



DOCKET ITEM #6
CDD Concept Plan #2016-0001
Development Special Use Permit #2016-0027
2461 Eisenhower Avenue – Hoffman Town Center

Applicant	General Data	
Project Name: Hoffman Town Center, Block 6B Location: 2461 Eisenhower Avenue Applicant: 2461 Eisenhower Avenue Acquisitions LLC, c/o Rubenstein Partners by Cathy Puskar	PC Hearing:	October 4, 2016
	CC Hearing:	October 15, 2016
	If approved, DSUP Expiration:	N/A*
	Plan Acreage:	2.8843 acres (125,640 sq. ft.)
	Zone:	CDD #2
	Proposed Use:	Office and Retail
	Gross Floor Area:	N/A
	Small Area Plan:	Eisenhower East
	Green Building:	N/A

Purpose of Application

Approval of a request to allow flexibility for office or retail use on the ground floor of the existing office building at 2461 Eisenhower Avenue. The request includes the following applications:

1. CDD Plan Amendment CDD2014-0007);
2. DSUP Amendment (DSUP2000-0028)

* No expiration: Existing Building

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Emily Oaksford, emily.oaksford@alexandriava.gov
Gary Wagner, gary.wagner@alexandriava.gov
Robert Kerns, robert.kerns@alexandriava.gov



**Development Special Use Permit
#2016-0027
CDD Concept Plan #2016-0001
2461 Eisenhower Avenue**



I. SUMMARY

A. Recommendation and Summary of Issues

Staff recommends *approval* of the applications, subject to compliance with the staff recommendations. Approval of these applications will allow flexibility for either office or retail use on the ground floor of the existing office building located in Block 6B (2461 Eisenhower Avenue).

Key issues related to this application include an amendment to DSUP2000-0028 for the Hoffman Town Center (Blocks 6, 7, 8 and 14), and an amendment to CDD2014-0007, which allocates floor area to most blocks within Eisenhower East area.

Additional ground floor retail would provide a great benefit to current workers and residents of the Eisenhower East area. Furthermore, this added activity may help attract new office tenants to the Hoffman Town Center and area surrounding the Eisenhower Avenue Metro Station.

B. General Project Description

Block 6B, created from the newly portioned Block 6, includes an existing office building (Office Building #1) and a one-story liner retail building that wraps the office building's base. Office Building #1 is currently vacant and ready for leasing of new office tenants. This 14-story, 337,501 gross square foot building was completely renovated in 2013, and a new exterior skin was constructed over the existing building as a way to upgrade the appearance of the building.

Now, the owner wishes to make additional interior renovations to the office building and would like to provide for the ability to have retail space on the ground floor, for use by new tenants of the building as well as other nearby office users. Condition #15 of CDD2014-0004 allocates 24,565 square feet of floor area to retail use for Block 6B, which is the total floor area of the liner retail building. Therefore, in order to allow retail use on the ground floor of the office building, a CDD amendment is necessary. If approved, the amendment will allow up to 22,088 of the approved 351,753 square feet of office use to be used as retail on the office building's ground floor. With this approval, the applicant intends to make additional site improvements both to their loading dock area as well as to the streetscape along Eisenhower Avenue.

II. BACKGROUND

A. Procedural Background

The applicant and new owner of 2461 Eisenhower (Block 6B), Rubenstein Partners, has requested an amendment to CDD2014-0007 to allow flexibility for both office and retail uses on the ground floor of the office building at 2461 Eisenhower Avenue. This will require an update to Condition #15 of the CDD which is a table that governs the Allowable Gross Floor Area (AGFA), height, parking and uses of each block.

This will also require an update to DSUP2000-0028 for the Hoffman Town Center. However, given that (1) the Town Center is no longer owned by one party and (2) the three properties that comprise Block 6 are now subdivided into three separate and distinct legal parcels, staff is recommending a comprehensive update of the Staff Recommendations tied to this property's Development Special Use Permit. Staff proposes incorporating the relevant conditions of the original DSUP within a new set of conditions that are specific to Block 6B and consistent with current City standards. The block will remain under the Hoffman Town Center Transportation Management Plan, TMP SUP #1998-0043.

B. Site Context

This site is located in the Eisenhower East area, within the Hoffman Town Center, which is comprised of four blocks (Blocks 6, 7, 8 & 14). The current block configuration was established with the approval of a development special use permit (DSUP2000-0028) in October 2000. Block 6 consists of approximately 1 million square feet of existing office and 33,500 square feet of existing retail. Block 7 is the existing AMC movie theater. Block 8 is the National Science Foundation building, which is nearing completion and expects occupancy by the end of 2016. Block 14 is the existing parking garage with approximately 2800 parking spaces. Most of the Town Center is constructed with the exception of a small retail pad site on Block 6.

Block 6 is located on the north side of Eisenhower Avenue, across the street from the Eisenhower Avenue Metro Station. It is bounded by Eisenhower Avenue to the south, Stovall Street to the west, Mandeville Lane to the north, and Swamp Fox Road to the east.

Block 6B is located on the northeast corner of Stovall Street and Eisenhower Avenue and contains Office Building #1 and a liner retail building. The one-story retail building contains several restaurants and borders a private semi-circular drive and parking area which contains a total of 40 parking spaces. The buildings are bordered by a private service drive on the south and west sides of the building. Along Stovall Street, a curb cut and driveway allows vehicular access to Block 6B's loading area and a small, 14-space parking area west of Office Building #1.

Aside from the proximate Eisenhower Avenue Metro Station, two DASH bus lines (the AT5 & AT7) run along Eisenhower Avenue, with stops at Swamp Fox Road. These lines provide residents and workers access to the site from areas in the west end of the City and from Old Town Alexandria.

C. Project Evolution

Two minor site plan amendments for DSUP2000-0028 have been approved in the last three years. These two revisions (Revisions #19 and #20) directly relate to Block 6B. Revision #19 involved a trash and loading dock addition for the annex portion of Office Building #1, and Revision #20 – which has been approved but has not yet been constructed – involves a new entrance plaza, new sidewalks, landscape, and an adjusted parking layout.

A subdivision (SUB2014-0001), approved by the Planning Commission on April 1, 2015, converted private streets (Swamp Fox Road and Mandeville Lane) to public rights-of-way to be

dedicated to the City, and also divided Block 6 into three parcels: Block 6A (200 Stovall Street), 6B (2461 Eisenhower Avenue), and 6C (2425 Eisenhower Avenue). The newly created Blocks 6B and 6C were recently sold to Rubenstein Partners and include the recently renovated Office Building #1 with the attached liner retail building facing Swamp Fox Road. Block 6C is an empty pad site for future retail (up to 7,882 SF). A recent CDD Amendment (CDD2014-0007) revised Condition #15 of the approval in order to break down Block 6's Allowed Gross Floor Area into three subparts (Block 6A, 6B, and 6C), consistent with the legal parcels created with the 2014 subdivision. Before the sale of the office building to Rubenstein Partners, Hoffman Company hired a registered architect to provide detailed information about the size of the existing office building and liner retail to determine the amount the gross floor area and also the areas to be deducted, such as stair wells, elevator shafts, and other areas not involving floor space. Those area take-offs have been reflected in the amended CDD development chart, Condition #15. The remaining floor area was then assigned to Building #2 (located on Block 6A), which is still owned by the Hoffman Company.

The purpose of this amendment will be to allow the applicant flexibility to use the ground floor level of Office Building #1 (which is about 22,088 net square feet) as either a retail use or as an office use.

III. STAFF ANALYSIS

Staff supports this request for flexibility of retail or office use within the ground floor of Office Building #1. This request is consistent with the Eisenhower East Small Area Plan (EESAP)'s indicated locations for ground floor retail and is well within the total amount of retail the area can support (as determined by the market analysis provided in the EESAP). Additionally, given the arrival of the National Science Foundation, its 2,000 plus employees, and new apartment buildings in the area proximate to the Eisenhower Avenue Metro Station, the new retail space would be beneficial at this location.

This proposal is for flexibility between uses and thus will not increase the overall square footage for Block 6B. There are no parking requirements for Block 6B, and, given the site's location across from the Eisenhower Avenue Metro Station, the amount of parking spaces currently provided for Office Building #1 and the liner retail building are adequate for the current uses with flexibility for retail use. (See Parking discussion below for more information)

A. CDD Amendment

In order to allow flexibility between office and retail uses in Block 6B, Condition #15 of CDD2014-00004 must be amended. This amendment will not increase the total amount of floor area permitted on Block 6B and is still congruent with the original proposal and the area's small area plan.

Condition 15 will be amended to specify that, of the total office floor area allowed on Block 6B, 22,088 square feet may be used for retail on the ground floor, if desired.

B. Compliance with Small Area Plan

The proposed request for flexibility of a ground floor use of either office or retail is consistent with the principles and intent of the Eisenhower East Small Area Plan (EESAP). First, the Small Area Plan indicates ground floor retail uses along Eisenhower Avenue and Stovall Street, within the area of Block 6B, as indicated in Figure 4-11 on page 4-15 (see attached graphic). Additionally, the small area plan's retail analysis determined that the Town Center could be developed at a greater density than what is there now. The plan states that the area is capable of supporting as much as 400,000 square feet of retail entertainment – 147,325 square feet more than is currently accommodated (page 4-16). Furthermore, the development chart (Figure 4-9 on page 4-13) allocates 50,000 square feet of new retail for Block 6, only 7,882 of which is assigned to Block 6C within the CDD chart (Condition #15, CDD2014-0004).

C. Parking

In consistency with the Eisenhower East Small Area Plan, the development area does not have traditional parking requirements, as it is controlled by parking maximums (2.0 spaces per 1,000 sf for office parking, and 2.0 spaces per 1,000 sf for retail parking). Therefore, this application request would not result in an increase to the maximum number of spaces allowed. Furthermore, specific conditions within CDD2014-0004 limit the amount of parking that Block 6 can provide for its tenants and patrons.

- No more than 12,393 parking spaces are permitted within the Hoffman CDD area (Condition #14).
- No gross floor area for structured parking is allocated in Block 6, and only the approved surface parking, per DSUP2000-0028, is permitted (Condition #15).
- No parking ratios shall apply for the area (Condition #34.A-5).

An above-grade parking garage on Block 14, originally constructed to provide parking for the various uses in the Town Center, has a total of 2,883 parking spaces. As part of the sale of Blocks 6B and 6C, Hoffman has agreed to lease 671 parking spaces for office uses and 15 parking spaces for retail uses to Rubenstein Partners. One hundred of those parking spaces are 'exclusive' for office use, while the rest are 'non-exclusive' for both retail and office uses on Block 6B. So, although the provision of parking is not specifically required, the applicant has chosen to secure spaces for the uses on Block 6B.

This application request for flexibility of retail or office use for 22,088 square feet will not significantly change the current parking uses on site. Staff believes this allocation of parking to be adequate given the site's proximity to metro and a mix of uses nearby. Many of the retail patrons will be existing office workers or residents who have already driven and parked in the garage or have arrived by another mode of transportation.

D. Pedestrian Improvements

With this DSUP and CDD Amendment, the applicant has agreed to complete the approved streetscape plan as reflected in Revision #20 of the site plan amendment for DSUP2000-0028.

These improvements will include a City standard brick sidewalk, continuous tree trench for street trees, as well as ADA accessible pedestrian crossings serving the site and a curb ramp at the northeast leg of the Eisenhower and Stovall intersection. In addition, the site improvements will include a new entry plaza for Office Building #1, which could provide outdoor dining opportunities fronting Eisenhower Avenue.

E. City Policies

This proposal is for flexibility between uses for an existing building and will not increase the overall square footage of Block 6B. Therefore, the applicant will not be required to adhere to the Public Art Policy or Green Building Policy. However, the applicant will be improving the streetscape conditions along Eisenhower Avenue and providing added and desired retail to the Hoffman Town Center.

F. Community Involvement

The applicant has notified the Eisenhower Partnership about this amendment proposal and is scheduled to meet with them on September 28, 2016. Any updates resulting from this meeting will be provided at the public hearing.

IV. CONCLUSION

Staff recommends approval of the CDD amendment and DSUP amendment subject to compliance with all applicable codes and the following staff recommendations.

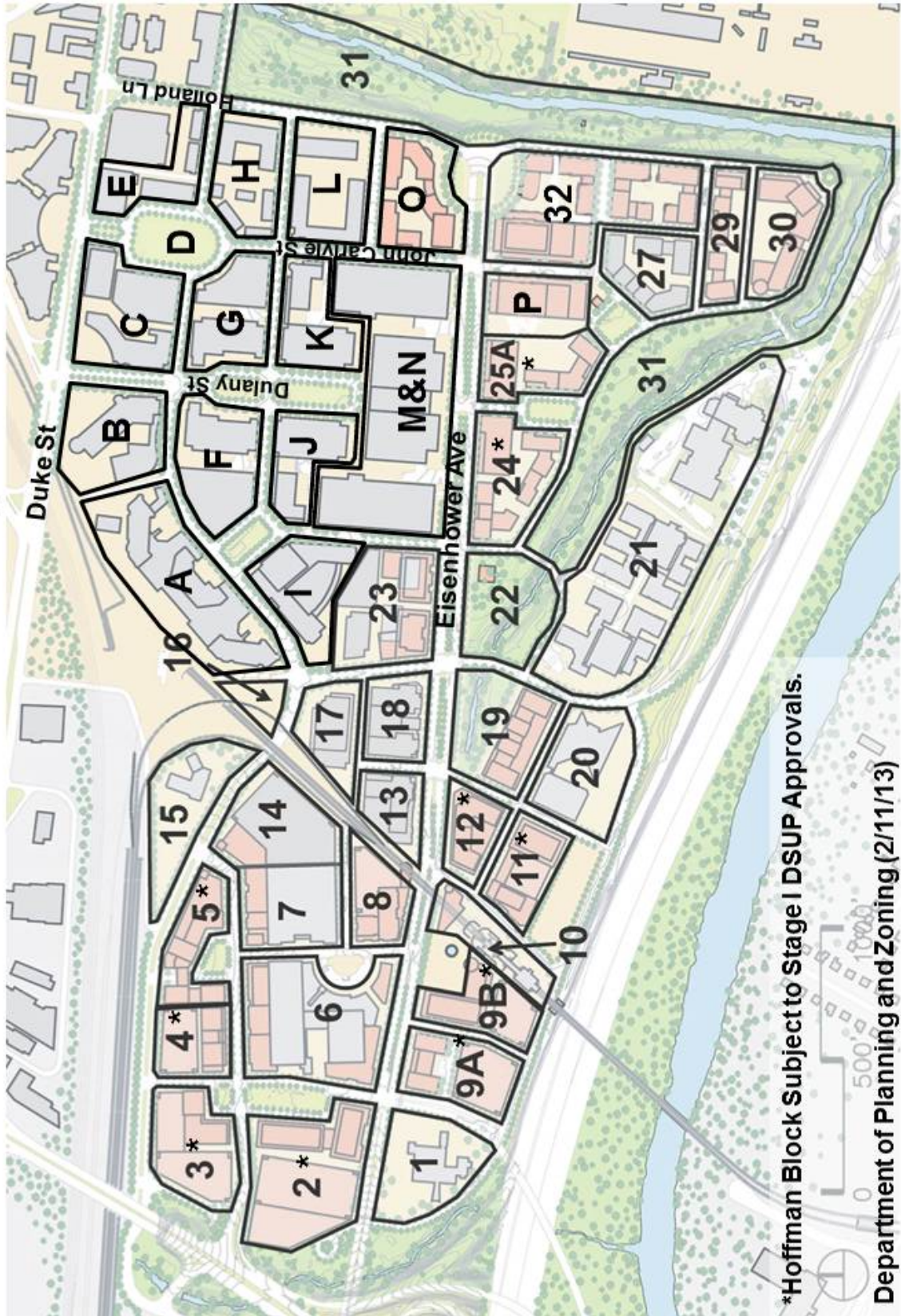
V. GRAPHICS

Eisenhower East Retail Locations, as indicated in the Eisenhower East Small Area Plan (Figure 4-11 on page 4-15)



Eisenhower East and Carlyle Blocks

Eisenhower East / Carlyle Blocks



VI. STAFF RECOMMENDATIONS

The DSUP and CDD conditions for 2461 Eisenhower Avenue, Block 6B (tax parcel #072.04-03-30) are provided below. A new set of DSUP conditions have been created for Block 6B only. Amendments have been made to the CDD conditions.

