



Docket Item #3

Special Use Permit #2013-00021

2900 Eisenhower Avenue – Private Academic School

Application	General Data	
Consideration of a request for a special use permit to operate a private academic school.	Planning Commission Hearing:	June 4, 2013
	City Council Hearing:	June 15, 2013
Address: 2900 Eisenhower Avenue	Zone:	OCM (100)/ Office commercial medium
Applicant: American Transportation Institute (T/A Stratford University)	Small Area Plan:	King Street/Eisenhower Avenue Small Area Plan

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

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

PLANNING COMMISSION ACTION, JUNE 4, 2013: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



I. DISCUSSION

The applicant, American Transportation Institute (T/A Stratford University), requests a Special Use Permit approval to operate a private academic school at 2900 Eisenhower Avenue.

SITE DESCRIPTION

The subject site consists of a 55,479 square foot parcel situated within Alexandria Tech Center office park located on Eisenhower Avenue. The existing four story commercial office building encompasses 61,224 gross square feet with associated surface parking.

The immediate surrounding area is comprised of office, hotel, and institutional uses. The Pentagon Federal Credit Union is located to the north, Cuisine Solutions to the east, Cherokee Informational Services northeast, Springhill Suites to the west, and the beltway to the south. Strayer University's Alexandria campus is located within said office park to the east of this site at 2730 Eisenhower, and was permitted by a Special Use Permit (SUP #2685 and #2002-0036).



PROPOSAL

The applicant proposes to operate a private academic school (Stratford University campus) including 494 classroom seats, an auditorium, and an educational accessory restaurant. The overall student enrollment is projected at 900 total students with a maximum of 160 students and 55 staff members attending each session with three sessions occurring per day. Due to specialized classrooms designed for offered courses such as the culinary arts and anatomy, the University's classroom utilization is low at 32% utilization of the total seats.

Hours of Operation: Limited to 8:30 am to 11:00pm

Students: 900 maximum enrollment, 160 per session

Sessions: Three sessions per day

Employees: Average of 55 staff members per session

Accessory Use: Educational/Private Restaurant

Noise: No noise impacts are expected

Trash/Litter: Trash will be collected from an onsite dumpster twice a week

ZONING/MASTER PLAN DESIGNATION

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

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

PARKING

According to Section 8-200(A)(11) of the Zoning Ordinance, a private academic school requires one space per two seats. The school will contain 494 total seats, however the utilization projections estimate 160 students and 55 staff will be present at the campus at any one time. Based on the requirement of one space per two seats, 80 spaces will be required for each session. The site contains 135 onsite parking spaces and 115 leased off-site parking spaces for a total of 250 parking spaces.

II. STAFF ANALYSIS

Staff recommends approval of the applicant's request to operate a private academic school, Stratford University, at 2900 Eisenhower Avenue. The private academic school is an appropriate use in the Alexandria Tech Center, and will provide additional educational opportunities within the City with no significant impacts to the surrounding community. The applicant will provide required parking either on-site or within walking distance of the school.

The accessory restaurant will be utilized for culinary educational purposes only. The restaurant allows the school to offer students an opportunity to perform a realistic dining service to private invitees. The restaurant will not be open to the public. The service operation will be limited to two events per week.

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

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The maximum number of students that may attend the Stratford University private academic school at any one time shall be 160 students. (P&Z)

3. The applicant shall maintain sufficient parking on-site and within 300 feet to support its number of students, based on a ratio of one space for each two occupied seats. (P&Z)
4. The educational accessory restaurant shall not be open to the public and is limited to two events per week. (P&Z)
5. The applicant shall screen its on-site dumpster to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z)
6. New rooftop mechanical equipment must be screened. (P&Z)
7. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
8. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
9. 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)
10. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
11. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)
12. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up to prevent an unsightly or unsanitary accumulation once each day that the business is open to the public. (T&ES)
13. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
14. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new

or revised conditions are needed. (P&Z)

STAFF: Joanna C. Anderson, Acting Deputy Director for Land Use and Administration;
Amber K. Wheeler, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services

