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys, or storm sewers. (T&ES)
- R-3 Updated Condition 13: The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. **A copy can be obtained on the [Environmental Quality Forms and Publications](#) Website.**
- R-4 Updated Condition 18: Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be **monitored and** picked up at least twice during the day and at the close of the business, and more often, if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business **is in operation**. (T&ES)
- R-5 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-6 Chemicals, detergents, or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- R-7 If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES)
- R-8 Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility (T&ES)
- R-9 The applicant shall require its employees who drive to use off-street parking. (T&ES)

R-10 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

R-11 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)

City Code requirements:

- C-1 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 SUP 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)
- 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 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

C-1 Any architectural and structural changes need building permit plan review.

Fire:

No comments

Health Department:

No comments received

Parks and Recreation:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT #2009-00021

PROPERTY LOCATION: 5150 and 5200 Eisenhower Avenue

TAX MAP REFERENCE: 068.03-01-11 and 077.01-01-09 **ZONE:** OCM(100) and OCH

APPLICANT:

Name: TERRENO EISENHOWER LLC

Address: C/O TERRENO REALTY LLC 101 MONTGOMERY ST STE 200, SAN FRANCISCO CA 94104-4124

PROPOSED USE: Change of name; Extension of term; Changes to SUP conditions
Please see enclosed narrative.

- ☒ 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.

Kenneth W. Wire, Wire Gill LLP

Print Name of Applicant or Agent

700 N. Fairfax Street, Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Signature

Feb. 17, 2023

Date

703-677-3129

Telephone #

Fax #

kwire@wiregill.com

Email address

PROPERTY OWNER'S AUTHORIZATION

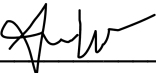
As the property owner of 5150 and 5200 Eisenhower Avenue, I hereby
(Property Address)
grant the applicant authorization to apply for the special use permit use as
(use)
described in this application.

Name: Terreno Eisenhower LLC

Phone: 4156554585

Please Print
Address: 101 Montgomery St, Suite 200, San Francisco, CA 94104

Email: austin@terreno.com

Signature: 

Date: 2/14/2023

- 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

✓

☐ 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 three percent.

The sole member of Terreno Eisenhower LLC is Terreno Realty Corp., a publicly-traded company.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ Terreno Eisenhower LLC	101 MONTGOMERY ST STE 200, SAN FRANCISCO CA 94104-4124	100%
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 See attached; 5150 and 5200 Eisenhower Ave. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ Terreno Eisenhower LLC	101 MONTGOMERY ST STE 200, SAN FRANCISCO CA 94104-4124	
2. is owned by Terreno Realty Corp., a publicly traded corporation.		100%
3. Address of Terreno Realty Corp:	101 Montgomery St, Suite 200, San Francisco, CA 94104	

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please 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 business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
¹ None	None	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.

Feb. 17, 2023 Kenneth W. Wire, Wire Gill LLP
 Date Printed Name


 Signature

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).

Typical for similar size building and use. Please see enclosed narrative. No
change from existing. _____

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

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

Typical for similar size building and use. Please see enclosed narrative. No
change from existing. _____

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

Day:

6-7 Days per week _____

Hours:

typical business hours _____

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

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

Very low; typical for similar size building and use. _____

B. How will the noise be controlled?

City noise ordinance and property management. _____

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:
None anticipated

- 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)
Typical for similar size building and use. Please see enclosed narrative. No change from existing.
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Typical for similar size building and use. Please see enclosed narrative. No change from existing.
- C. How often will trash be collected?
1-2 times per week; no change from existing trash pick up.
- D. How will you prevent littering on the property, streets and nearby properties?
Property management

- 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:

- 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:

Cleaning and building maintenance supplies typical for building of similar size. No change from existing.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? Fob, key, or similar controlled access to building and garage. No change from existing.
-
-
-

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:

No change from existing parking plan

<u>See</u>	Standard spaces
<u>Existing</u>	Compact spaces
<u>Site</u>	Handicapped accessible spaces.
<u>Plan</u>	Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> No

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

☐ on-site

☐ off-site

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

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? See existing s

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> No

- B. Where are off-street loading facilities located? _____

- C. During what hours of the day do you expect loading/unloading operations to occur?
Daytime business hours

- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
No change from existing deliveries for existing uses

- 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?