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

DSUP CONDITIONS (DSUP 2016-0027)

Note: Conditions from DSUP 2000-0028 have been carried forward and/or deleted as necessary for 2461 Eisenhower Avenue, Block 6B (tax parcel #072.04-03-30) only. New standard conditions have been added so that the property in question can now stand alone with a specific set of Staff Recommendations for the site. Deleted conditions have either been satisfied or do not apply to Block 6B.

Conditions carried forward and/or amended (#13, 15, 18, 46, 50, 51, 52, 62, 68) are identified by their original condition number from DSUP2000-0028.

1. The Final Site shall be in substantial conformance with Revisions #19 and #20 of DSUP2000-0028, or as amended to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services and comply with the following conditions of approval.

A. PEDESTRIAN/STREETSCAPE:

2. The design treatment and palette of materials shown for pedestrian sidewalks and plazas shall be generally consistent with updated City standards, to the satisfaction of the Director of P&Z. (P&Z) (**DSUP 2000-0028, Condition 50**)
3. All Eisenhower Avenue streetscape improvements, as shown in Revision #20 of DSUP2000-0028, or as amended with the approval of the Director of Planning & Zoning and the Director of Transportation & Environmental Services, shall be commenced prior to the issuance of the first certificate of occupancy permit in excess of 50% of the building's square footage. (P&Z)(T&ES)
4. Provide the following pedestrian improvements, to the satisfaction of the Directors of P&Z and T&ES:
 - a. Complete the pedestrian improvements prior to the issuance of the first certificate of occupancy permit in excess of 50% of the building's square footage.
 - b. Install ADA accessible pedestrian crossings serving the site:
 - i. Eisenhower Avenue & Stovall Street

- c. Construct all sidewalks within the public Right-of-Way to City standards.
 - d. Sidewalks shall be flush across all driveway crossings.
 - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES. Perpendicular upgrades shall be provided at the following location:
 - i. Northeast leg of the Eisenhower and Stovall intersection
 - g. All interior pedestrian crossings shall include brick paver or stamped asphalt combination speed table/pedestrian crossings designed to the satisfaction of the Director of T&ES.
 - h. All crosswalks within the Right of Way shall be standard, 6" wide, white thermoplastic parallel lines with reflective material, with 10' in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES. *** (P&Z)(T&ES)
5. Install City standard Emergency Vehicle Easement and Handicapped Parking signs. (T&ES) (**DSUP 2000-0028, Condition 18**)

B. OPEN SPACE/LANDSCAPING:

6. For future site plan amendments, develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z. At a minimum the Landscape Plan shall:
- a. Ensure positive drainage in all planted areas.
 - b. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
 - c. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - e. All tree wells shall comply with the Eisenhower East Design Guidelines. (P&Z)

7. A continuous tree trench shall be provided for street trees along Eisenhower Avenue, similar in design to the trench employed within the Carlyle Development. (P&Z) (**DSUP 2000-0028, Condition 46**)
8. The proposed planter boxes are to be a maximum height of 36 inches. (Police) (**DSUP 2000-0028, Condition 68**)
9. For future site plan amendments, provide a site irrigation/water management plan developed installed and maintained to the satisfaction of the Directors of P&Z and Code Administration.
 - a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible external water hose bib on all building sides at a maximum spacing of 90 feet apart.
 - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff. (Code Administration) (P&Z)
10. For future site plan amendments, develop a palette of site furnishings in consultation with staff.
 - a. Provide location and specification for site furnishings that depicts the scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash receptacles, drinking fountains and other associated features.(P&Z)(T&ES)
11. For future site plan amendments, provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, and T&ES.(P&Z)(T&ES)

C. RETAIL USES:

12. Ground floor uses of areas designated on the plan as “retail” shall be limited to retail, personal service uses, day care centers, and restaurants, as defined in the Zoning Ordinance, with the exceptions identified below:
 - a. one leasing office for the building is allowed;

- b. retail shopping establishments shall not include appliance stores, auto parts stores, and lawn and garden supply stores;
 - c. personal service uses shall not include appliance repair and rental, contractors' offices, laundromats, and pawnshops;
 - d. day care centers are subject to the applicable conditions below;
 - e. restaurants are subject to the applicable conditions below; and
 - f. other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses are allowed. (P&Z)
13. Day care centers shall be permitted with an administrative special use permit provided they comply with the criteria listed below. Day care centers that do not meet these criteria may apply for a separate special use permit.
- a. A plan that shows drop off and pick up areas must be provided and must be reviewed to ensure that the drop off and pick up areas will create minimal impact on pedestrian and vehicular traffic and will be safe for the day care users. The plan must be approved by the Directors of P&Z and T&ES.
 - b. Day care uses must not occupy more than 1/3 retail square footage. (P&Z)(T&ES)
14. Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. Restaurants that do not meet these conditions may apply for a separate special use permit.
- a. The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code. (Code)(P&Z)(T&ES)
15. Ensure the following for the retail areas within the development, to the satisfaction of the Director of P&Z:
- a. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)

D. SIGNAGE:

16. Per Condition #5 of Coordinated Sign Plan SUP #1997-0163, a ratio of 1.5 square foot of sign for each 1.0 foot of building length shall be permitted for retail shops and restaurants only.

17. All new building signs shall be designed to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
 - a. Building signs shall be designed of high quality materials.
 - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
18. For ground floor uses, generally provide transparent windows for a minimum of 70% of the retail area. Flexibility may be considered based on creativity and the overall compatibility and character of the storefront design, to the satisfaction of the Director of P&Z.
19. Internally illuminated box signs are prohibited. Any illuminated signs shall be halo lit signs. (P&Z)
20. Provide all traffic and pedestrian signage to the satisfaction of the Director of T&ES. **(DSUP 2000-0028, Condition 62)**

E. PARKING:

21. Provide at least four bicycle racks to accommodate retail patrons. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking.(T&ES)

F. CONSTRUCTION MANAGEMENT:

22. Submit maintenance of traffic plans as appropriate with T&ES Permits for work in the right of way. (T&ES)
23. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
 - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five

(5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)

24. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
25. No major construction staging shall be allowed within the public right-of-way on Eisenhower Avenue or along Swamp Fox Road. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
26. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
27. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)
28. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
29. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z)
30. Contractors shall not cause or permit commercial vehicles to idle for more than 10 minutes when parked. (T&ES)
31. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in

ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

G. SOLID WASTE:

32. Any additional dumpsters and recycling facilities shall be shown on the final site plan. Such facilities shall be located in locations not visible from public rights-of-ways to the extent possible, and shall be screened to the satisfaction of the Director of P&Z. (P&Z) (**DSUP 2000-0028, Condition 52**)

H. STREETS / TRAFFIC:

33. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
34. For future site plan amendments, all Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
35. For future site plan amendments, show turning movements of standard vehicles in the parking lot and turning movements of the latest design vehicle projected to utilize the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

I. UTILITIES:

36. Locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
37. To the extent possible, all utility relocation shall occur prior to or in conjunction with roadway improvements. (T&ES) (**DSUP 2000-0028, Condition 13**)
38. Details (plan and profile) of all utility relocations that are part of this plan shall be provided with the first final site plan. (T&ES) (**DSUP 2000-0028, Condition 15**)
39. **CONDITION AMENDED BY STAFF:** The applicant shall locate all utility structures (except fire hydrants) away from view from public rights-of-ways to the extent possible and shall screen utilities to the satisfaction of the Director of P&Z. (P&Z) (**DSUP 2000-0028, Condition 51**)

J. WATERSHED, WETLANDS, & RPAs:

40. The storm water collection system is located within the Timber Branch watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line

shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

K. BMP FACILITIES:

41. The City of Alexandria's storm water management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
42. For future site plan amendments where disturbance is more than 2,500 square feet, provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
43. For future site plan amendments where disturbance is more than 2,500 square feet, submit two originals of the storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
44. For future site plan amendments where disturbance is more than 2,500 square feet, the Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. ****(T&ES)
45. For future site plan amendments where disturbance is more than 2,500 square feet, submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. ****(T&ES)
46. For future site plan amendments where disturbance is more than 2,500 square feet, prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing

storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

L. CONTAMINATED LAND:

47. For future site plan amendments, indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES)
48. If environmental site assessments or investigations discover the presence of contamination on site, the final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
 - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
 - e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. * (T&ES)
49. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must

immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the final site plan. (T&ES)

50. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. (T&ES)

M. NOISE:

51. All exterior loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
52. If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited. (T&ES)
53. Supply deliveries, loading and unloading activities shall not occur between the hours of 11:00 pm and 7:00 am. (T&ES)

N. AIR POLLUTION:

54. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

O. ARCHAEOLOGY:

55. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (ARCH)
56. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (ARCH)

P. DISCLOSURE REQUIREMENTS:

57. Present a disclosure statement to future buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
- a. That Metrorail tracks are located within the immediate vicinity of the project, are permitted to continue indefinitely.
 - b. That Eisenhower Avenue is a major arterial and that future traffic is expected to increase significantly as development along Eisenhower Avenue continues. (P&Z)(T&ES)

CITY DEPARTMENT CODE COMMENTS

- C-1 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C-2 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C-3 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C-4 The applicant shall provide required storage space for both trash and recycling 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 plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)

- C-5 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C-6 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C-7 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C-8 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C-9 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C-10 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C-11 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C-12 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

- C-13 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-14 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
- a. Monday Through Friday from 7 AM To 6 PM and
 - b. Saturdays from 9 AM to 6 PM.
 - c. No construction activities are permitted on Sundays and holidays.
- Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours :
- d. Monday Through Friday from 9 AM To 6 PM and
 - e. Saturdays from 10 AM To 4 PM
 - f. No pile driving is permitted on Sundays and holidays.
- Section 11-5-109 restricts work in the right of way for excavation to the following:
- g. Monday through Saturday 7 AM to 5 pm
 - h. No excavation in the right of way is permitted on Sundays. (T&ES)
- C-15 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C-16 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C-17 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site Plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)_for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>.
*(T&ES)

CDD CONDITIONS (CDD 2016-0001)

Note: The following CDD conditions have been carried forward from the most recent CDD approval, CDD 2014-0007, with amendments to Conditions 15.

A. GENERAL:

1. **(DEFINITION)** The term “Settlement Agreement” means the “Hoffman Town Center Land Use and Parking Compromise” under original date of December 14, 2004, as amended under date of August 24, 2005. (P&Z)
2. **(DEFINITION)** The term “Hoffman Process Agreement” means that portion of the Settlement Agreement so denominated and setting forth the sequence of submissions/approvals governing the process for approval of the development permits for the Hoffman Property development blocks within the Eisenhower East area. A copy of the Hoffman Process Agreement is attached hereto as Addendum 1. (P&Z)
3. **(DEFINITION)** As used in this document, the phrase “Stage 1 preliminary development special use permit” means that preliminary development special use permit submitted pursuant to the Hoffman Process Agreement as “Preliminary Development Special Use Permit #1”. (P&Z)
4. **(DEFINITION)** As used in this document, the phrase “Stage 2 preliminary development special use permit” means that preliminary development special use permit submitted pursuant to the Hoffman Process Agreement as “Preliminary Development Special Use Permit #2”. (P&Z)
5. Notwithstanding any contrary provisions in the Zoning Ordinance, the amended CDD Concept Plan (CDD# 2011-0004- hereby referred to as the Concept Plan), the amended Transportation Management Plan Special Use Permit (TMP-SUP # 2005- 0115), the Stage 1 Development Special Use Permits, (DSUP#2005-0031, DSUP#2005-0032, DSUP#2005-0033, DSUP#2005-0034 and DSUP#2005-0035) shall remain valid until December 31, 2020. (CDD#98-05; Cond. #12)
6. The review and approval of the Stage 1 and Stage 2 Development Special Use Permits shall be as follows:
 - a. The use, “Allowable Gross Floor Area” (AGFA), number of parking spaces, levels of underground parking, preliminary mass, and height shall be reviewed and approved as part of the Stage 1 development special use permit for each development block.
 - b. As part of its Stage 2 development special use permit application, the applicant shall submit the final massing, design, scale, articulation, and footprint of the building(s) and other related factors including the checklist items not previously provided as part of the Stage 1 development special use permit, and in accordance with the Eisenhower East Design Guidelines applicable to the site.