- F-1 This property and building are located within the 100-yr floodplain. Due to the fact that this SUP does not amount to a "Substantial Improvement" as defined by City ordinance, this project is not subject to the Floodplain District regulations. However, the owner(s) of this property should be advised that flooding can and does occur at this location up to approximately elevation 11' (City Datum) and to ensure safety the project the owner(s) is advised to comply with Section 6-307 (D) "Water heaters, furnaces, electrical distribution panels and other critical mechanical or electrical installations shall not be installed below the 100-year-flood level. Separate electrical circuits that serve areas below the 100-year-flood level shall be dropped from above." (T&ES)
- F-2 It is also advised that no food storage or preparation areas be located below the 100-year-flood level (elevation 11'). (T&ES)
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
- R-2 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-3 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-4 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-5 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)
- R-6 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up to prevent an unsightly or unsanitary accumulation once each day that the business is open to the public. (T&ES)
- R-7 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)

- C-1 Per Section 6-307 Other Conditions, (B):
"All uses, activities and development occurring within any floodplain district shall only be undertaken in strict compliance with the Virginia Uniform Statewide Building Code (VA USBC)." T&ES\
- C-2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).
- C-4 In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Enforcement

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 A Certificate of occupancy shall be obtained prior to any building change of occupancy.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-4 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-5 The following code requirements apply where food preparation results in the development of grease laden vapors:
- (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants.

Food waste grinders can not discharge to the building drainage system through a grease interceptor.

- C-6 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
- (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on site.
 - (c) Rodent baiting plan.
- C-7 Any increase in occupancy must be supported by the required number of restroom facilities within the structure in accordance with the USBC / International Plumbing Code.

Health

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual or location to another.
- C-2 Plans shall be submitted to the Health Department through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
- C-3 Plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food and Food Handling Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-4 Facilities engaging in the following processes may be required to submit a HACCP plan: Smoking as a form of food preservation; curing food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; and sprouting seeds or beans.
- C-5 A Certified Food Manager shall be on-duty during all operating hours.
- C-6 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C-7 Wood flooring in eating areas shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent. In many cases, original wooden flooring in historical structures may not be suitable for food service facilities.

Parks and Recreation

No comments received

Police Department

No comments received.

Human Services

No comments received.

June

Point of contact for questions concerning
this application: mark Slusher 804 697 3551
mark.slusher@thalhimer.com



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2013-00021

PROPERTY LOCATION: 2900 Eisenhower Ave (Tech Center Office

TAX MAP REFERENCE: 071.04-02-10 ZONE: OCM-100 ^{Park}

APPLICANT:

Name: American Transportation Institute (T/A Stratford University)

Address: 3201 Jermantown Rd Suite 500
Fairfax VA 22030

PROPOSED USE: Educational greater than
20 students. Stratford University

☒ **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.

Stratford University

Print Name of Applicant or Agent

3201 Jermantown Rd #600

Mailing/Street Address

Fairfax VA 22030

City and State

Zip Code

John Davis 3/25/13

Signature

Date

703 539 6894

Telephone #

Fax #

jdovi@stratford.edu

Email address

ACTION - PLANNING COMMISSION	DATE
ACTION - CITY COUNCIL	DATE

SUP # 2013-00021

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2900 Eisenhower Ave, I hereby
(Property Address)
grant the applicant authorization to apply for the School use as
(use)
described in this application.

Name: 2900 Eisenhower Investor, LLC
Please Print R/O RUBENSTEIN PARTNERS

Phone 215-399-4720

Address: 2929 ARCH ST, 28TH FLOOR,
PHILADELPHIA, PA 19104

Email: bhuffman@rubensteinpartners.com

Signature: [Signature]

Date: 3/22/13

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

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Stratford University owned 100% by Dr. and Mrs. Richard Shurtz

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

☒ **Yes.** Provide proof of current City business license Duncan Blair of Land Carroll & Blair 524 King Street

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

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Please see attached.

NARRATIVE DESCRIPTION

3.) The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary).