No new improvements proposed; Existing street access 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?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ 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: _____
☐ other. Please describe: _____

End of Application

February 17, 2023

Ms. Anne Horowitz
Alexandria Planning & Zoning
301 King Street, Room 2100
Alexandria, Virginia 22314

**RE: Amendment To Special Use Permit #2009-00021
5150 and 5200 Eisenhower Avenue
068.03-01-11 and 077.01-01-09 (the “Property”)**

Dear Anne:

On behalf of our client, Terreno Eisenhower LLC, the Applicant and Owner of the Property, we request an amendment to Special Use Permit (“SUP”) #2009-00021. The Applicant requests a change of name, an expiration extension, and modifications to existing SUP conditions.

As background, the Applicant acquired the Property in 2021 from Velsor Properties, LLC (“Velsor”). In 2009, Velsor was granted an extension of an SUP approval for an umbrella SUP allowing existing uses within two one-story industrial/flex buildings on the Property. The SUP was first approved in 1996 and was subsequently extended in 2004 for a 15-year period. The uses permitted under the umbrella use include noncomplying uses that have been in existence since prior to June 1992 and those that are permitted under the existing zoning districts, OCH and OCM(100). The 2009 approval expires in March of 2024.

With this SUP amendment, the Applicant requests a change of name SUP, an SUP extension of the 20-year expiration period, and modifications to the approved 2009 SUP conditions. The Applicant does not request changes to the existing parking supporting the existing uses.

The Applicant requests changes to the following conditions:

1. Condition #2: Remove specific list of uses permitted. The Applicant requests that the condition state that existing non-complying uses continue and special uses permitted in the OCH and OCM(100).
2. Condition #3: Remove the reference to the square footage of the building or delete this condition.
3. Condition #4: Delete this condition because it re-states the Zoning Ordinance.
4. Condition #6.A: Delete condition specifying type of alcohol sold if convenience store is present.
5. Condition #7: Delete condition limiting uses in certain square footage of the building.
6. Conditions #9 – 14 and #17 – 19 : Update these conditions to current standard conditions.
7. Condition #19: Delete condition as there are existing trash receptacles on the Property.
8. Condition #21: Delete requirement to install trees.

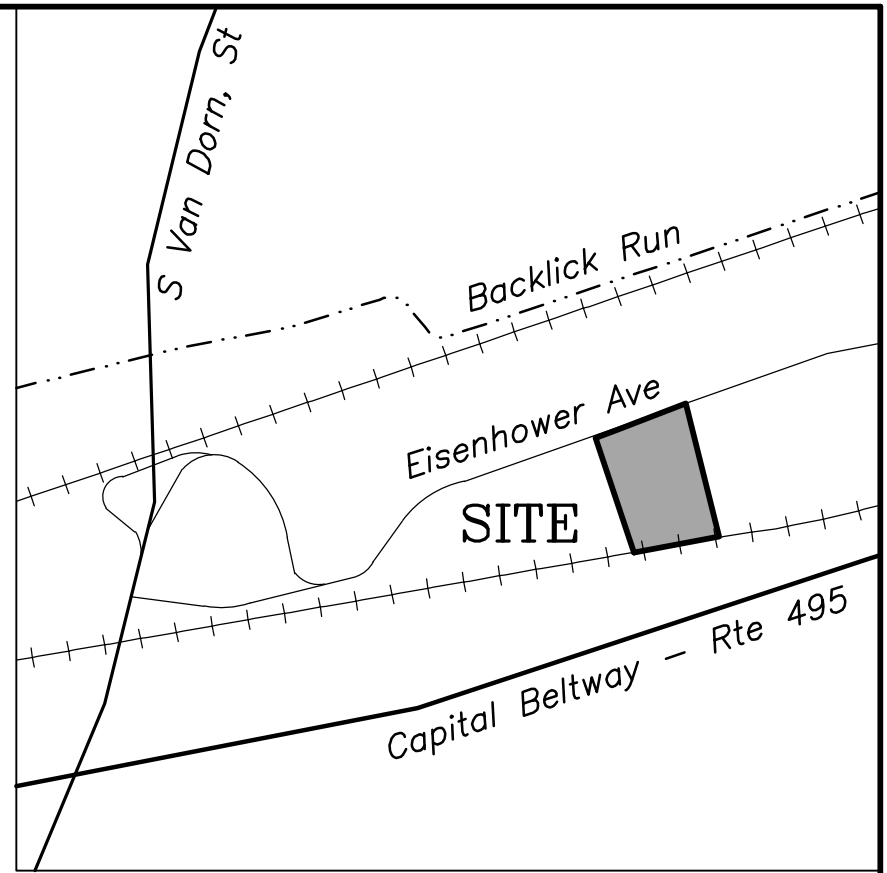
9. Condition #23: Update to reflect current standard condition.