- c. During the review of the Stage 2 development special use permit application, the scale, articulation, footprint, massing, and other architectural and/or design components will be reviewed for compliance with the Eisenhower East Design Guidelines and approved in accordance with the Eisenhower East Design Guidelines, subject to the Paragraph d below.
 - d. In the event that the application of the scale, articulation, footprint, massing, and other architectural and/or design components of Eisenhower East Design Guidelines as part of the review of a Stage 2 development special use permit results in the loss of AGFA on the block(s) under review, the applicant shall be permitted to consider an administrative transfer of an equivalent amount of AGFA to such other block(s) within the approved Concept Plan as the applicant proposes. If there is not agreement regarding the administrative transfer of the AGFA as requested, or the applicant chooses not to so request, the AGFA approved pursuant to the Concept Plan and Stage 1 development special use permit shall be permitted for that block and the City and applicant shall work together on the scale, articulation, footprint, massing, and other architectural and/or design components of Eisenhower East Design Guidelines to configure the final massing.
 - e. Any other requirement for conformance to the Eisenhower East Small Area Plan and/or the Eisenhower East Design Guidelines hereafter referred to in the conditions for this revised concept plan or any DSUP or TMP SUP approved therewith that affects the development rights approved with the Stage 1 Development Special Use Permit shall mean conformance to the extent not inconsistent with the Concept Plan, TMP SUP #2005-0115; DSUP# 2005-0031; #2005-0032; #2005-0033; #2005-0034; #2005-0035; and #2000-0028. (P&Z)(PC)
7. Each block within the Concept Plan (excluding Blocks # 1, 6, 7, 8 and 14 unless otherwise provided herein) shall obtain approval of a subsequent Stage 2 development special use permit in order to redevelop or develop the site pursuant to the Stage 1 DSUP. If the use, AGFA or number of parking spaces approved in the Stage 1 DSUP for a particular block are amended by a Stage 2 DSUP for that block, to the extent that the amended use, AGFA or number of parking spaces causes an increase in peak am or pm traffic generation in relation to the traffic study prepared by BMI-SG dated October 2005, the applicant shall submit an amendment to the Transportation Management Plan pertaining to the subject of the change to the Stage 1 DSUP. (P&Z)(PC)
8. Block 1 shall be limited to the building configuration existing on January 1, 2006, and any alteration to the existing building (except interior alterations and alterations to the exterior facade) shall be subject to the Eisenhower East Small Area Plan and the Eisenhower East Design Guidelines, except that a parking structure with a maximum of 215 parking spaces may be constructed by Virginia Department of Transportation (VDOT) if necessary for the replacement of those spaces taken for the Stovall ramp realignment. (P&Z)(PC)

9. Prior to submitting a Stage 2 preliminary development special use permit application, the applicant shall submit a conceptual site plan for review by the City at least 90 days prior to submission of the preliminary development special use permit application for each block(s). (P&Z)
10. Each Stage 2 development special use permit application shall be subject to review by the Eisenhower East Design Review Board or successors prior to consideration of the preliminary development special use permit by the Planning Commission and City Council. The applicant shall submit architectural elevations, massing studies and other applicable information deemed necessary by the Director of P&Z for such review as part of the submission materials for review. (P&Z)
11. The applicant may transfer Gross Floor Area (GSF) of a use approved in the Concept Plan and a pro rata share of the Gross Floor Area (GSF) of the parking from that block from one block to another block as part of a Stage 2 development special use permit, subject to approval by the Director of P&Z and subject to the following:
 - a. Change in the primary use of the property may be permitted within each CDD during the development approval process provided that the change is consistent with the principles and intent of the EESAP
 - b. A change of use that results in the transfer of an equal amount of square footage from one parcel to another may be done administratively. A change that increases the amount of building area on a parcel shall be made as an amendment to the Master Plan. (P&Z)
12. All proposed and existing above grade utility lines for each block within the Concept Plan (excluding the VEPCO transmission lines) shall be placed below grade with the development and/or redevelopment of each block(s). The cost of locating the utility lines below grade shall be the sole responsibility of the applicant and/or its successors. All proposed and existing above-grade utility lines (excluding the VEPCO transmission lines) shall be located below grade prior to the certificate of occupancy permit for each building or structure. (P&Z) (T&ES)
13. The names of each public street dedicated for public use or a street with a public access easement within the Concept Plan shall require subsequent approval by the Planning Commission. (P&Z)
14. The number of parking spaces within the CDD at all times shall be limited and/or conditioned as follows:
 - a. Structured parking on all development blocks except Block 1 is limited to a maximum of 12,143 parking spaces, unless otherwise defined in this Paragraph.
 - b. New surface parking on all development blocks except Block 1 is limited to a maximum of 150 parking spaces on Block 11 and only in conjunction with a grocery store tenant on that Block.
 - c. Surface and structured parking on Block 1 shall not exceed the surface parking existing on January 1, 2006, plus a maximum of 215 additional structured

- parking spaces to replace those taken by the construction of Ramp A-1 of the Telegraph Road Interchange.
- d. Except for those blocks that are governed by DSUP #2000-0028 and Block 1, Block 2, Block 3, Block 24 and Block 25A, all parking structures shall have a minimum of two levels of parking below grade.
 - e. The number of off-street parking spaces within the Concept Plan shall be limited to a maximum number of 12,393 parking spaces (including during interim development).
 - f. On street parking, including the Town Center circle, is excluded from the foregoing maximum number of parking spaces. (P&Z) (PC)

B. BUILDINGS - USES:

15. **CONDITION AMENDED BY STAFF:** The Allowable Gross Floor Area (AGFA), height, parking and use shall be governed by the following table, which shall also be reflected in the Concept Plan.

Block	RETAIL	OFFICE	RESIDENTIAL	HOTEL	SUBTOTAL	GFA Exclusion	USE GFA	PARKING GFA	AGFA TOTAL (Note 2)	Structured Parking *****	Surface Parking	Height (FT)
1	0	0	0	101,000	101,000	0	101,000	0	101,000	215	100	Existing
2	0	682,515	0	0	682,515	21,129	661,386	**	661,386	995 Note 4	0	260
3	0	193,907	0	0	193,907	6,033	187,874	**	187,874	533	0	210
4	36,950	436,000	0	0	472,950	13,442	459,508	0	459,508	2,201	0	220
5	24,050	0	260,000	0	284,050	9,282	274,768	55,073	329,841	Shared with Block 4	0	220
6A	1,053	691,079	0	0	692,132	26,580	665,552	0	665,552	0	Note 3	Note 3
6B	24,565	351,753*****	0	0	376,318	14,252	362,066	0	362,066	0	Note 3	Note 3
6C	7,882	0	0	0	7,882	0	7,882	0	7,882	0	Note 3	Note 3
7*	136,000	0	0	0	136,000	0	136,000	0	136,000	0	0	Note 3
8*	22,175	673,642	0	0	695,817	0	695,817	1,600	697,417	660	0	250
9A	0	0	0	170,000	170,000	8,190	161,810	389,396	551,206	2,172	0	220
9B	30,000	716,142	0	0	746,142	34,658	711,484	67,800	779,284	Shared with Block 9A	0	250
11	54,000	0	660,000	0	714,000	48,000	666,000	11,000	677,000	723	150***	370
12	18,000	0	595,000	0	613,000	35,000	578,000	71,000	649,000	782	0	339
14*	0	0	0	0	0	0	0	Note 3 **	Note 3	2,883	Note 3	Note 3
22	0	0	0	0	0	0	0	0	0	0	0	0
24	0	180,000	230,000	0	410,000	9,074	400,926	**	400,926	600	0	200
25A	0	0	180,000	0	180,000	4,160	175,840	**	175,840	379	0	200
TOTAL	354,675	3,925,038	1,925,000	271,000	6,475,713	229,800	6,245,913	595,869	6,841,782	12,143	250	N/A

Note 1: Gross Floor Area (GFA) is defined as the sum of all gross horizontal areas under a roof or roofs. These areas are measured from the exterior faces of walls or from the center-line of party walls. Elevator and stair bulkheads, multi-story atriums and similar volumetric construction, not involving floor space are excluded.

Note 2: AGFA totals shall be applied in accordance with the EESAP.

Note 3: Per approved DSUP# 2000-0028

Note 4: This parking ratio is only for a federal tenant who can meet these ratios.

* This block is an existing use under approved DSUP# 2000-0028 and is not the subject of a Stage 1 DSUP. Any re-development of this block will require submission of an amended or new DSUP.

** GFA of the parking structure does not count towards AGFA.

*** Surface parking on Block 11 is permitted solely in conjunction with a grocery store.

**** Structured parking includes both above and below grade parking.

***** Up to 22,088 NSF of ground-floor only may be used for either office or retail use.

Within 120 calendar days of approval, the applicant shall submit a revised Concept Plan, reflecting the table approved herein. (PC)

16. The Allowable Gross Floor Area (AGFA) is defined in the EESAP as the sum of all gross horizontal areas under a roof or roofs for all structures, including above-grade parking structures, which shall be measured from the exterior faces of walls or from the center-line of party walls. Elevator and stair bulkheads, multi-story atriums, and similar volumetric construction, not involving floor space are excluded. (P&Z)
17. The urban plazas and open space, shall be governed by the following table, which shall also be reflected in the Concept Plan. (P&Z) (PC)

URBAN PLAZA/OPEN SPACE					
			EESAP Site Area	DSUPs Site Area	Increase (Decrease)
Block	Type	Name	Square Footage	Square Footage	Square Footage
2/3	Neighborhood Square	West Side Gardens	34,800	34,800	0
4/5	Urban Square	Hotel Square	10,900	10,900	
6	Urban Square	Hoffman Town Center	Existing	Existing	
9B	Urban Square*	Eisenhower Station*	28,300	12,000	-16,300
22	Community Park	Eisenhower Park	116,000	116,000	
24/25A	RPA	Eisenhower Park/Meadows	75,000	75,000	
24/25A	Neighborhood Square	South Delaney Gardens	15,300	15,300	
Total			280,300	264,000	-16,300

* Note: 9,200 square feet of the square is located on the adjoining WMATA property; 9,000 square feet is located within the straightened Swamp Fox Rd.

C. PEDESTRIAN-STREETScape:

18. Within the right-of-way as required herein, a Sidewalk Area, which may consist of sidewalk, bike lane and/or tree wells/street tree areas and amenities, shall comply with

the Eisenhower East Small Area Plan and the Eisenhower East Design Guidelines and including the following:

Eisenhower Avenue

- a. A minimum 22 ft. wide brick Sidewalk Area on the northern and southern portion of Eisenhower Avenue except on Block 6 and Block 8

Typical Street, Excluding Southern Road and Streets approved with DSUP 2000-0028.

- a. A 14 ft. wide brick Sidewalk Area on both sides, which shall consist of a tree well/street tree area and an unobstructed sidewalk.
 - b. On-street parking is encouraged.
 - c. Bulbouts with a 25 ft. radius shall also be provided at the intersections pursuant to the Eisenhower East Design Guidelines. (P&Z) (T&ES) (PC)
19. The sidewalk materials and sidewalk street furniture, amenities, lighting and pedestrian areas and streetscape design shall comply with the EESAP and Eisenhower East Design Guidelines. (P&Z)
 20. The applicant shall prepare a plan for sculpture and public art as part of the submission of the first Stage 2 development special use permit for review and approval by the Planning Commission and City Council. (P&Z)
 21. The urban plaza planned and/or approved for Block 8 shall be designed to connect to and be compatible with the adjoining Mill Race project. The Hoffman development team shall coordinate with the Mill Race development team and WMATA on the design of the areas between the two projects, including the connecting open space and the area under the Metrorail tracks. (P&Z)(CDD #98-05; Cond. 10)

D. STREETS - PUBLIC RIGHTS-OF-WAY:

22. All improvements for Eisenhower Avenue shall be public, and shall consist of the following.
 - a. The following dimensions shall apply to the right of way for Eisenhower Avenue.

Eisenhower Avenue		
	Hoffman Right of Way (Feet)	Hoffman Median Width Without Turn Lanes (Feet)****
Stoval Street to Metro Underpass	122-125*	17-19
Metro Underpass to Mill Race Lane/Port Street	134**	19-26

Mill Race Lane/Port Street to Mill Road	134**	26
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Eisenhower Avenue		
	Hoffman Right of Way (Feet)	Hoffman Median Width Without Turn Lanes (Feet)****
Mill Road to Hooff's Run Drive	146***	38
* 55' north of the centerline shown on DSUP 98-0042 (as previously dedicated as part of the requirements therein). 67'-70' south of the centerline shown in DSUP 98-0042 shall be provided by the Applicant.		
** 67' south of the centerline shown on DSUP 98-0042 shall be provided by Applicant; north side owned by others		
*** 73' south of the centerline shown in the survey titled Boundary and Topographical Survey of Parcel 079.00-01-02 produced by Christopher Consultants and dated 8/21/05 shall be provided by Applicant; north side owned by others		
**** The median size is subject to final engineering, however, in no event shall the Applicant be required to provide more right of way than is shown above.		

	North Side of Eisenhower Avenue	South Side of Eisenhower Avenue
	Sidewalk Area (Feet) **	Sidewalk Area (Feet) **
Stoval Street to Metro Underpass	18	22
Metro Underpass to Mill Race Road*	22	22
Mill Race Road to Mill Road*	22	22

Mill Road to Hooff's Run Drive*	22	22
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* North side owned by others
** The sidewalk size is subject to final engineering, however, in no event shall the applicant be required to provide more right of way than is shown above.
Note: Width of Sidewalk Area on WMATA property on North and South side to be coordinated with WMATA

(P&Z) (T&ES) (PC)

23. The following table sets forth the dimensions and elements for all streets other than Eisenhower Avenue. Except as provided herein, all streets in the Concept Plan, except those approved in DSUP 2000-0028 and/or SUB2015-0004, shall be public or provide public access easement, and shall be consistent with the Eisenhower East Small Area Plan and the Eisenhower East Design Guidelines. Any changes to the Eisenhower East Design Guidelines shall require subsequent approval by the Planning Commission.

- a. The following table sets forth the minimum right of way and other conditions that shall be provided for the streets listed, subject to the limitations set forth in the following table.

Street Right of Way, Except Eisenhower Avenue			
Block	Street/Location	ROW Width	Dedicated ROW, Private Road or Public Access Easement
Block 2	N/S interior street	54'	Public Access Easement
	Taylor Street (existing)	54'	Public Access Easement
	Around West Side Gardens	54'	Public Access Easement
Block 3	N/S-E/W interior streets	54'	Public Access Easement
	Around West Side Gardens	54'	Public Access Easement

Block 4/5	N/S interior street	54'	Public Access Easement
	Around Hotel Square	54'	Public Access Easement
Block 9A/9B	Interior street 9N	66'	Public Access Easement
	Interior street 9E	66'	Public Access Easement
	Interior street 9W	66'	Public Access Easement
	Service road on West side	40'	Public Access Easement
Block 11/12	Dock Street	66'	Public Access Easement

Street Right of Way, Except Eisenhower Avenue			
Block	Street/Location	ROW Width	Dedicated ROW, Private Road or Public Access Easement
	Port Street	66'/54' *	To be dedicated
Block 24/25A	Dulaney Street	66'	To be dedicated
	Around South Carlyle Square	66'	To be dedicated
Block 22/24/25A	Park Road	66'	To be dedicated
Swamp Fox Road	South of Eisenhower Avenue	9'	To be dedicated
Swamp Fox Road	North of Eisenhower Avenue	Varies **	To be dedicated
Southern Road	Service Road to Swamp Fox	40.5'	To be dedicated
Southern Road	Anchor Street to Port Street	42.5'	To be dedicated
Anchor Street	All	40'	To be dedicated
Stovall Street	All	Existing	Dedicated

Pershing Avenue	All	Existing	Dedicated
Mandeville Lane	All	Existing Varies **	Private To be dedicated
Grist Mill Place	All	Private Service Road	Private
<p>* Amount or right of way to be provided from Blocks 11 and 12 to be determined by agreement with adjoining property owner. Total dedication by both property owners must meet minimum street width of 54' - 66'.</p> <p>** As determined by Subdivision 2015-0004</p>			

- b. Where a public access easement is provided, it shall be a perpetual public access easement for vehicles and pedestrians.
- c. Mandeville Lane shall be constructed, operational and open to the public for vehicular and pedestrian use at the time of the development of Block 4 or Block 5. In addition, Mandeville Lane shall be constructed, and operational, and open to the public for vehicular and pedestrian use as needed for acceptable traffic circulation as determined necessary by the Director of T&ES and P&Z as part of subsequent Stage 2 approvals except as may be precluded by a Federal Government tenant in Block 6.
- d. Condition deleted
- e. Condition deleted
- f. The North /South interior street for Block 2 or Block 3, and the street around West Side Gardens shall be constructed, operational and the public access easement granted prior to the issuance of the first certificate of occupancy for such Block.
- g. The North/South interior street and the street around the Hotel Square shall be constructed, operational and the public access easement granted prior to the issuance of the first certificate of occupancy for Block 4 or Block 5.
- h. In the event the City acquires the necessary right of way from WMATA as contemplated herein, the three interior streets on Block 9 (denominated 9N, 9E and 9W in the Table) and the service road on the West side of Block 9 immediately adjacent to each building on block 9 shall be constructed, operational and the public access easement granted prior to the issuance of the certificate of occupancy for the adjacent building.
- i. In the event the City acquires the necessary right of way from WMATA as contemplated herein, the East/West interior street between Block 11 and Block