Stratford University is a nationally accredited institution of higher learning by the Accrediting Council for Independent Colleges and Schools (ACICS) offering over 28 degree programs in the four primary academic disciplines of Hospitality Management, Business, Healthcare, Culinary and Hospitality Management, and Information Technology. Founded in Falls Church Virginia in 1976, Stratford transformed itself from a small vocational school to the multidisciplinary university it is today, which provides degrees at the Associates, Bachelors, and Masters Degree levels. Stratford currently has six campuses (Falls Church and Woodbridge, VA; Baltimore, MD; Richmond and Newport News, VA; and New Delhi, India.) and will open its seventh campus this year in Virginia Beach, VA. Over the next five years, Stratford anticipates opening ten more campuses throughout the South and Eastern United States. Stratford targets its U.S. Student body to be collectively composed of approximately 25% International, 25% military, and 50% domestic students. Stratford has over 700 students receiving post graduate Optimal Practical Training (OPT), STEM extensions, which is TWICE the combined total of the entire Ivy League population of such students, and more than any other U.S. school. Their Alexandria location, if approved, would offer courses and degrees in all four of Stratford's primary academic disciplines.

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).

A full capacity approximately 200
students per session. Three sessions per day

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

25± Faculty and Staff during any given session

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

Day:

Hours:

Monday through Friday

8:30 AM until 11:00 PM

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

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

No increase in noise from current
use as a Class A office building

- B. How will the noise be controlled?

N/A

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

There will be up to four teaching culinary kitchens that are vented to roof of five (5) story building. No adverse odor is anticipated at ground level.

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 office refuse and some food and other refuse typical of restaurants. Separate collection of food products in existing screened dumpster area.

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

- C. How often will trash be collected?

Twice per week

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

We will monitor and pick up any trash around building. Use is essentially same as office building in this regard

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:

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

There will be a security officer on premises
from 5:00 PM to 11:00 PM during times of building
occupancy

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.

Some Stratford campuses have a small
teaching restaurant that is available to
public at very limited times of year, and
that serves wine and beer with the meal. No
decision as to whether this location will have
such a restaurant has been made.

PARKING AND ACCESS REQUIREMENTS

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

240+ Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ 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 checked="" 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?

parking deck adjacent to building less than 500 feet away.

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? one

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 checked="" type="checkbox"/> No

B. Where are off-street loading facilities located? East side of Building

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

8:00 - 10:00 Am 4:00 to 6:00 PM

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Eight (8) times per week

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate. Site is also close

to Metro Rail and bus stops. A morning and end of business day shuttle to Metro is provided by the Office Park and

SITE CHARACTERISTICS Stratford plans to have its own shuttle to Metro at end of 11:00 PM classes

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?

60,000 sq. ft. (existing) + 0 sq. ft. (addition if any) = 60,000 sq. ft. (total)