We met with you to discuss this request on January 10, 2023. Please let us know if you would like to discuss this request or need additional information for your review. Thank you for your attention to this matter.






























Sincerely,

A handwritten signature in black ink, appearing to read "K. W. Wire". The signature is stylized with a large "K" and a long horizontal stroke at the end.

Kenneth W. Wire




LEGEND

BSW	BRICK SIDEWALK
BLDG HT	BUILDING HEIGHT
BW	BRICK WALL
CLF	CHAIN LINK FENCE
CC&CG	CONCRETE CURB AND GUTTER
CC	CONCRETE CURB
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
EP	EDGE OF PAVEMENT
IPF	IRON PIN FOUND
LSA	LANDSCAPE AREA
PKF	PK NAIL FOUND
TRANS	TRANSFORMER
WDF	WOOD FENCE
	AIR CONDITIONER
	AREA LIGHT
	BOLLARD
	CLEAN OUT
	COMMUNICATIONS BOX
	ELECTRIC BOX
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLAG POLE
	GAS METER
	GAS VALVE
	IRRIGATION VALVE
	ROOF DRAIN
	SANITARY SEWER MANHOLE
	SIGN
	STORM MANHOLE
	STORM INLET (SQUARE)
	VENT PIPE
	WATER MANHOLE
	WATER METER
	WATER VALVE
	PARKING COUNT
	TREE W/SIZE
	APPRX. LOC. UNDERGROUND TELECOM
	APPRX. LOC. UNDERGROUND ELECTRIC
	FENCE LINE
	GUARDRAIL
	TREE LINE
	APPRX. LOC. FEMA FLOOD

A horizontal graphic scale bar. It is divided into four equal segments by vertical tick marks. The segments alternate in color: black, white, black, and white from left to right. Above the bar, the numbers 25, 0, 25, and 50 are placed at the first, second, third, and fourth tick marks respectively. Below the bar, the text "GRAPHIC SCALE" is centered.

TITLE TRACT II) 78 STANDARD SPACES
0 ADA SPACES (MARKED)
 78 TOTAL SPACES

BRENT EVANS, LS NO. 002843 Brent Evans DATE: 11/19/2021

SCALE: 1" = 25'		DATE: NOVEMBER 19, 2021	
REVISION 12/02/21 NEW COMMITMENT & COMMENTS 12/07/21 CLIENT COMMENTS 		 <p>Bowman Consulting Group, Ltd. 18481 SUNRISE VALLEY DR, SUITE 500, HERNDON, VA 20151</p> <p>Phone: (703) 484-0000 Fax: (703) 481-9720 www.bowmanconsulting.com</p>	
CW Bowman Consulting Group, Ltd.			
DWG PROJECT NO:	G030779 - 5150-5236 EISENHOWER AVE G030779-01 001 (SUR)\SURVEY\PLATS	BY: CR	CHK: BE QC:
BCG PROJECT NO:	G030779-01-001 TASK: 0001	COUNTY REF NO:	SHEET 1 OF 2

030779-01-001__ALTA

PROJECT:

Eisenhower Industrial

**EISENHOWER AVE.
ALEXANDRIA, VA 22304**

G. TITLE:

BUILDING 1

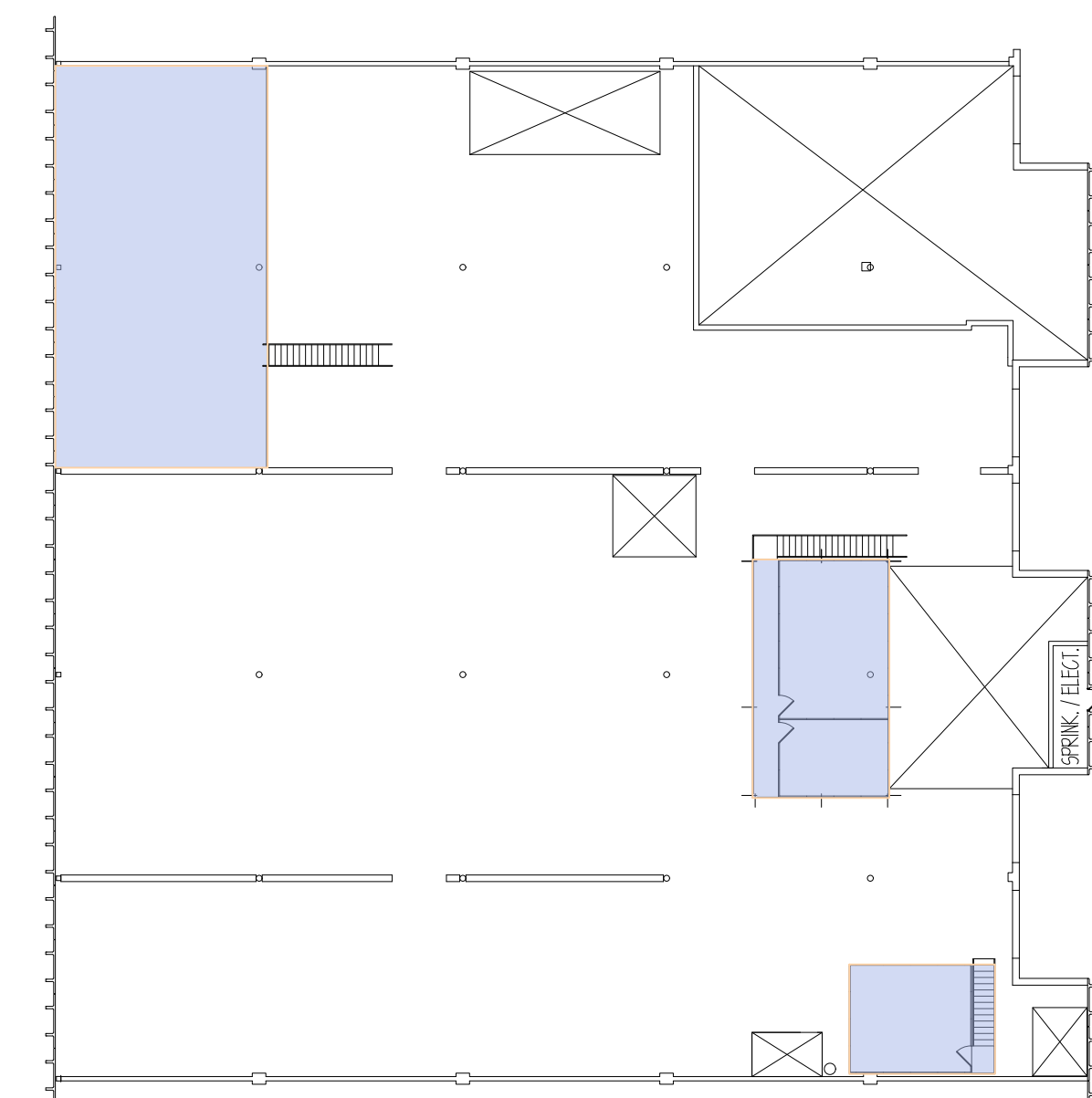
SUE/REVISIONS:

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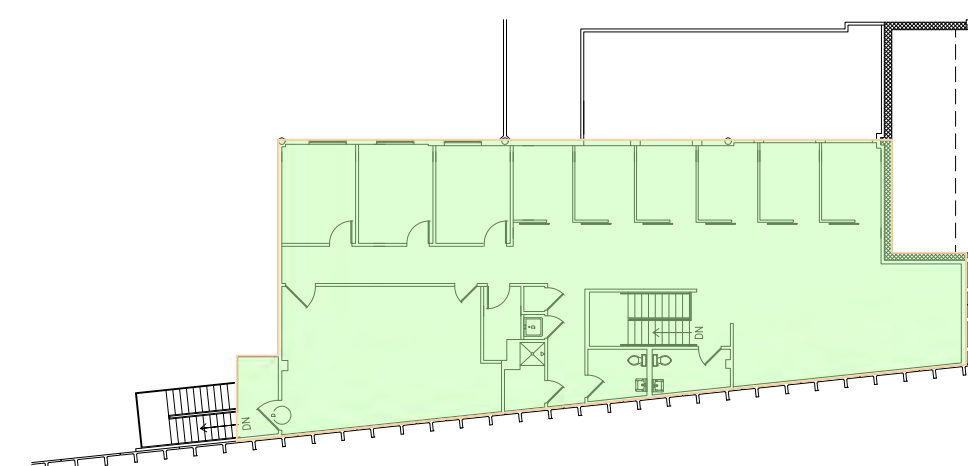
CALL:

DRAWN BY: BMB	CHECKED BY: BDL
SCALE: NTS	PROJECT No. 21114
DATE: 12/3/21	FILE NAME:
SHEET NO:	

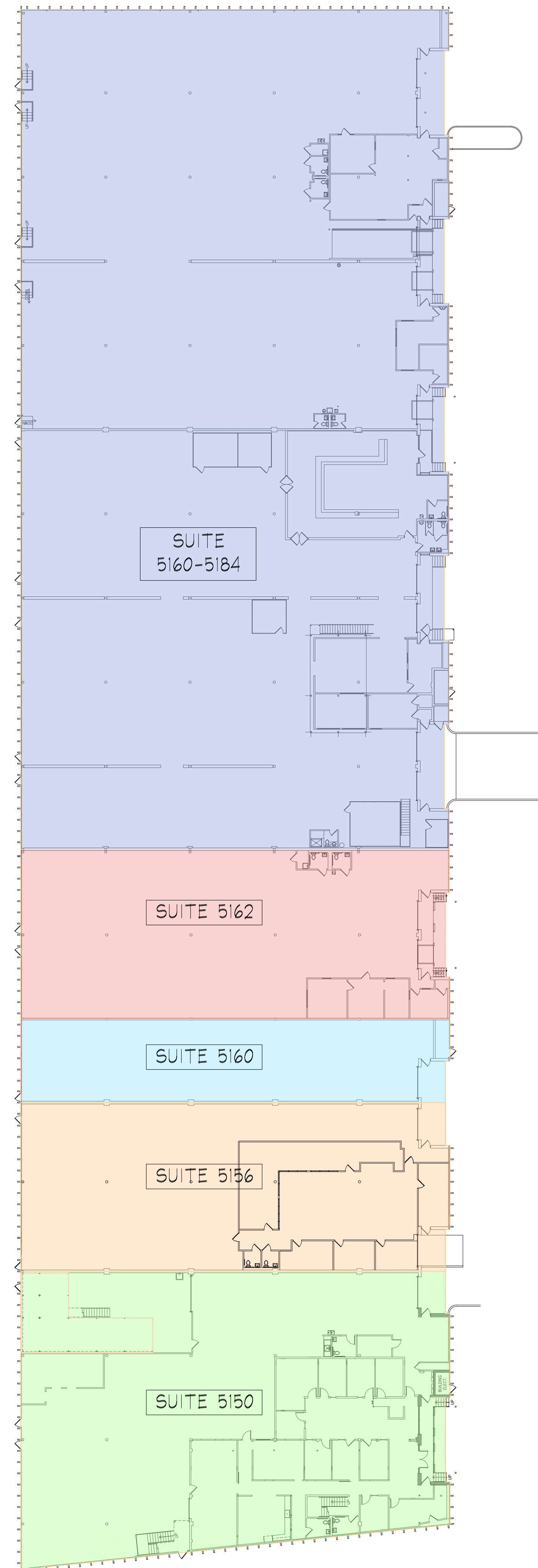
LOD1



MEZZANINES

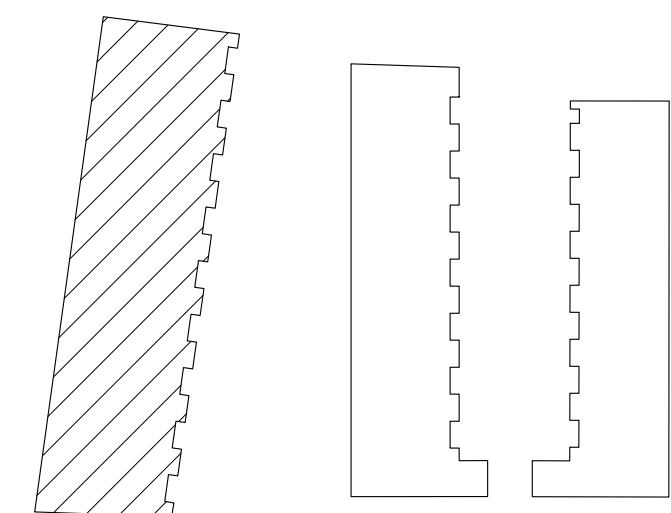


SECOND FLOOR



FIRST FLOOR

BUILDING 1	
5150-5184 EISENHOWER	
SUITE 5150	
FIRST FLOOR	14,944 SQ. FT.
SECOND FLOOR	3,153 SQ. FT.
MEZZANINE	851 SQ. FT.
TOTAL SUITE	18,948 SQ. FT.
SUITE 5156	9,144 SQ. FT.
SUITE 5160	4,524 SQ. FT.
SUITE 5162	9,199 SQ. FT.
SUITE 5166-5184	
FIRST FLOOR	45,391 SQ. FT.
MEZZANINES	2,903 SQ. FT.
TOTAL SUITE	48,294 SQ. FT.
TOTAL BUILDING	90,109 SQ. FT.