12 (denominated Dock Street on the Concept Plan) shall be constructed, operational and the public access easement granted prior to the issuance of the first certificate of occupancy for Block 11 or Block 12

- j. The North/South street to the East of Block 9A and Block 9B (adjoining WMATA and denominated Swamp Fox Road in the Concept Plan) shall be constructed, operational and dedicated prior to the issuance of the first certificate of occupancy for Block 9A or Block 9B. The applicant shall dedicate 9 ft. of right of way to this street. The City shall acquire the remaining 57' for the right of way from WMATA. In the event that WMATA does not provide to the City all or part of the 57' of right of way, the applicant and the City shall revise the Stage 1 DSUP as necessary to reconfigure the surrounding streets and massing on each block to maintain the same use, AGFA, number of parking spaces and levels of underground parking reviewed and approved as part of the Stage 1 development special use permit
- k. The North/South street to the West of Block 11 and Block 12 (adjoining WMATA and denominated Anchor Road in the Concept Plan) shall be constructed, operational and dedicated prior to the issuance of the first certificate of occupancy for Block 11 or Block 12. The applicant shall dedicate 40 ft. of right of way to this street. The City shall acquire the remaining 26 feet of right of way from WMATA. In the event that WMATA does not provide to the City all or part of the 26' of right of way, the applicant and the City shall revise the Stage 1 DSUP as necessary to reconfigure the surrounding streets and massing on each block to maintain the same use, AGFA, number of parking spaces and levels of underground parking reviewed and approved as part of the Stage 1 development special use permit.
- l. In the event the City acquires the necessary right of way from WMATA as contemplated herein, the North/South street East of Block 11 and Block 12 (denominated Port Road in the Concept Plan) shall be constructed, operational prior to a certificate of occupancy for Block 11 or Block 12. The street shall be 66 ft. from Eisenhower Avenue to Dock Lane and 54 feet from Dock Lane to Southern Street.
- m. The North/South interior street and the street around South Dulaney Gardens shall be constructed, operational prior to the issuance of the first certificate of occupancy for Block 24 or Block 25A.
- n. Southern Road from Port Street to the service drive at the West side of Block 9A shall be constructed, operational and dedicated prior to the issuance of the first certificate of occupancy for Block 9A or 9B, provided the City acquires the necessary right-of-way from WMATA. Southern Road from Port Street to Swamp Fox Road shall be constructed, operational and dedicated prior to the issuance of the first certificate of occupancy for Block 11 or 12, provided the City acquires the necessary right-of-way from WMATA. The applicant shall

dedicate 40.5 ft. of right-of-way for this street between the service drive at the West side of Block 9A and the Metro underpass. The applicant shall dedicate 42.6 ft. of right-of-way for this street between the Metro underpass East to Port Street. The City and the Applicant shall negotiate with VDOT for the dedication of the remaining right-of-way to achieve a full right of way width of not less than 50 ft. The surface parking lot on block 11 shall comply with the surface parking lot landscaping requirements in Section 11-410(cc)(6) of the Zoning Ordinance, except as may be modified by the Planning Commission or City Council in the Stage 2 DSUP for Blocks 11 and 12. If the landscape or right-of-way requirements in the Stage 2 DSUP result in fewer than 160 surface parking spaces on Block 11, the applicant may convert up to 35,000 square feet of retail space to residential use on Block 11. As part of the construction of Southern Road, the applicant shall be required to coordinate with VDOT to provide plantings and landscaping within the adjoining VDOT right-of-way. If approved by VDOT, the applicant shall be required to prepared a landscape plan and install landscape screening as approved by the City and VDOT. The landscape plan shall accompany the block within the CDD, which requires the construction of Southern Road and shall be reviewed and approved by the Planning Commission and City Council as part of the Stage 2 development special use permit process for the applicable block.

- o. Park Road shall be constructed, operational and dedicated from Eisenhower Avenue to the East end of Block 25A prior to the issuance of the first certificate of occupancy for Block 24 or 25A.
 - p. All other road shall be constructed, operational and dedicated (or a public access easement granted) prior to the issuance of the first certificate of occupancy for the block adjoining the road.
 - q. Dimensions of Mill Road shall be as shown on DSUP 2000-0028. (P&Z) (T&ES) (PC)
24. The preliminary subdivision plats included in the Stage 1 development special use permit application shall be revised to include all sidewalk and streets areas within the area shall be a dedicated for public right-of-way, unless otherwise specified herein. The validity of the subdivision plats shall be concurrent with the Stage 1 development special use permit in compliance with the subdivision regulations of the Zoning Ordinance. (P&Z)

E. PHASING:

25. The applicant shall dedicate the necessary public right-of-way as set forth in Condition 22 and construct all necessary improvements for Eisenhower Avenue at the time of the redevelopment of each block adjacent to Eisenhower Avenue, subject to the following:

- a. Upon formal request from the City, the applicant shall dedicate the right-of-way required by Condition 22 from Blocks 9, 12 and 19 and shall provide the necessary plats, and accompanying applicable documentation necessary for the City to accept dedication of the property by the City within 60 days.
 - b. Dedication of the right-of-way required to provide the full right-of-way at Blocks 22 and 24 shall be made at time of redevelopment of Block 24 and the applicant shall provide the necessary plats, and accompanying applicable documentation necessary for the City to accept dedication of the property.
 - c. Dedication of the right-of-way required to provide the full right-of-way at Block 25A shall be made at the time of redevelopment of Block 25 and the applicant shall provide the necessary plats, and accompanying applicable documentation necessary for the City to accept dedication of the property. (T&ES) (P&Z) (PC)
26. If the Eisenhower Avenue improvements including but not limited to the Sidewalk Area, travel lanes and median are funded by the City and constructed by the City or a designee, the applicant shall, as a condition to approval of the Stage 2 preliminary development special use permit for Block 9B, Block 12, Block 24 and/or Block 25A, the applicant shall provide a payment to the City equivalent to the actual cost of construction of the improvements that would have been the responsibility of the applicant at the cost incurred at the time of construction. (P&Z) (T&ES) (PC)
27. As part of the submission of the first Stage 2 development special use permit for Blocks 9A, Block 9B, Block 11 or Block 12, whichever occurs first, the applicant shall prepare a plan for the construction of the improvements for the vehicle and bus loop and the eastern portion of Eisenhower Station Park improvements described in Condition #31C. ("Bus Loop Plan"). The applicant shall coordinate with the City and WMATA in that design and to explore the possibility of eliminating and/or relocating the "Kiss and Ride" surface parking lot as part of the Bus Loop Plan. The final design and configuration of the streets, plaza and pedestrian circulation in the Bus Loop Plan shall be approved as part of the Stage 2 development special use permit for either block 9 or blocks 11 and 12. Provided that the City acquires all necessary rights of way from WMATA, the Bus Loop Plan improvements shall be constructed by the applicant, operational and dedicated prior to the issuance of the first certificate of occupancy permit for Blocks 9A, Block 9B, Block 11 or Block 12, whichever occurs first. (P&Z)(T&ES) (PC)
28. As part of the submission of the first Stage 2 development special use permit for Block 9A or 9B, the applicant shall submit a design for the construction of the Southern Street connection along the southern portion of the Block 9A and Block 11, including a connection to Eisenhower Avenue on the East side of Block 11 and Block 12 (denominated Port Street on the Concept Plan). The applicant shall also coordinate with the adjoining property owner for Block 20 to explore the possibility of connecting the Southern Road to Mill Road at the time Southern Street is required to be constructed by the applicant. The connection to Eisenhower Avenue shall be constructed prior to a certificate of occupancy permit is issued either for, Block 11 or Block 12. (P&Z) (T&ES) (PC)

29. The first Stage 2 development special use permit application pursuant to the Concept Plan shall be accompanied by an Infrastructure and Open Space Phasing Plan (Phasing Plan), which shall be revised, updated and resubmitted with each subsequent Stage 2 development special use permit application. The Phasing Plan is intended to inform the City regarding the applicant's projected timing and nature of infrastructure and open space construction activities, and to ensure that the construction of the infrastructure and open space is completed in a comprehensive manner for the entire Concept Plan. Each Phasing Plan shall include the following:
- a. A general outline for each block, infrastructure and open space element, including the most up-to-date projection of the times when construction of the different blocks, uses (i.e., office, retail, hotel and residential), open space and infrastructure are likely to commence.
 - b. An outline of the events required to coordinate, design and manage the implementation of the infrastructure shown in the CDD Phasing Plan in a comprehensive manner.
 - c. Notwithstanding the foregoing, the applicant shall not be bound by the order or phasing in the Phasing Plan. (P&Z)
 - d. Condition deleted. (City Council)

F. OPEN SPACE AND LANDSCAPE

30. The portions of Eisenhower Park located on property owned by the applicant shall be improved and dedicated to the City consistent with the Eisenhower East Small Area Plan and with the following:
- a. Eisenhower Park - The Meadows (Block 22 and Block 31), shall consist of amenities such as a recreational trail and a meadow for active sports and passive recreation in conformance with the Eisenhower East Small Area Plan and the Eisenhower East Design Guidelines.
 - b. All improvements shall be installed and completed by the applicant and accepted by the City, prior to the space being dedicated to the City.
 - c. Relocate Park Drive to the north consistent with the EESAP alignment.
 - d. Dedication of the land required for Eisenhower Park from Block 22 shall take place at the same time as required in these conditions for dedication of the land required for Eisenhower Park from Block 24.
 - e. Dedication and construction of Eisenhower Park shall occur in conjunction with the development of each of the adjoining blocks (Block 24, Block 25A), pursuant to the following:
 - i. The Stage 2 development special use permit application for Block 24 and/or Block 25A shall be accompanied by a design plan for Eisenhower Park, which shall be reviewed and approved as part of the Stage 2 DSUP. The approval of a Stage 2 DSUP for either block 24 or 25A shall also require the construction and dedication of that portion of the land for Eisenhower Park adjacent to that block and the construction of a pedestrian connection from Eisenhower Avenue to that portion of the Park, consistent with the Eisenhower Park design plan.

- ii. The applicant shall be required to submit, as part of the first Stage 2 DSUP for any block approved hereunder, a permanent easement to the City for parks, open space and playgrounds, on that portion of Tax Map Parcel 079.00-01-01, beginning at a point which is five feet (5') south of the back of the existing curb line of the surface parking lot behind the buildings located on such parcel, to the christopher consultants, ltd., dated February 24, 2006, titled Proposed Open Space Easement Area Exhibit. Such easement shall contain conditions expressly reserving to the grantor, its successors and/or assigns, all development rights, density (whether floor area, AGFA, or otherwise) and/or any other appurtenant rights that would otherwise be associated with or derived from the land area falling within the bounds of such easement consistent with Condition #87A (12).
 - iii. Construction of the applicable portion of the park shall be completed prior to the certificate of occupancy permit for any development within block 24 and/or 25A, whichever occurs first, provided that construction of the entire park shall be completed before the issuance of a certificate of occupancy permit for any development within the second block to be constructed. (P&Z) (RP&CA) (PC)
31. The applicant shall dedicate land or a perpetual public access easement to the City, on property that is owned by the applicant, which shall provide public access to open space (including, where appropriate, access for bicycle purposes), for the following open spaces and urban squares within the Concept Plan area for Blocks 2, 3, 4, 5, 9A, 9B, 10, 24 and 25A and along the RPA, consistent with the following:
- a. West Side Gardens shall be one or two rectangular shaped urban squares with a minimum of 34,800 sq.ft. located on blocks 2 and/or 3. The primary purpose of this park-open space is to provide a passive open space area lined with street trees, a combination of grassy and hardscape areas and a focal element such as a fountain, monument or statue. The design of the park shall be submitted as part of the Stage 2 development special use permit for Blocks 2 and/or 3. The design of the park shall be prepared and sealed by a Landscape Architect who is certified and licensed to practice in the Commonwealth of Virginia. Construction shall occur in conjunction with the development of Blocks 2 and/or 3, and shall be completed prior to the certificate of occupancy for Blocks 2 and/or 3.
 - b. Block 4 and 5 Square shall be a rectangular shaped urban square with a minimum of 10,900 sq.ft. At least 30% of the area should be designed to accommodate informal community gatherings. Construction shall occur in conjunction with the development of Blocks 4 and/or 5, and shall be completed prior to the certificate of occupancy for Blocks 4 and/or 5. A structure such as a pavilion may be permitted within the space if approved by the City. The design of the park shall be submitted as part of the Stage 2 development special use permit for Blocks 4 and 5. The design of the park shall be prepared and sealed by a Landscape Architect who is certified and licensed to practice in the Commonwealth of Virginia. OK

- c. Eisenhower Station - shall be an urban plaza and open space area at the Eisenhower Metrorail Station, divided by Swamp Fox Road, with a minimum area of 12,000 sq.ft. on the western portion of the street and 9,200 sq.ft. on the eastern portion of Swamp Fox Road. This space shall be designed as a civic center, with at least 50% of the area suitable to accommodate informal community gatherings and events. As one of the principal focal areas of Eisenhower East, the Eisenhower Station plaza shall be created with the highest quality materials, paving, design and amenities. With the Stage 2 development special use permit application for Blocks 9A and 9B, consideration shall be given to providing a decorative paving material for Swamp Fox Road to visually connect the two areas of open space. The eastern portion of the park shall be constructed with the metro bus loop road which is required to be constructed as part of the first Stage 2 development special use permit for Blocks 11 and 12 or 9A and 9B, whichever occurs first. Final design and construction of the western plaza shall be in conjunction with a Stage 2 development special use permit for Blocks 9A and 9B. The western portion of the park shall be constructed with Block 9B.
- d. South Dulany Gardens - shall be a rectangular shaped urban square with a minimum of 15,300 sq.ft. and surrounded by Dulaney Street and Park Drive. The primary purpose of this park- open space is to provide a passive open space area lined with street trees, a combination of grassy and hardscape areas and a focal element such as a fountain, monuments, or statue. The design of the park shall be submitted as part of the Stage 2 development special use permit for Blocks 24 and/or 25A. Construction, will occur in conjunction with the development of Blocks 24 and/or 25A, and shall be completed prior to the certificate of occupancy for Blocks 24 and/or 25A. (P&Z) (RP&CA) (PC)

G. AFFORDABLE HOUSING:

- 32. The applicant shall make a voluntary monetary housing contribution in accordance with the conclusions of the Report of the Developer Housing Contribution Policy Work Group accepted by the City Council in December 2013. (Housing)(PC)

H. TRANSPORTATION MANAGEMENT PLAN:

Note – Conditions 33-34A apply only to development associated with Stage 1 and Stage 2 DSUPs. See separate TMP conditions for Blocks 1, 6, 7, 8, and 14.