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

☒ a stand alone building

☐ a house located in a residential zone

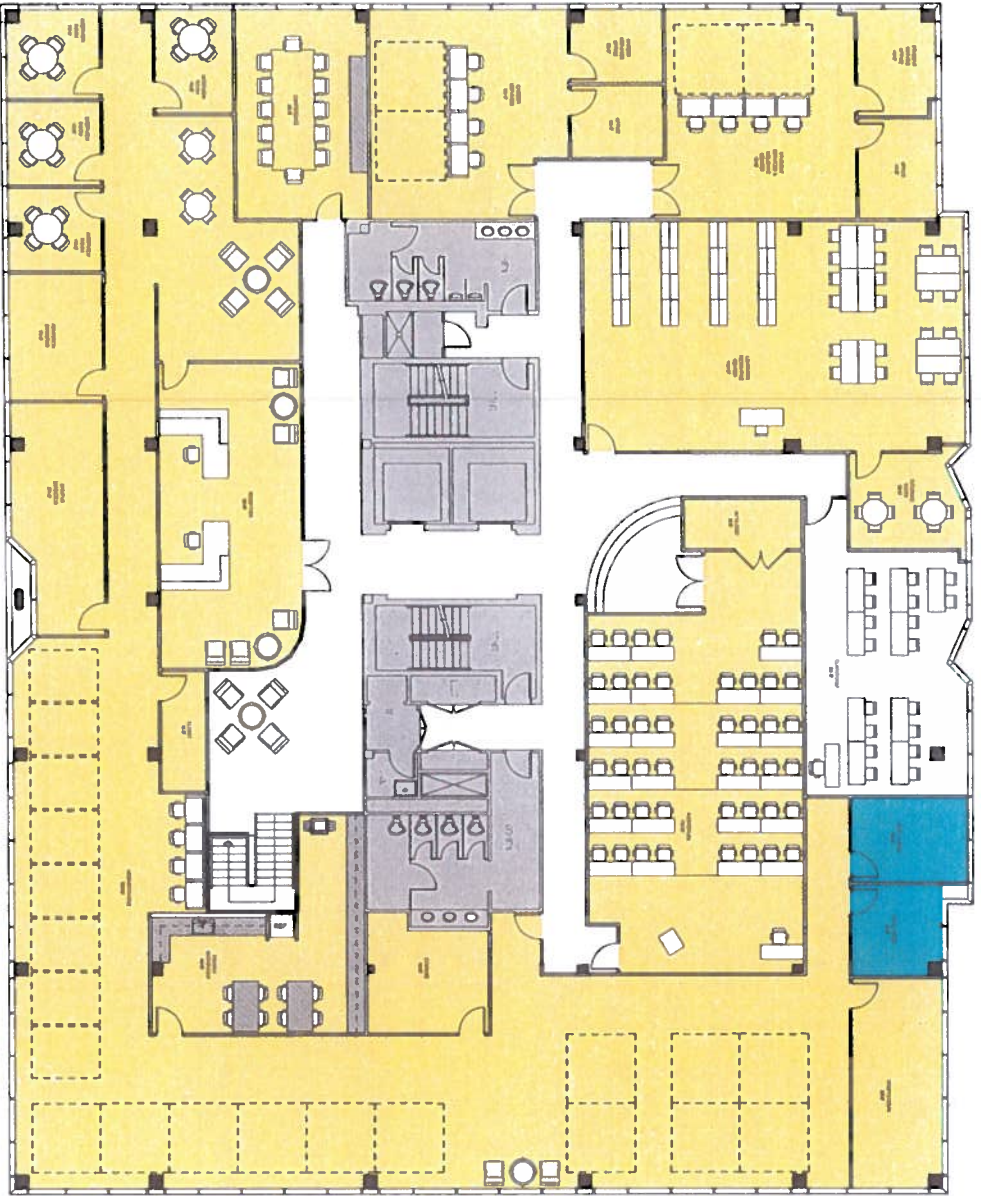
☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application