KEY PLAN

5150-5200 Eisenhower: Tenants and Uses

Building	Zone	Suite Number	Tenant Name	Uses	Main Use Description	Use Types per ZO	Total SF
#1, 5105	OCM(100)	5150	Tech Painting	warehouse/office purposes specializing in commercial painting services	commercial painting services	Warehouse = "storage" = NC use; and by right: "business, prof. office"	18,948
#1, 5150	OCM(100)	5156	Top Services dba Master in Building	general warehouse purposes for construction and metal fabrication and office use (GC & MEP Trade contracting in DC ,MD, VAContractor & Builder license.Master electrician, Plumbing)	construction & metal fabrication	Ware house = storage and manufacture/assembly = NC uses; and/or Admin SUP; "light assembly, service, crafts in industrial or flex space"	9,144
#1, 5150	OCM(100)	5160	Elite Anywhere	warehouse and office/administrative purposes (warehousing, transporting, and delivering designer furniture and expertise with a white-glove approach for furniture manufacturers, interior design firms and showrooms)	warehouse	Warehouse = storage = NC use; By Right: office	4524
#1, 5150	OCM(100)	5162	Linen & Lens	warehouse/office purposes specializing in furniture staging (staging, photography, video, floor plans, 360/3D video and more for the real estate market)	furniture staging	Warehouse = storage = NC use; By right: office	9,199
#1, 5150	OCM(100)	5166-84	Genuine Parts	receiving, storing, shipping and selling (limited to wholesale) products (car parts), materials and merchandise made and/or distributed by tenant	car parts storage & sales	Warehouse = storage =NC use; Wholesale = SUP in OCM(100);	48,294
#2, 5200	OCH	5200	Advanced Computer	warehouse/office purposes (IT Support such as technical helpdesk support, computer support and consulting to small and medium-sized businesses)	IT support	by right "business, prof. office";	5,117
#2, 5200	OCH	5200	Suite 200	Vacant	Apply Printing & Research from prior SUP approval (12,644 SF)		3,162
#2, 5200	OCH	5200	Suite 210	Vacant			2,776
#2, 5200	OCH	5202	Michael Baker	receiving, storing, shipping and selling (limited to wholesale) products, documents or electronic media, materials and merchandise. Tenant may also use the premises for light manufacturing with LL consent	document & electronic media storage	Warehouse = storage = NC use; wholesale = SUP in OCH; light manufacturing = NC use	3,429
#2, 5200	OCH	5204-12	PGW AutoGlass	receiving, storing, shipping and selling (limited to wholesale) products, materials and merchandise made and/or distributed by tenant	Autoglass & parts storage and sales	Warehouse = storage = NC use; wholesale = SUP in OCH; Warehouse = storage = NC use; office = by right	25,086
#2, 5200	OCH	5218	Churchill Corporate Services	warehouse/office specilizaing in housing solutions purposes	apartment housing finder	warehouse = storage = NC use; office = by right	7,181
#2, 5200	OCH	5222	Empire Office Installation	warehouse/office purposes specializing in furniture restoration (trucking company running freight/delivery business)	Furniture restoration	warehouse = storage = NC use; office = by right	7,321
#2, 5200	OCH	5226-28		Vacant	Apply Printing & Research from prior SUP approval (12,644 SF)		9,553
#3, 5200	OCH	5230	Direct Path Corporation	warehouse/office purposes (provider of custom window treatments, sound masking solutions, ceiling baffles, and tailored PET products)	sound attenuation	Warehouse = storage = NC use; and by right "business, prof. office"	33,665
#3, 5200	OCH	5256	Commercial Foodservice Technology	receiving, storing, shipping and selling (limited to wholesale) products, materials and merchandise. Tenant may also use the premises for light manufacturing with LL consent	food service equipment repair	Warehouse = storage = NC use; wholesale = SUP in OCH; light manufacturing = NC use	23,840
							211,239
							1,513
							Total SF
							212,752