- 33. The applicant shall create a program and implement a reporting system to encourage the use of mass transit, carpooling, teleworking, and ride-sharing and to discourage the use of single occupancy vehicles to the satisfaction of the Directors of P&Z and T&ES, which at a minimum shall consist of the following:

- a. A TMP coordinator with experience in this occupation shall be designated for the project. The TMP coordinator shall have an on-site office, and the name, location and telephone number of the coordinator will be provided to the City at that time, and the City will be notified at the time of any changes. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project, and for providing biannual reports to the Office of Transit and Programs in the Department of T&ES. The biannual reports will include an assessment of the effects of the previous six month's TMP activities on carpooling, vanpooling, and transit ridership; an accounting of receipts and disbursements for any TMP accounts, and a work program for the subsequent six months.. The TMP coordinator shall be provided for the individual project until the overall TMP for Eisenhower East is implemented.
- b. The applicant shall participate with other developments in Eisenhower East in a mutually agreed upon cooperative planning and implementation of projects and/or programs to reduce the use of single-occupant vehicles for travel to, from and within the Eisenhower East area.
- c. Transit, ridesharing, staggered work hours/compressed work weeks, parking restrictions, the elements of the parking management plan and the other program elements shall be promoted to prospective tenants, residents and to employers.
- d. Information about all transit, ridesharing, and other TMP elements shall be distributed and displayed to residents, employers, and employees—including transit schedules, rideshare applications and information, incentive information, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be provided in a prominent location within each building and a web site with this information and appropriate links to transit providers will be provided and maintained.
- e. A ridesharing program shall be established that includes not only participation in the regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site-specific matching efforts.
- f. A Guaranteed Ride Home Program shall be established and promoted as part of the ridesharing and transit marketing efforts.
- g. A share car program shall be established and marketed as part of the ridesharing and transit marketing efforts for all blocks and buildings. These spaces should be in a convenient location for tenants and residents and the TMP Coordinator will arrange with any of the carshare companies for placement of vehicles in this project. (Currently, Zipcar and Flexcar both have vehicles in the Alexandria area.). For those individuals that take transit, carpool/vanpool, walk, or bike to work the TMP program will pay the registration and annual membership fees (not the usage fees) to use the carshare vehicles.

- h. Discounted bus and rail fare media shall be sold on-site to employees and residents of the project including during hours that are convenient for residents who work. The fare media to be sold will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by employees and/or the Office of Transit Services and Programs. The availability of this fare media will be prominently advertised.
- i. The project shall have an overall goal of a 30% non single-occupant-vehicle travel. Individual parcel goals shall be 10% to 40%, depending on specific use and proximity to the Eisenhower Metro Rail Station. The project shall have a goal of a minimum of 32 % of the employees using transportation other than single-occupancy vehicles during the peak time periods.
- j. At full occupancy of each building, a survey of residents and employees for each block shall be conducted to determine the number of employees, their place of residence/employment, modes of transportation, arrival and departure times, willingness and ability to use carpooling and public transit, and such additional information as the City may require. This survey will be conducted annually.
- k. The applicant shall provide annual reports to OTS&P, including an assessment of the effects of TMP activities on carpooling, vanpooling, transit ridership and peak hour traffic, the results of the annual survey, and a work program for the following year. The initial report shall be submitted one year from the time of initial occupancy of any new building.
- l. The applicant and/or building tenants shall encourage use of a staggered work hour program for office workers including the promotion of the program among existing and prospective employees, the registration of staggered work hour participants, issuing stickers and/or electronic cards to verify vehicles participating in the program and monitoring the program.
- m. The applicant shall participate in Ozone Action Days and other regionally sponsored clean air, transit, and traffic mitigation promotions by advertising such promotions in a manner and at such locations within the building acceptable to the applicant.
- n. The applicant shall fund at an annual rate of \$.15 per occupied square foot of commercial space and \$60 per residential unit use, with an annual increase consistent with the CPI Index, a transportation management account to be used exclusively for the transportation activities listed above. As determined by the Director of T&ES and P&Z, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for similar uses.

- o. The applicant shall participate in the provision of a separate shuttle(s) for the proposed development and/or an Eisenhower East bus-shuttle service as required by the City.
 - p. The applicant will provide semi-annual reports to the Office of Transit Services and Programs on the TMP fund. These reports will provide a summary of the contributions to the fund and all expenses. The first report will be due six months following the issuance of the first certificate of occupancy.
 - q. Any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or may be paid to the City for use in TMP support activities which benefit the site. The Director of T&ES may require that the funds be paid to the City upon determination that the applicant has not made reasonable effort to use the funds for TMP Programs.
 - r. Bicycle racks shall be provided in quantities sufficient to meet demand. Personal amenities (showers, lockers etc.) shall be provided for those who wish to walk, run, or bike to work.
 - s. That the shall applicant prepare, as part of its leasing agreements, appropriate language to inform tenants of the transportation management plan special use permit and conditions therein, prior to any lease agreements.
 - t. Modifications to approved TMP activities shall be permitted upon approval by the Director of T&ES, provided that any changes are consistent with the goals of the TMP.
 - u. If the use, AGFA or number of parking spaces approved in the Stage 1 DSUP for a particular block are amended by a Stage 2 DSUP for that block, to the extent that the amended use, AGFA or number of parking spaces causes an increase in peak am or pm traffic generation in relation to the traffic study prepared by BMI-SG dated October 2005, the applicant shall submit an amendment to the Transportation Management Plan pertaining to the subject of the change to the Stage 1 DSUP. (P&Z) (T&ES) (PC) (City Council)
34. The applicant shall prepare a parking management plan with each stage 2 preliminary development special use permit to the satisfaction of the Director of P&Z and T&ES, which shall at a minimum include the following:
- a. Each building shall contribute to and participate in the management of parking assets within the development, as appropriate for the use of the building.
 - b. Depicts the reallocation of surface parking spaces and the resulting impacts on the adjoining blocks.

- c. Single occupancy vehicle (SOV) parking at fair market rates.
- d. Reserved, conveniently located, and free vanpool parking spaces.
- e. Reserved, conveniently located, and discounted carpool parking spaces.
- f. Planning and implementation of special strategies related to major event parking relating to the requirements of any hotels or community activities within the concept plan.
- g. Parking rates for the parking within the parking structure shall be consistent with market rates of comparable buildings located in adjoining developments within the City of Alexandria, except that free parking may be provided for retail patrons.
- h. All office employees shall be required to pay market rates for parking; no parking may be provided free or at reduced rates or with costs reimbursed by the employer unless that employer provides an equivalent benefit to all employees who utilize transit options to commute; i.e., if an employer provides a \$100 parking space to an employee free of cost, that employer must also offer a pretax benefit for transit of \$100 to all transit users.
- i. Spaces defined as “short-term” parking shall be solely utilized for use by visitors and retail use and shall include all appropriate signage. (P&Z)(PC) (CDD 98-02; Cond. #11)

34A. The following Legal/Procedural conditions shall apply to the TMP SUP:

- a. The TMP SUP or any amendment thereto shall not include a requirement for the properties to be part of a special taxing district. (Settlement Agreement Condition 10)
- b. The TMP SUP or any amendment thereto shall not include a requirement for vehicular connection between Grist Mill Place and Grist Mill Road (Settlement Agreement Condition #4)
- c. Except as otherwise provided in conditions #23, #25, #27 and #28 of the Concept Design Plan (2005-0002), all property dedicated for right of way shall be dedicated as part of the physical redevelopment of the block where the property is located, shortly prior to the issuance of the certificate of occupancy for the first building on such block. (Settlement Agreement condition # 5)
- d. Except as otherwise provided in condition #25 of the Concept Design Plan (2005- 0002), the dedication and/or acquisition of right-of-way required to widen Eisenhower Avenue shall only be required of/from the applicant/land owner upon the physical redevelopment of each block adjacent to Eisenhower Avenue

pursuant to the Stage 1 DSUP for each such block, prior to the issuance of a certificate of occupancy for the first building constructed on such block.

- e. Notwithstanding anything to the contrary contained herein or in the Concept Plan or EESAP, no parking ratios shall apply.

I. CONCEPT PLAN CONDITIONS PROPOSED TO BE DELETED.

- 35. **CONDITION DELETED** (formerly cond. #4 of CDD 98-0002)
- 36. **CONDITION DELETED**
- 37. **CONDITION DELETED** (formerly cond. #5 of CDD 98-0002)
- 38. **CONDITION DELETED** (formerly cond. #6 of CDD 98-0002)
- 39. **CONDITION DELETED** (formerly cond. #7 of CDD 98-0002)
- 40. **CONDITION DELETED** (formerly cond. #1 of CDD 98-0002)
- 41. **CONDITION DELETED** (formerly cond. #2 of CDD 98-0002)
- 42. **CONDITION DELETED** (formerly cond. #3 of CDD 98-0002)
- 43. **CONDITION DELETED** (formerly cond. #8 of CDD 98-0002)
- 44. **CONDITION DELETED** (formerly cond. #9 of CDD 98-0002)

General Stage 1 Preliminary Development Special Use Permit Conditions (DSUP #2005-0031, 0032, 0033, 0034 and 0035); (Amended by DSUP #2014-0027)

- 45A. The Allowable Gross Floor Area (AGFA), height, parking and use shall be governed by the following table, which shall also be reflected in the Concept Plan.

Block	RETAIL	OFFICE	RESIDEN- TIAL	HOTEL	SUBTOTAL	GFA Exclusion	USE GFA	PARKING GFA	AGFA TOTAL (Note 2)	Structured Parking ****	Surface Parking	Height (FT)
1	0	0	0	101,000	101,000	0	101,000	0	101,000	215	100	Existing
2	0	682,515	0	0	682,515	21,129	661,386	**	661,386	995 Note 4	0	260
3	0	193,907	0	0	193,907	6,033	187,874	**	187,874	533	0	210
4	36,950	436,000	0	0	472,950	13,442	459,508	0	459,508	2,201	0	220
5	24,050	0	260,000	0	284,050	9,282	274,768	55,073	329,841	Shared with Block 4	0	220
9A	0	0	0	170,000	170,000	8,190	161,810	389,396	551,206	2,172	0	220
9B	30,000	716,142	0	0	746,142	34,658	711,484	67,800	779,284	Shared with Block 9A	0	250
11	54,000	0	660,000	0	714,000	48,000	666,000	11,000	677,000	723	150***	370
12	18,000	0	595,000	0	613,000	35,000	578,000	71,000	649,000	782	0	339
22	0	0	0	0	0	0	0	0	0	0	0	0
24	0	180,000	230,000	0	410,000	9,074	400,926	**	400,926	600	0	200
25A	0	0	180,000	0	180,000	4,160	175,840	**	175,840	379	0	200
TOTAL	163,000	2,208,564	1,925,000	271,000	4,567,564	188,968	4,378,596	594,269	4,972,865	8,600	250	N/A

Note 1: Gross Floor Area (GFA) is defined as the sum of all gross horizontal areas under a roof or roofs. These areas are measured from the exterior faces of walls or from the center-line of party walls. Elevator and stair bulkheads, multi-story atriums and similar volumetric construction, not involving floor space are excluded.

Note 2: AGFA totals shall be applied in accordance with the EESAP.

Note 3: Per approved DSUP# 2000-0028

Note 4: This parking ratio is only for a federal tenant who can meet these ratios.

* This block is an existing use under approved DSUP# 2000-0028 and is not the subject of a Stage 1 DSUP. Any re-development of this block will require submission of an amended or new DSUP.

** GFA of the parking structure does not count towards AGFA.

*** Surface parking on Block 11 is permitted solely in conjunction with a grocery store.

**** Structured parking includes both above and below grade parking.

45B. The Stage 1 Development Special Use Permits as amended herein, (DSUP2005-0031, DSUP 2005-0032, DSUP 2005-0033, DSUP 2005-0034, DSUP 2005-0035, and DSUP 2014-0027), shall remain valid until December 31, 2020. (PC)

46. Condition deleted

47. The subdivision plat shall be revised to include all sidewalks within the area to be dedicated for public right-of-way as required by the EESAP not within a public access easement. (P&Z)

48. Underground parking shall not be permitted under areas to be dedicated for open space or areas to be dedicated for public streets. (P&Z)
49. As part of the Stage 2 development special use permits, install pedestrian crossing improvements at all intersections. (T&ES)
50. All open space and landscape information shall be prominently located in the General Notes and Tabulations Section of each submission, and referenced on appropriate drawing sheets as part of Stage 2 DSUP. (RP&CA)
51. Landscape plan shall comply with the most current and up to date edition of the Eisenhower East Small Area Plan (EESAP) to the extent the EESAP is not inconsistent with the Concept Plan or the Stage 1 DSUP's approved therewith and Design Guidelines for Eisenhower East as produced by the City of Alexandria, Virginia. Landscape plans shall be prepared and sealed by a Landscape Architect who is certified and licensed to practice in the Commonwealth of Virginia.(RP&CA)
52. Open Space requirements shall be provided with each future submission for each block/development site and at a minimum, include compliance with the most current and up to date edition of the Eisenhower East Small Area Plan and Design Guidelines for Eisenhower East elements associated with pedestrian areas including sidewalks, crosswalks, depressed curbs, street and site lighting, site furnishings, signals and signs that shall be located and coordinated to maximize accommodation of street and on-site plantings. Horizontal and vertical location of all associated service, footings and foundations shall be adjusted to maximize accommodation of street and on-site plantings. (RP&CA)
53. All pedestrian facilities and public spaces shall comply with applicable ADA accessibility standards and guidelines. (T&ES)
54. Expand "Approval Process Note" on Cover Sheet to read as follows: "Utility layout, pipe sizes, BMP locations, etc, shown as part of DSUP #1 are approximate and for informational purposes only. Preliminary utility layout, pipe sizes, material, BMP location and size, etc., will be provided during the DSUP #2 and finalized during the Final Site Plan process. All items related to utilities will be reviewed and approved by the City during the DSUP #2 process." (T&ES)
55. Add a note to Drainage Area Map that states that "Storm sewer pipes and BMPs shown are preliminary and are for information only. Final location and design will be determined during DSUP #2 and Final Site Plan review and approval." (T&ES)
56. Condition deleted
57. Condition deleted

58. On future plan submissions, pertinent information from the TMP plan shall be incorporated into each of the preliminary plans for staff evaluation of transportation amenities and requirements. With the preliminary submission for a Stage II DSUP for Block 2, the applicant shall submit a request to amend the TMP to the standards in place at the time of the application. (T&ES) (T&ES)
59. Condition deleted
60. Condition deleted
61. Condition deleted
62. All private streets and alleys must comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
63. Condition deleted
64. Provide bearings and distances on the new road alignment. (T&ES)
65. Condition deleted
66. Condition deleted
67. Condition deleted
68. Condition deleted
69. Condition deleted
70. The project site lies within the Timber Branch Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed 90 percent of the existing runoff quantities for both the 2-year and 10-year storm events. (T&ES)
71. Condition deleted
72. Condition deleted
73. Condition deleted
74. Condition deleted
75. Condition deleted

76. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES)
77. Due to the close proximity of the site to the Metrorail and CSX tracks the following conditions shall be included in the development requirements:
- a. Applicant shall prepare a noise study identifying the levels of noise that residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD).
 - b. Identify available options to minimize noise exposure to future residents at the site, particularly in those units closest to the Metrorail and the CSX tracks, including: triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES.
 - c. The noise study shall be submitted and approved prior to final site plan approval. (T&ES)
78. The Applicant shall present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
- a. That Metrorail tracks and other railway operations are located within the immediate vicinity of the project, are permitted to continue indefinitely, and will generate truck traffic, including empty garbage trucks emanating odors, on the public streets surrounding the project.
 - b. That Eisenhower Avenue is a major six-lane arterial and that future traffic is expected to increase significantly as development along Eisenhower Avenue continues. (T&ES)
79. All exterior building mounted loudspeakers are prohibited. If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into

any street, alley, or storm sewer. No material may be disposed of by venting into the atmosphere. (T&ES)