- ADMINISTRATIVE
- BUSINESS EDUCATION
- CULINARY ARTS
- FLEX SPACE
- HEALTH SCIENCES
- NURSING
- SHARED

STRATFORD UNIVERSITY

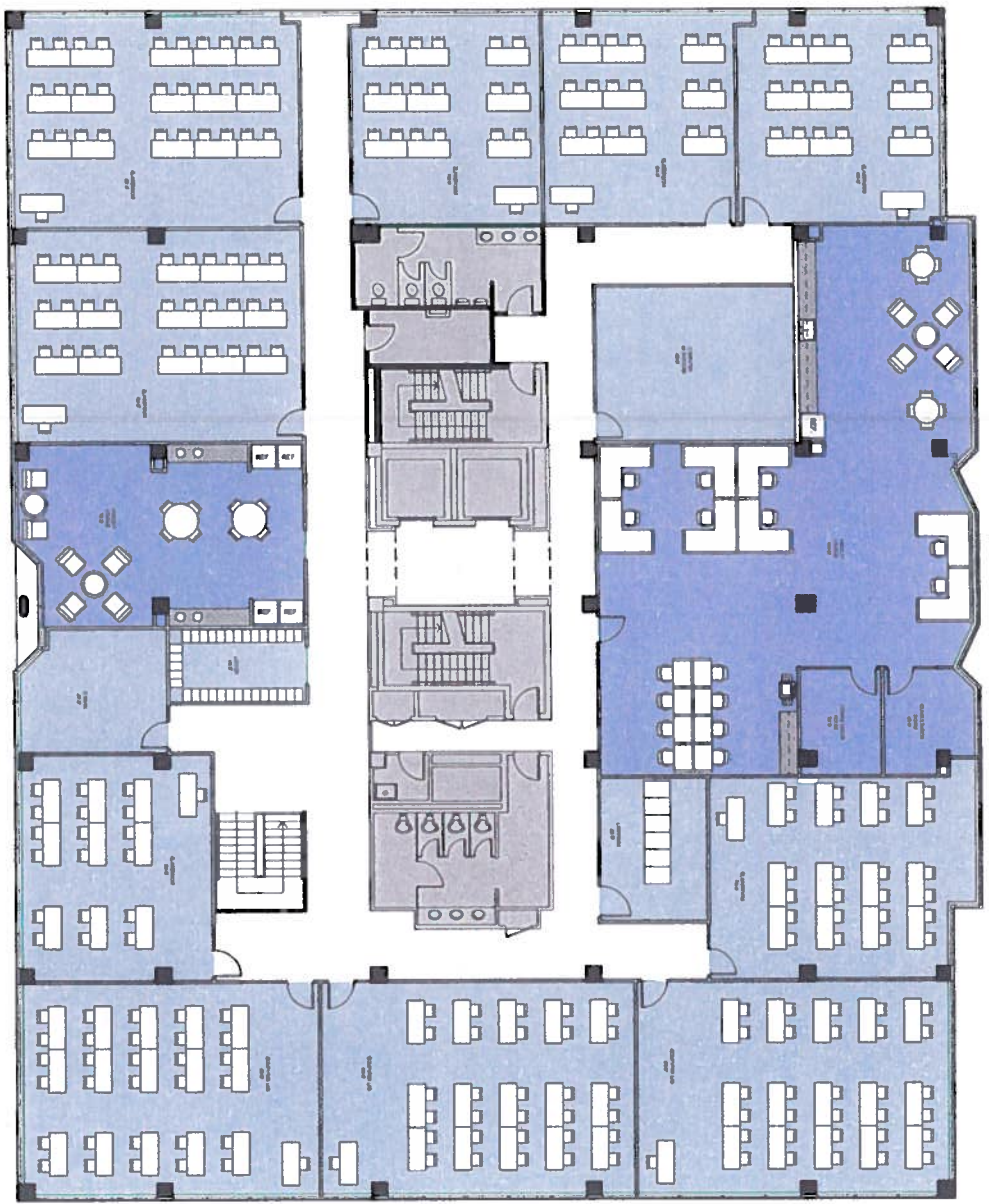
2ND FLOOR PRELIMINARY FLOOR PLAN

2900 EISENHOWER AVE. ALEXANDRIA, VA
22 MARCH 13
SCALE: N.T.S.

1ST Floor is only a lobby and parking lot.
Total Building 60,000+ Square Feet
Stratford University will occupy entire Building