80. The Applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)
81. Due to historic uses at the site and potential for contamination, the following condition shall be included:
 - a. The Applicant shall design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Enforcement. (T&ES)
 - b. For firefighting reasons it is recommended that all stairs extend thru the roof so that door access to the roof is provided. (Code Enforcement)
 - c. The internal streets which are located over the underground parking structure shall conform to H-20 loading requirements. (Code Enforcement)
82. Condition deleted
83. Condition deleted
84. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
 - a. The Applicant shall furnish the Homeowner's Association with an Owner Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
 - b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner s Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES)

- c. Otherwise the following condition applies:
 - i. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)

85. Condition deleted

86. Condition deleted

87. Condition deleted

IA. Legal Procedural Matters:

87A: The following legal/procedural conditions apply to and be approved with all of the DSUPs as applicable:

- a. Existing uses and approvals on the subject property shall be allowed to continue until the redevelopment of the block pursuant to the Stage 2 DSUP and such uses and approvals shall not be invalidated by the approval of this Stage 1 DSUP. Changes in use of existing buildings shall be permitted, subject to compliance with the underlying zoning district.
- b. Nothing in the Stage 1 DSUP, the Stage 2 DSUP or any amendments thereto shall affect the vested rights status of the existing approval on Block numbers 6, 7, 8 and 14 (DSUP #2000-0028) (Settlement Agreement Condition #8)
- c. The city and the applicant agree that the Stage 1 DSUP, the Stage 2 DSUP or any amendment thereto shall not include a requirement for the properties to be part of a special taxing district. (Settlement Agreement Condition #10)
- d. The city and the applicant agree that the Stage 1 DSUP, the Stage 2 DSUP or any amendment thereto shall not include a requirement for vehicular connection between Grist Mill Place and Grist Mill Road (Settlement Agreement Condition #4)
- e. Except as otherwise provided in Conditions #23, #25, #27 and #28 of Concept Design Plan #2005-0002, the city and the applicant agree that the Stage 1

DSUP, the Stage 2 DSUP or any amendment thereto shall not include a requirement for dedication of right of way on property that is not the subject of the DSUP and all property dedicated for right of way shall be dedicated as part of the physical redevelopment of the block where the property is located and shortly prior to the issuance of the certificate of occupancy for the first building on such block. (Settlement Agreement condition # 5)

- f. Except as otherwise provided in Conditions #27 and #30 of the Concept Design Plan (2005-0002), the city and the applicant agree that the Stage 1 DSUP, the Stage 2 DSUP or any amendment thereto shall not include a requirement for dedication of open space on property that is not the subject of the DSUP and all property dedicated for open space shall be dedicated as part of the redevelopment of the block where the property is located and prior to the issuance of the certificate of occupancy for the first building on such block.
- g. The city and the applicant agree that changes in use or modifications to existing buildings (facades or interiors not increasing floor area) shall be authorized prior to the approval of the Stage 2 Development Special Use Permit and shall not require any dedication of right of way or open space. (Settlement Agreement Condition #5)
- h. The city and the applicant agree that the Stage 1 DSUP, the Stage 2 DSUP or any amendment thereto shall not include a requirement for a monetary contribution to the Eisenhower East Open Space Fund. (Settlement Agreement Condition #10)
- i. Except as otherwise provided in Conditions #25 of Concept Design Plan #2005- 0002 the dedication and/or acquisition of all right-of-way required to widen Eisenhower Avenue shall only be required of/from the applicant/land owner at the time of the physical redevelopment of each block adjacent to Eisenhower Avenue pursuant to the Stage 1 DSUP, prior to the issuance of a certificate of occupancy for the first building constructed on such block.
- j. Subject to the maximum parking limits contained in the Concept Plan, no parking ratios shall be applicable
- k. The city and the applicant agree that should the applicant need to locate a government tenant on blocks 2 and 3, such as DoD, in connection with responding to a market opportunity or relocating existing Hoffman tenants, the applicant and City will work in good faith to provide for an alternate development scheme on this site to accommodate the security needs of such tenant (Settlement Agreement Condition #7).
- l. The city and the applicant agree that the underlying zoning on the 13.29 acre parcel owned by Hoffman Family, LLC., Tax Map #79.02-01-01, (Parcel 79.02) would provide for density at a 1.0 FAR with a site plan and exclusions

from FAR for above grade parking. Development at the underlying zoning level would not require dedication or construction of areas shown as new parks and streets in the EESAP. Development at the underlying zoning level will be located so as not to preclude construction of areas shown in the EESAP as new parks and streets. Upon any adoption of a resolution by City Council authorizing the condemnation of land or buildings on Parcel 79.02 for parks or streets, this restriction precluding development on areas planned for streets and parks shall cease to be effective. Any such resolution condemning all or any portion of Parcel 79.02 and all valuation proceedings thereafter will consider Parcel 79.02 as having an underlying zoning of 1.25 FAR. Above grade parking built on this parcel would be appropriately screened by buildings or otherwise and meet any applicable design guidelines of the EESAP. (Settlement Agreement Condition #2) (PC)

88. Condition deleted

J. Block 2 and Block 3 (DSUP #2005-0031)

Block 2

89. The grading on the southern portion of the site shall be as level with Eisenhower Avenue to the extent possible to provide a wide sidewalk, landscaping and open space on Eisenhower Avenue to the extent possible. (P&Z)
90. The sidewalk connection on Pershing Avenue on the southern portion of the block shall be extended to the west to connect with the reconfigured Telegraph Road sidewalk to the satisfaction of the Director of P&Z and T&ES as part of the Stage 2 development special use permit. (P&Z)
91. As part of Stage 2 DSUP submission, eliminate the "free-right" hand turn at the intersection of Pershing Avenue and Stovall Street as required by EESAP. The area gained by the elimination of the "free-right" shall be used entirely to increase the size of the adjoining park open space on Block 2. (P&Z)
92. The parking structure shall be located entirely outside the right-of-way for Taylor Drive, unless a subsequent vacation of public right-of-way is approved by the Planning Commission and City Council. (P&Z)
93. Revise narrative on Infrastructure Phasing Plan to address the following:
- a. Discuss potential utility abandonment or relocation. Note that any modification to the existing utility infrastructure shall be to the satisfaction of the Director of Transportation and Environmental Services.
 - b. Discuss when utilities will be constructed. (T&ES)

94. Stormwater Management Narrative implies that a waiver of the Stormwater Management requirements will be requested. Provide a written waiver request as outlined in Memorandum to Industry No. 2002-0001, dated January 4, 2002. (T&ES)
95. The proposed buildings are shown over existing storm drain easement. No construction will be allowed over an existing sewer line and/or easement. Clarify whether utilities will be abandoned or relocated. (T&ES)
96. The proposed buildings are shown in locations of existing utilities. Provide information regarding treatment of these utilities and Coordinate with the respective utility companies. Clarify whether utilities will be abandoned or relocated. (T&ES)
97. Provide proposed grading along sidewalks and show how the proposed grades tie into the existing grades. Ensure conformance with the ADA requirements for persons with disabilities. (T&ES)
98. Clarify how proposed 28' contour ties into the existing contour at the western side of the parking garage. The applicant shall examine the grading for the overall site as part of Stage 2 DSUP. (T&ES)
99. Provide Emergency Vehicle Easements (EVE) on the roadways between the parking structure and the highrise structures and the highrise structures and Stovall Street. (Code Enforcement)
100. The proposed parking structure is under 50 feet in height. Ladder truck access is not required. Should revisions to the design increase the height of the structure over 50 feet, ladder truck access to the 2 longest sides will be required. (Code Enforcement)

Block 3

101. An additional setback may be required on the western portion of the site to provide screening for the proposed parking structure. (P&Z)
 102. Provide an Emergency Vehicle Easement (EVE) on the roadway between the parking structure and the highrise structure. (Code Enforcement)
 103. The proposed parking structure is under 50 feet in height. Ladder truck access is not required. Should revisions to the design increase the height of the structure over 50 feet, ladder truck access to the 2 longest sides will be required. (Code Enforcement)
- C- 18. The internal streets which are located over the underground parking structure shall conform to H-20 loading requirements. (Code Enforcement)

K. Blocks 4 and 5 (DSUP #2005-0032)

104. The open space at the southwest portion of block 5 shall be subdivided as a separate parcel. As part of the Stage 2 DSUP for Block 5, explore ways to locate some of the

proposed ground level open space on the eastern portion of the block to the open space on the southwestern portion of the site to provide a larger consolidated area of open space. (P&Z)

105. As part of the submission of the Stage 2 preliminary development special use permit for Blocks 4 and 5, the applicant shall explore alternatives to minimize the presence of the proposed loading dock on the eastern portion of the block or explore alternatives to relocate the loading dock to another location-street to minimize its visibility to the satisfaction of the Director of P&Z. (P&Z)
106. The proposed buildings are shown over existing storm drain easement which is to be vacated. Clarify whether utilities will be abandoned or relocated. (T&ES)
107. Remove the existing traffic barricades shown on plan sheet #6. It appears that the barricades are to be removed. (T&ES)
108. Clearly indicate the location of existing sandfilter #1 depicted on the existing conditions plan sheet #5 on the site plan sheet #6. (T&ES)
109. The existing total site area is indicated as 7.54 ac. and the proposed total site is depicted as 6.03 ac. Provide information regarding inter parcel exchange of land and indicate where the deficit or surplus of land has been allocated. (T&ES)
110. Clearly indicate the location of existing tree pit depicted on the existing conditions plan sheet #5 on the site plan sheet #6. (T&ES)
111. Provide additional grading information regarding the existing cross walk on Mandeville Lane as part of Stage 2 DSUP and provide ADA requirements at this location. (T&ES)
112. The zoning tabulation provided on sheet 2 indicates that there is structured parking associated with the proposed buildings. Identify the location of such parking and if parking is contained within the buildings, provide information regarding the number of underground parking levels. (T&ES)
113. Provide Emergency Vehicle Easements (EVE) on the roadways between the Blocks 4 and 5. (Code Enforcement)
114. The roadway barricades on Mandeville Lane restrict ladder truck access to Block 4. Barricades impair ladder truck access and shall be resolved to the satisfaction of the Director of Code Enforcement prior to DSP#2 submission. (Code Enforcement)
- 114A The building face to building face width on the north-south service drive between blocks 4 and 5 shall be a 66', however public access easement right of way shall be 54'. (PC)

L. Blocks 9A and 9B (DSUP #2005-0033)

Blocks 9A and 9B

- 115. Clarify the location of the proposed retaining wall shown on sheet 7 is not clear. Also show grading on either side of the retaining wall. (T&ES)
- 116. The applicant shall underground all existing overhead utilities and all proposed utilities for the development shall be made via underground system. (T&ES)
- 117. The existing total site area is indicated as 4.87Ac. and the proposed total site is depicted as 4.91 Ac. Provide information regarding inter parcel exchange of land and indicate where the deficit or surplus of land has been allocated. (T&ES)
- 118. The zoning tabulation provided on sheet 2 indicates that there is structured parking associated with the proposed buildings. Identify the location of such parking and if parking is contained within the buildings, provide information regarding the number of underground parking levels. (T&ES)
- 119. The multi-level vehicle bridges which cross between buildings on lots 9A and 9B prevent ladder truck access. This issue requires resolution as part of Stage 2 DSUP submission. (Code Enforcement)
- 120. Multi-level parking garages obstruct fire access to residential, hotel and office towers. This issue requires resolution as part of Stage 2 DSUP submission. (Code Enforcement)
- 121. Provide Emergency Vehicle Easements (EVE) on the roadways between the parking structure and the high rise structures and the high rise structures and Stovall Street. (Code Enforcement)

Block 9A

- 122. Provide Emergency Vehicle Easements (EVE) on the roadways between the structures in Blocks 9A and 9B. (Code Enforcement)

Block 9B

- 123. The proposed elevated walkways between the buildings shall not be approved as part of this application. Any future elevated walkways will require all applicable approvals by the Planning Commission and City Council as part of subsequent approvals. (P&Z)

M. Blocks 11 and 12 (DSUP # 2005-0034)

124. The design and type of screening on the southern portion of the surface parking lot on block 11 shall be submitted and approved as part of the Stage 2 development special use permit for Blocks 11 and 12. (P&Z)
125. The surface parking lot shall provide internal landscape islands consistent with the City's Landscape Guidelines, one landscape island for each eleven parking spaces. (P&Z)
126. As part of the Stage 2 development special use permit for Block 11, the applicant shall explore the possibility of locating or consolidating some of the garage and loading areas to minimize the impacts on the adjoining public streets. (P&Z)
127. The existing features shown on sheet 5 & 6 are not legible. Provide a clearer plans with future submissions. (T&ES)
128. The existing total site area is indicated as 6.42 Ac. and the proposed total site is depicted as 5.98 Ac. Provide information regarding inter parcel exchange of land and indicate where the deficit or surplus of land has been allocated. (T&ES)
129. The zoning tabulation provided on sheet 2 indicates that there is structured parking associated with the proposed buildings. Identify the location of such parking and if parking is contained within the buildings, provide information regarding how many levels of underground parking. (T&ES)
130. Minimize the amount of curb cuts for the proposed building on Block 11, which shows three proposed loading docks and two garage entrances. (T&ES)
131. Clearly indicate the treatment of existing sandfilter depicted on the existing conditions plan sheet #5, it appears that the vault would be removed. Clarify whether it will be relocated or a new one will be provided. (T&ES)

Block 11

132. Provide Emergency Vehicle Easements (EVE) on Dock, Port, Southern and Anchor Streets. (Code Enforcement)
133. Provide information on overhead power lines as to whether they will remain overhead or be undergrounded, Overhead lines in proximity to proposed location of Block 11 structure eliminates ladder truck access that cannot be considered for the South building face. (Code Enforcement)

N. Blocks 24 and 25A (DSUP # 2005-0035)

134. There is a label on the existing conditions plan for Ex. 10" San. (RCD), can you clarify what this abbreviation means. (T&ES)

135. The existing features shown on sheet 5, 6 & 7 are not legible. Provide clearer plans with future submissions. (T&ES)
136. The existing total site area is indicated as 16.26 Ac. and the proposed total site is depicted as 13.29 Ac. Provide information regarding inter parcel exchange of land and indicate where the deficit or surplus of land has been allocated. (T&ES)
137. The zoning tabulation provided on sheet 2 indicates that there is structured parking associated with the proposed buildings. Identify the location of such parking and if parking is contained within the buildings, provide information regarding how many levels of underground parking. (T&ES)
138. Ensure that the drainage divides shown on sheet 13 forms a closed loop. (T&ES)
139. Clearly indicate the location of all proposed sandfilters depicted on the drainage area map sheet #13. (T&ES)
140. There is an existing 20' sanitary sewer easement shown in the location of the proposed building on Block 24 and 25A. Indicate whether the easement is to be vacated or relocated. (T&ES)
141. There is a 22' existing emergency easement and 10' VAWC easement shown in the location of the proposed building on Block 24 and 25A. Indicate whether the easement is to be vacated or relocated. (T&ES)
142. Provide Emergency Vehicle Easements (EVE) on the roadways between the structures in Blocks 24 and 25A. In addition, provide a fire apparatus turn around at the end of the loading access roads in both land blocks. Block 25A may substitute an access point at the end of the loading dock access road near Eisenhower Avenue in lieu of a turn around. (Code Enforcement)

Block 25A

143. Eliminate parallel service drive on the eastern portion of the property along Hoofs Run Drive and provide access directly from Hoofs Run Drive configure the street and building on the southern portion of the site to accommodate the adjoining park. (P&Z)
144. Realign the street on the southern portion of the property (Park Drive) to conform to the alignment shown in the EESAP. (P&Z)

AMENDED STAGE I DSUP CONDITIONS
(DSUP #2014-0027)

145. An updated Stage 1 DSUP plan for Blocks 2 and 3 shall be submitted within 30 days of Council approval, or with the Stage 2 DSUP preliminary plan, whichever is sooner.
(P&Z)

A. *PEDESTRIAN/STREETSCAPE:*

146. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
- a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet.
 - d. Sidewalks shall be flush across all driveway crossings.
 - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
 - g. For Block 2, install high visibility crosswalks, pedestrian countdown signals, pedestrian activated push-buttons, and ADA ramps for each leg of the Pershing Avenue and Stovall Road intersection per specifications listed below.
 - h. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
 - i. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.