80182018-000041



- ADMINISTRATIVE
- BUSINESS EDUCATION
- CLINICAL ARTS
- FLEX SPACE
- HEALTH SCIENCES
- NURSING
- SHARED

STRATFORD UNIVERSITY

2900 EISENHOWER AVE. ALEXANDRIA, VA

22 MARCH 13
SCALE: N.T.S

3RD FLOOR PRELIMINARY FLOOR PLAN



SUP2016-00021

- ADMINISTRATIVE
- BUSINESS EDUCATION
- CLINICAL ARTS
- FLEX SPACE
- HEALTH SCIENCES
- NURSING
- SHARED



STRATFORD UNIVERSITY

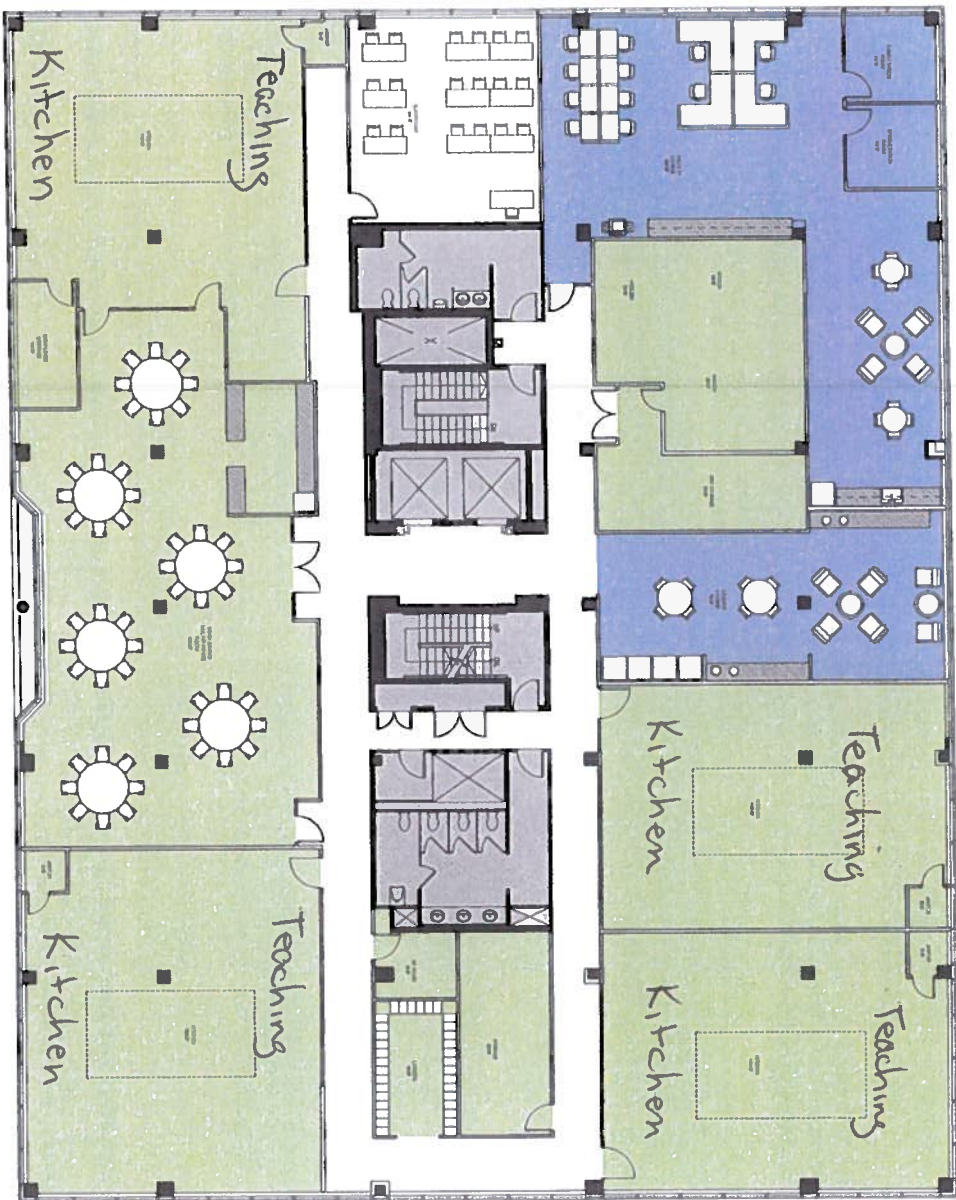