- j. Install pedestrian countdown signals and pedestrian activated push-buttons in accordance with City Standards. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).
- k. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts. *** (P&Z)(RP&CA)(T&ES)

B. PUBLIC ART:

- 147. Public Art details (design, materials, artist) in accordance with the Hoffman Public Art Plan, can be agreed/approved by the City and in coordination with the applicant or future applicant (if the project is sold/transferred) prior to the Certificate of Occupancy. The Final Site Plan can be released prior to these items being finalized. This process must be noted on the FSP and made clear to any future applicants.

C. OPEN SPACE/LANDSCAPING:

- 148. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or RP&CA. At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Ensure positive drainage in all planted areas.
 - c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
 - d. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - e. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - f. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support.

Provide section details both parallel and perpendicular to the street that verify this requirement.

- g. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - h. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)(RP&CA)
149. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA, P&Z and Code Administration.
- a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
 - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff. (P&Z)(RP&CA)
150. Develop a palette of site furnishings in consultation with staff.
- a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of RP&CA, and/or P&Z and T&ES.
 - b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features. (RP&CA)(P&Z)(T&ES)
151. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of RP&CA, and/or P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)

152. For Blocks 2 & 3, identify open space on the plan and provide an approximate tabulation of the open space square footage. If reorientation of the building footprint causes the West Side Gardens open space to be relocated, the open space shall be consolidated on Block 3. (RP&CA)
153. Ensure that the open space acreage meets the requirements of the Hoffman Stage I DSUP for Block 2/3, otherwise called West Side Gardens. (RP&CA)
154. The open space design of West Side Gardens shall be vetted and approved by the Park and Recreation Commission prior to the release of the final site plan. (RP&CA)

D. TREE PROTECTION AND PRESERVATION:

155. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and/or RP&CA and the City Arborist. (P&Z)(RP&CA)
156. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. *** (P&Z)(RP&CA)
157. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the amended Stage I DSUP and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

E. BUILDING:

158. The location and maximum footprints of the future office building and parking structure shall be generally consistent with the Stage I DSUP as amended. The final design of the buildings, including the height and floor area, shall be per the Eisenhower East Design Guidelines; and, portions of the garage that are highly visible to public rights-of-way, particularly the façade facing Telegraph Road, shall be designed with high quality materials.
159. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver (for non-residential buildings), LEED Certified (for residential buildings), or Equivalent, to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:

- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED Silver Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Silver (or equivalent) for the project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES)
 - f. Provide documentation to future retail tenants encouraging them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certification. (P&Z)(RP&CA)(T&ES)
160. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)

F. SIGNAGE:

161. Design and develop a coordinated sign plan in conformance with the Hoffman Coordinated Sign Program, and which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, business signs, and interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, and/or RP&CA, and T&ES.*
- a. Business signs shall employ variety and creativity of design.
 - b. Highlight the identity of individual business tenants through signage and storefront design. Coordinate signage with the building design and with

individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc. (Arch) (P&Z) (RP&CA) (T&ES)

162. Design business and identification signs to relate in material, color and scale to the building on which the sign is displayed to the satisfaction of the Director of P&Z.
- a. The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
 - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
163. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
164. A freestanding monument or identification sign shall be prohibited. (P&Z)
165. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)

G. HOUSING:

166. The applicant shall make a voluntary monetary housing contribution in accordance with the conclusions of the Report of the Developer Housing Contribution Policy Work Group accepted by the City Council on June 8, 2005 in December 2013. (Housing)(PC)
167. The applicant shall make a voluntary monetary housing contribution in accordance with the conclusions of the Report of the Developer Housing Contribution Policy Work Group accepted by the City Council in December 2013. (Housing)(PC)

H. PARKING:

168. For Block 2, locate a maximum of 985 parking spaces in the parking garage. This allocation is approved for a federal tenant only. (P&Z)(T&ES)
169. Provide bicycle parking space(s) per Alexandria's current Bicycle Parking Standards for each Stage 2 DSUP. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. Provide bicycle parking both in the parking garage and outside at ground level. Bicycle parking outside shall be covered. (T&ES)

170. Provide a Parking Management Plan with the final site plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and shall at a minimum include the following:
- a. Provide controlled access into the garage for vehicles and pedestrians.
 - b. A plan of the garage facility – including the number of lanes of traffic for entering / exiting, indicating any reversible lanes.
 - c. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
 - d. A description of access control equipment and an explanation of how the garage will be managed. Include information on hours of operation, and accommodation for the various users of the garage (short and long term parking, car and vanpools, bicycles, etc.).
 - e. Information on proposed staffing needs for peak, non-peak and overnight hours.
 - f. How rates will be determined and details of validation program if proposed.
 - g. Details of appropriate signage for the retail parking indicating hours which are reserved for retail patrons.* (P&Z)(T&ES)

I. BUS STOPS AND BUS SHELTERS:

171. Show all existing and proposed bus stops with associated features, to include shelters, canopies, and benches in the vicinity of the site on the final site plan. Any proposed features shall be ADA compliant; all bus shelters shall include a bench, illumination (solar or electric), and the ability to accommodate future real time bus information LED screens and electric connections to the satisfaction of the Director of T&ES. The final bus shelter, bus canopy, and bus stop bench design shall meet City standards and the approval of the Director of T&ES. Design and specifications for the City standard bus shelter can be found at <https://www.alexandriava.gov/tes/info/default.aspx?id=6548> (T&ES)
172. For Block 2, provide an ADA compliant bus stop area on Southbound Stovall Street between Pershing Avenue and Eisenhower Avenue. Bus stop should be located along Stovall Street so that buses serving the stop have sufficient time and distance to maneuver into appropriate lane to make left hand turn (outermost lane) onto Eastbound Eisenhower Avenue. (T&ES)
173. For Block 2, make the new bus stop on Stovall Street between Pershing Avenue and Eisenhower Avenue ADA compliant. ADA compliance includes:

- a. Install an unobstructed eight (8) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The loading pad's cross slope shall be less than 2%. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. (T&ES)
174. Street trees in close proximity to bus stop approaches or directly adjacent to travel lanes shall be:
- a. Located to avoid conflict with vehicles, specifically:
 - i. Trees shall be excluded from a 40 ft. zone which represents the length of the bus as it is serving the stop.
 - ii. Trees within both the 10 ft. departure zone and the 20 ft. approach zone (on either side of the 40 ft. zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.
 - b. Subject to the character of the adjacent area and relevant design guidelines for spacing, distance from the curb and species selection. In general, trees shall be of the same species along the entire block face.
 - c. Selected from upright branching species in areas where relevant design guidelines do not otherwise specify
 - d. Installed with a minimum six feet of clear stem and gradually pruned to reduce conflict with vehicles, under consultation from a certified arborist. Pruning of street trees is part of the regular maintenance required of applicants under the City's bond for public improvements.
 - e. Set back from the curb edge where the width of sidewalk and adjacent conditions allow. (T&ES)

J. SITE PLAN:

175. Submit the plat of consolidation and all applicable vacations, easements and/or dedications prior to the final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.* (P&Z)(T&ES)
176. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, and T&ES. These items include:

- a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(RP&CA)
177. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. If existing lighting does not meet minimum standards within the City right-of-way adjacent to the site, additional lighting must be provided so that the lighting meets City standards or to the satisfaction of the Director of T&ES.
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - e. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
 - f. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
 - g. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - h. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - i. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - j. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
 - k. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
 - l. The lighting for the underground/structured parking garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
 - m. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.

- n. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- o. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)

K. CONSTRUCTION MANAGEMENT:

- 178. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. * (T&ES)
- 179. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
 - a. Include a plan for temporary pedestrian and vehicular circulation;
 - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
 - c. Include the overall schedule for construction and the hauling route;
 - d. Include a Traffic Control Plan as part of the construction management plan, to include proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage of materials for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets.
 - e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - f. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)(Code)
- 180. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management

plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:

- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)
181. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
182. No major construction staging shall be allowed within the public right-of-way on Pershing Ave, Stovall Street and Eisenhower Avenue. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
183. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of any stops, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703-746-4075 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)
184. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
185. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)

186. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
187. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)
188. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
189. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z)
190. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)
191. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)
192. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
193. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The

bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

L. WASTEWATER / SANITARY SEWERS:

194. The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the final site plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. (T&ES)

M. STREETS / TRAFFIC:

195. Preferably a separation of 150', with a minimum of 100' between the beginning of street corner radius and any driveway apron radius shall be maintained on arterial and collector roadways; however, a minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be maintained on residential streets. Additional curb cuts are not recommended since these will impede traffic flow. (T&ES)
196. Consider relocating the main access point on Block 2 to Stovall Street. The following conditions shall apply:
- a. The garage entrance gate shall be designed and positioned so that the peak hour queue of vehicles waiting to enter the garage does not extend onto Stovall Street or block the sidewalk in any way.
 - b. The Curb cut should be located approximately opposite of the curb cut across Stovall Street.
 - c. A traffic study shall be undertaken demonstrating to the satisfaction of the Director of T&ES that the proposed garage entrance and associated left turn lane will not unreasonably impact traffic flow on Stovall Street.
 - d. The garage entrance shall provide a minimum of two controlled access lanes entering the garage to minimize spill over onto the street. (T&ES)
197. With the Final Site Plan 1 submission for Block 2, provide a signal plan for the intersection of Pershing Ave. and Stovall St. (T&ES)
198. The current proposal (drawings dated September 15, 2014; received by P&Z September 24, 2014) showing access off of Pershing Avenue into the parking garage for Block 2 is not acceptable for the following reasons:

- a. The geometry of the entrance creates a very sharp turning movement for vehicles turning right into the garage from the I-495 off-ramp. This presents a conflict should a vehicle be waiting at the driveway to exit the garage, and a conflict should a vehicle need to slow down to make the turn while another vehicle travels at high speeds on the off-ramp behind it.
- b. The volume of cars that will attempt to enter the garage in the A.M. could cause a queue on Pershing Avenue that would present a dangerous situation along Pershing Avenue.
- c. Vehicles exiting onto Pershing Avenue will have a limited sight distance of vehicles coming off of the I-495 off ramp that are traveling at high speeds. (T&ES)

If the access point remains on Pershing Avenue, provide the following:

- d. Relocate the entrance towards the intersection with Stovall Street in conformance with Condition #117 above.
 - e. Prohibit the left turn movement from Pershing Avenue onto the road in front of the main entrance to the building. This left turn would be too close to the Stovall Street and Pershing intersection.
 - f. Prohibit the left turn from Pershing Avenue into the site, as it would cross the ramp off of I-495. (T&ES)
199. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
200. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
201. Provide an update to the previous traffic study that shows additional trips generated by the proposed use on Block 2 and includes queues and additional turning movements into the parking structure and internal circulation. All Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. Additional improvements to the satisfaction of the Director of T&ES may be required based on the results of the update to the traffic study. (T&ES)
202. Show turning movements of standard vehicles in the parking structure and/or parking lots. Show turning movements of the largest delivery vehicle projected to use the

loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

- 203. The slope on parking ramp to garage entrance shall not exceed 12 percent. For slopes 10% and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
- 204. For Block 2, furnish and install two 4" conduits with pull wires, and junction boxes located at a maximum interval of 300' underneath the sidewalks along Stovall Road from Pershing Avenue to Eisenhower Avenue. These conduits shall terminate in an underground junction box at each corner at Stovall Road and Pershing Avenue and Stovall Road and Eisenhower Avenue. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)

N. UTILITIES:

- 205. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

O. STORMWATER MANAGEMENT:

- 206. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
- 207. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Worksheet, or City of Alexandria Worksheets A or B and Worksheet C, as applicable. (T&ES)
- 208. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.

- b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. *****(T&ES)
209. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
210. Submit two originals of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
211. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. *****(T&ES)
212. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. *****(T&ES)
213. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. *****(T&ES)

P. CONTAMINATED LAND:

214. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)
215. The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:

- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
- b. Submit a Risk Assessment indicating any risks associated with the contamination.
- c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil.
- d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
- e. The applicant shall screen for PCBs as part of the site characterization to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit.
- f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. * (T&ES)

Q. NOISE:

216. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)

R. AIR POLLUTION:

217. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
218. No material may be disposed of by venting into the atmosphere. (T&ES)
219. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

S. CONTRIBUTIONS:

220. For Block 2, the applicant shall contribute the full cost for a new medium-size Bikeshare station (current medium-size is a 15 dock station) to the city prior to Final Site Plan

release towards installation, operation and/or expansion of a bike share station in the vicinity of this project site as part of a coordinated bike share program. Show location within the right of way adjacent to this site for a Bikeshare station with the Final 1 submission (minimum clear sidewalk widths per Condition 2 in this DSUP must be maintained). (T&ES)

T. ARCHAEOLOGY:

221. Historical maps indicate that this area was once a low terrace adjacent to a tributary stream of Cameron Run. Native American sites have been discovered in comparable settings. It is therefore possible that this site could yield archaeological resources that could provide insight into Native American activities prior to the arrival of Europeans in the area. Previous historical and archaeological investigations have indicated that this area may have potential to provide insight into 18th and 19th-century activities and into occupation by Native Americans. The 18th-century Town of Cameron was situated on Hunting Creek near the upstream limits of navigation, but its exact location has never been found. To the north, the 18th-century West family cemetery, two 18th- and 19th-century mills (one of which was converted for use by the Alexandria Water Company) and the 19th-century Roberts' farm were excavated.
222. A 1998 Archaeological Assessment report produced by R. Christopher Goodwin and Associates recommends limited mechanized trenching for the property.
223. Hire an archaeological consultant to consult with Alexandria Archaeology in order to devise a Statement of Work for limited mechanized trenching as monitored by a qualified professional archaeologist. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
224. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
225. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

- 226. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- 227. The statements in C-2, C-3, and C-4 above must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirements.
- 228. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- 229. All archaeological work will be carried out in accordance with the City of Alexandria Archaeological Standards and is subject to the approval of the City Archaeologist.