2900 EISENHOWER AVE. ALEXANDRIA, VA

22 MARCH 13
SCALE: N.T.S

4TH FLOOR PRELIMINARY FLOOR PLAN



- ADMINISTRATIVE
- BUSINESS EDUCATION
- CULINARY ARTS
- FLEX SPACE
- HEALTH SCIENCES
- NURSING
- SHARED



STRATFORD UNIVERSITY

2900 EISENHOWER AVE. ALEXANDRIA, VA
22 MARCH 13
SCALE: N.T.S

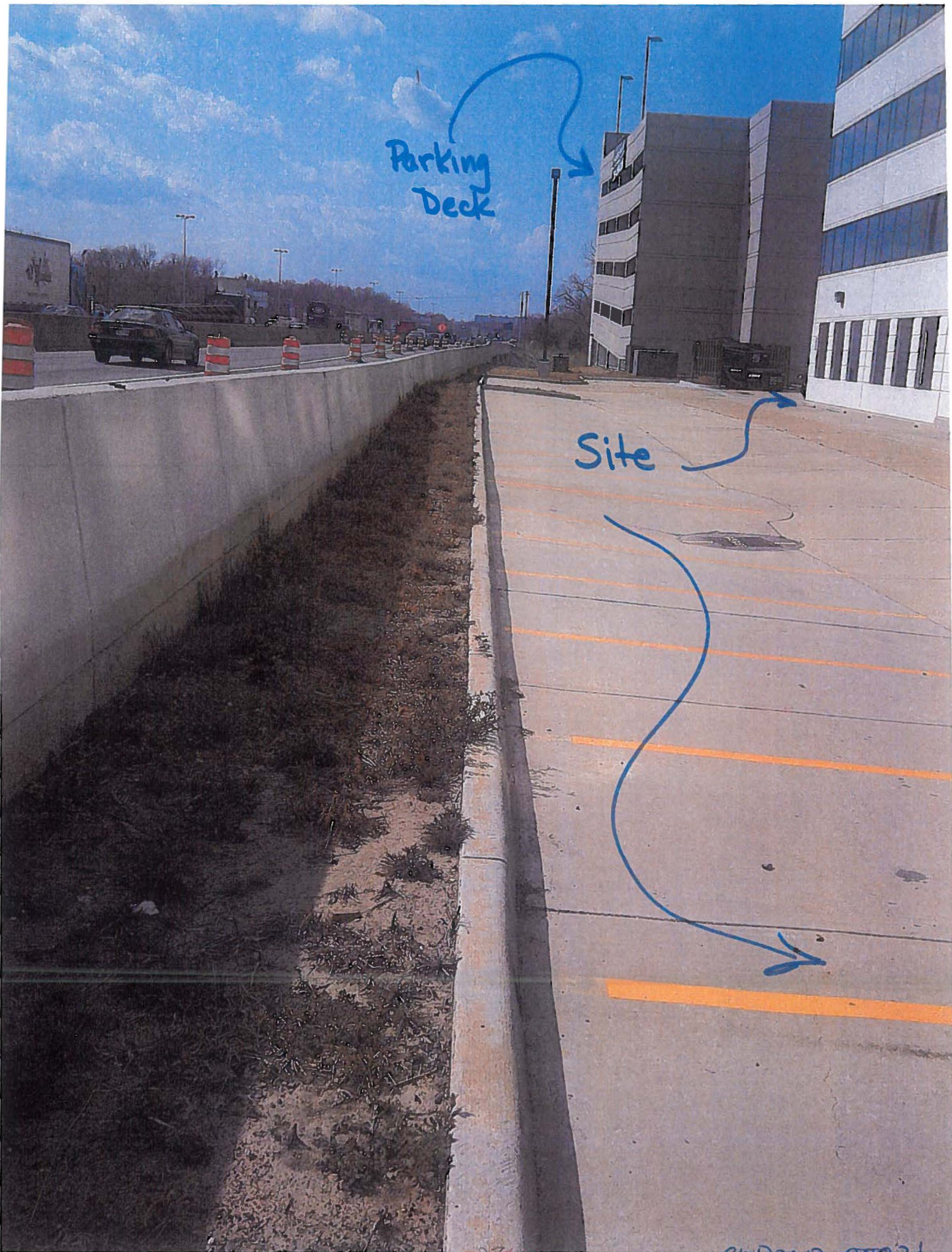
5TH FLOOR PRELIMINARY FLOOR PLAN



8UP2013-0002

24





Parking
Deck

Site