U. FIRE:

- 230. Plans should show location of all existing fire hydrants in and around site and existing fire department connections so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.
- 231. All new fire hydrants on property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance, and service. This will be evaluated on a case by case basis.
- 232. The applicant shall provide a separate Fire Service Plan which illustrates where applicable: a) emergency ingress/egress routes to the site; b) one fire department connection (FDC) for buildings under 5 stories or 55 feet or two sufficiently remote FDC's for buildings over 5 stories or 55 feet; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one hundred (100) feet of each required FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a minimum width of twenty-two (22) feet; f) the location and size of the separate fire line(s) for the building fire service connection and fire hydrants.
- 233. The applicant shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. This information will determine if item C-3 requirements apply.
- 234. If building or structure is over 50 feet in height, it is required to have ladder truck access to 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (EVE). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building.

Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. Equivalency may be demonstrated through methods outlined in the City Fire Prevention Code Appendix D. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings.

235. The applicant shall provide two wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314.
236. A Knox Box Rapid Entry key access system shall be installed to facilitate building entry by fire department personnel during an emergency. The size and number of Knox Boxes, number of key sets, and required keys or access devices shall be determined by Alexandria Fire Department personnel.
237. The applicant of any building or structure constructed in excess of 10,000 square feet; any building or structure which constructs an addition in excess of 10,000 square feet; or any building where there is a level below grade shall contact the City of Alexandria Radio Communications Manager in the Department of Emergency Communications prior to submission of a final site plan. The proposed project shall be reviewed for compliance with the radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:
 - a. The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
 - b. The building or structure design shall support a minimum signal transmission strength of -95 dBm within 90 percent of each floor area.
 - c. The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
 - d. Areas deemed critical by the City of Alexandria, such as fire control rooms, exit stairways, and exit passageways shall provide 99 percent coverage exceeding -95 dbm when transmitting or receiving.
 - e. The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification

systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. A bi-directional amplifier or other powered equipment must consist of two power sources:

- a. Primary Source: Dedicated branch circuit.
- b. Secondary Source: Battery backup capable of powering the system for 12 hours at 100 percent capacity.

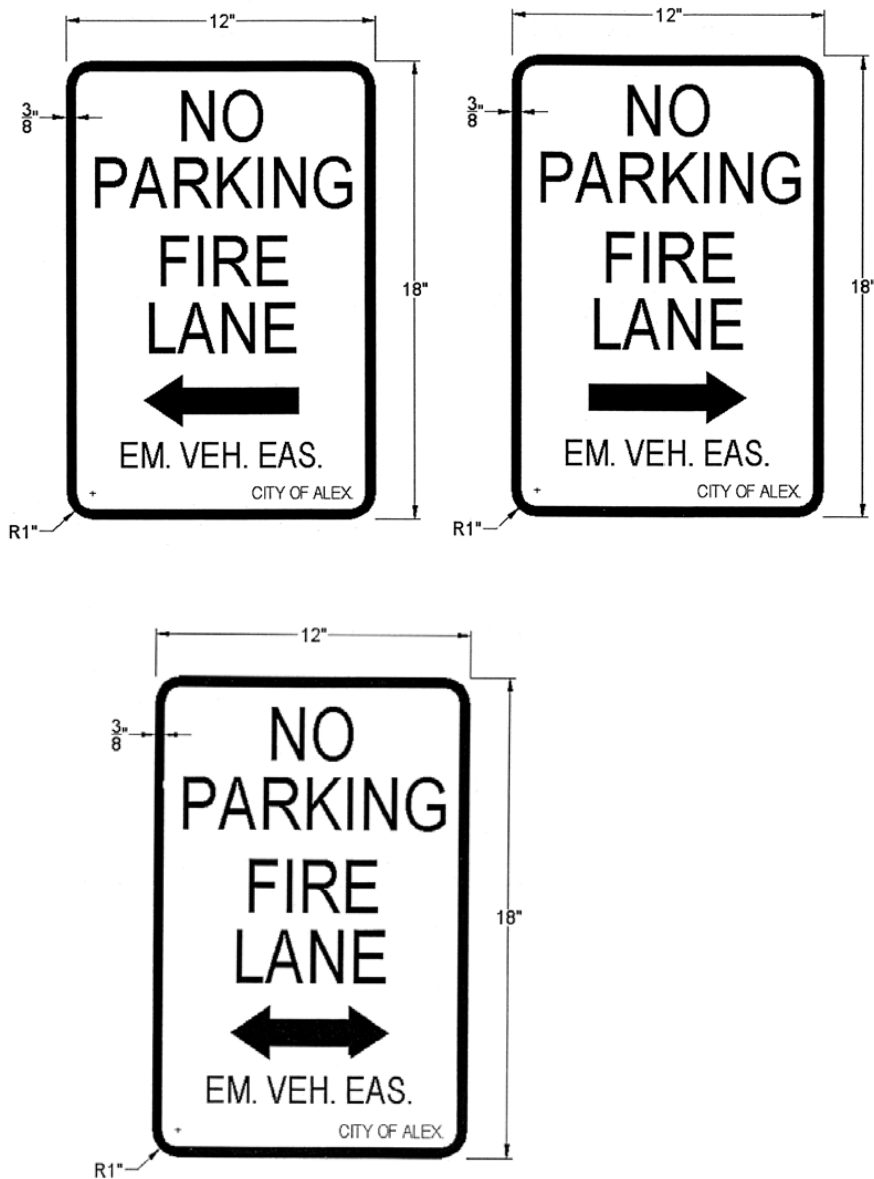
Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager.

238. The site plan shall show placement of emergency vehicle easement signs. See sign detail and placement requirements are as follows:

Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.

Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8-inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement.



239. Show fire apparatus vehicle turning radius based on the following specifications: Tower 203 Turning Specifications

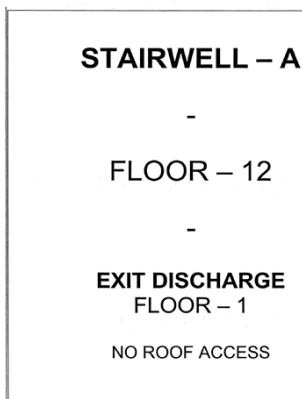
- Turning Radius – Wall to Wall = 54.98 feet + / - 2 feet
Curb to Curb = 51.33 feet + / - 2 feet
Inside turning radius = 37.73 feet + / - 2 feet
 - Overall Length – 47' – 4 1/2"
 - Overall Width – 98"
 - Wheel Bases from front axle to both rear axles – 240"
 - Tandem axle spacing – 56" CL of axle to CL of axle
 - Gross Weight – As built with no equipment or water gross weight = 66,000#
 - Angle of Approach – 13 Degrees
 - Angle of Departure – 11 degrees

- Ramp Break Over – Break over angle is 9°

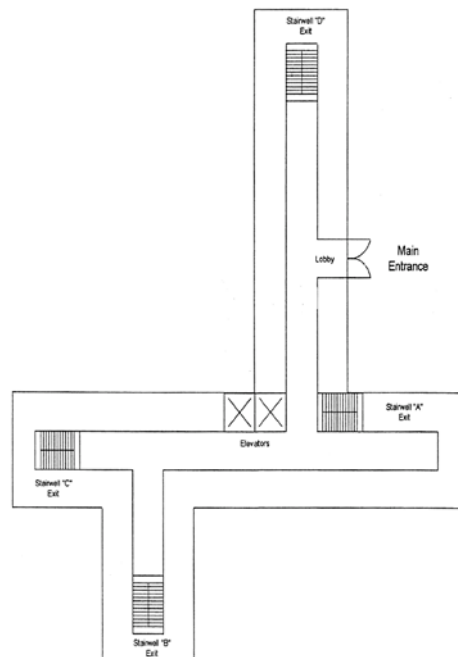
240. Provide Stairway Identification. Stairway identification signs shall be provided at each landing in all interior exit stairways connecting more than three stories. Stairways shall be identified by letter designation starting next to the main entrance with "A" and continuing in a clockwise or left to right pattern using consecutive letters of the alphabet for each additional stairway. Two copies of the stairway signs shall be submitted to the fire official for approval before occupancy.

Stairway signs shall designate the stairway letter, state the floor level, the level of exit discharge, and if there is access or no access to the roof regardless if the access door or roof hatch locks. The bottom of the sign shall be located five (5) feet above the floor landing in a position that is readily visible when the stairwell door is opened or closed. The signs must have lettering that is a minimum of 2 inches but no greater than 4 inches in height. This information may be stenciled directly onto the wall but all lettering must be of a color contrasting with the background stairway wall color.

In buildings greater than three stories where there is no graphic representation of the building footprint, a simplified building schematic must be display in the lobby. The simplified building footprint shall be an overhead view of the building exterior and the general layout of the lobby of the first floor. Stairways shall be denoted by letter as required



Example Stairway Identification Sign



Example Building Footprint Sign

CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F – Finding

Planning and Zoning

- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. **** (P&Z) (T&ES)
- C-2 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. **** (P&Z) (T&ES)

Transportation and Environmental Services

- R - 1. The current site plans provide for a 962 square foot trash room adjacent to a single loading dock. While this trash room meets the storage space requirements for solid waste and recycling, its configuration does not allow for the most efficient collection of these materials. (T&ES- Resource Recovery)
- R - 2. The total square footage for this office building is listed at approximately 684,000 square feet. This level of occupancy will generate between 1.5 and 3 tons of solid waste per day in most circumstances. This volume of solid waste would best be handled using a pair of compactors for both trash and recyclable materials which the current trash room does not allow for. (T&ES- Resource Recovery)
- R - 3. At maximum occupancy, this building may require multiple collections per day for both trash and recyclables using a standard 8cy front load container. The use of compactors would be a much more efficient collection method for a building of this size although it would require more dedicated loading dock space. (T&ES- Resource Recovery)
- R - 4. DASH has in its annual Transit Development Plan and Long Range Expansion plan to implement a new Eisenhower Circulator, currently programmed for implementation in FY2017. The provision of space for a bus stop would enable an extension of the Eisenhower Circulator to service new developments west of Eisenhower Metro Station along Stovall Street and Pershing Avenue. A bus shelter is planned for the bus stop in FY2017. (T&ES/DASH)
- R - 5. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same

direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

- R - 6. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>

- R - 7. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- R - 8. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- R - 9. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- R - 10. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration (T&ES)
- R - 11. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034- 77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- R-12. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced

concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

- R - 13. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- R - 14. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)
- R - 15. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- R-16. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- R - 17. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)

- R - 18. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- R - 19. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- R - 20. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- R - 21. A Traffic Control Plan shall be provided within the Construction Management Plan and replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. These sheets are to be provided as "Information Only". (T&ES)
- R - 22. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Floodplain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)

- C - 5 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services.
- (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 8 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 06-14, New Sanitary Sewer Connection and Adequate Outfall Analysis, effective July 1, 2014. The sanitary sewer adequate outfall analysis is required as part of the Preliminary Site Plan submission. The memorandum is available at the following web address of the City of Alexandria (T&ES)
- <http://alexandriava.gov/uploadedFiles/tes/info/MemoToIndustry06-14.pdf>
- C - 9 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 10 The applicant shall provide required storage space for both trash and recycling 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 plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)

- C - 11 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 12 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 13 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 14 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)
- C - 15 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)
- C - 16 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)
- C - 17 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 18 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 19 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani

Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)

- C - 20 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 21 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C - 22 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 23 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 24 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 - 25 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)
- C - 26 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 27 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a Virginia Stormwater Management Program General Construction Permit for land disturbing activities greater than one acre.

See memo to industry 08-14 which can be found on-line here;
<http://alexandriava.gov/tes/info/default.aspx?id=3522>. * (T&ES)

Alexandria Renew Enterprises:

- F - 1. Proposed construction and sewer discharge limits from new facility could be regulated by ASA Pretreatment. Engineer/Owner is required to contact Alexandria Renew Enterprises (AlexRenew) Pretreatment Program Manager, (703) 549-3382 ex: 2106.
- R - 1. Provide sanitary computations and proposed layout. Owner to determine whether a service chamber (pump/lift station) needs to be constructed to service the building in order to convey sanitary flow into the Holmes Run Trunk Sewer during high flows.

Virginia American Water Company:

F - 1. VAWC has no comments at this time.

Fire Department

F - 1. The following comments are for preliminary review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or maurice.jones@alexandriava.gov.

R - 1. To improve fire department operational capabilities, it is recommended that all stairways extend to the roof level for direct access to the roof.

Code Administration (Building Code):

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 the Code Administration Office, Plan Review Supervisor at 703-746-4200.

C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).

C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.

C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.

C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.

C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.

C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.

C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

- C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C - 9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

Parking Garage Recommendations

- R - 1. It is recommended that the section of the underground garage dedicated to the residents is gated off from the retail section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes.
- R - 2. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 3. Only residents with proper electronic access cards should be able to enter into the stairwells from the underground parking garage. This makes the stairwells safer for residents.
- R - 4. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

Landscape Recommendations

- R - 5. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles. Parks
- R - 6. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

Miscellaneous

- R - 7. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 8. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a "breaking and entering" when the windows are open for air.
- R - 9. It is recommended that a "door-viewer" (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

Archaeology

- F - 1. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

- * Condition must be fulfilled prior to release of the final site plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to release of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2016-0027 **Project Name:** Hoffman Block 6B

PROPERTY LOCATION: 2461 Eisenhower Avenue
TAX MAP REFERENCE: 072.04-03-30 **ZONE:** CDD #2

APPLICANT:

Name: 2461 Eisenhower Avenue Acquisitions LLC
Address: C/O RUBENSTEIN PARTNERS, 2929 ARCH STREET, 28TH FLOOR, PHILADELPHIA PA 19104

PROPERTY OWNER:

Name: Same as applicant
Address: Same as applicant

SUMMARY OF PROPOSAL Amendment to DSUP to allow flexibility for office or retail use on the ground floor of the existing office building.

MODIFICATIONS REQUESTED _____

SUP's REQUESTED _____

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

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

M. Catharine Puskar

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley & Walsh, P.C.

2200 Clarendon Blvd, Ste. 1300

Mailing/Street Address

Arlington, VA 22201

City and State Zip Code


Signature

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

6/30/2016

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid and Date: _____

Received Plans for Completeness: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

☒ the Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property.

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

See attached

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

☐ **Yes.** Provide proof of current City business license.

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

N/A



2461 Eisenhower Acquisitions LLC
c/o Rubenstein Partners
2929 Arch Street
28th Floor
Philadelphia, PA 19104

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Application for CDD Amendment, Development Special Use Permit
Amendment and Associated Requests
2461 Eisenhower Avenue, Tax Map ID 072.04-03-30 (the "Property")

Dear Mr. Moritz:

2461 Eisenhower Acquisitions, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a CDD amendment, Development Special Use Permit amendment and any related requests to allow for flexibility for retail uses in space designated for office on the Property.

Very truly yours,

By: 

Name : Craig G. Zolot

Its: Principal

Date: 6/14/16

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. See attached		
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 2461 Eisenhower Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
2461 EISENHOWER ACQUISITIONS, LLC		
1.	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.

6/14/16
Date

Craig G. Zolot

Printed Name

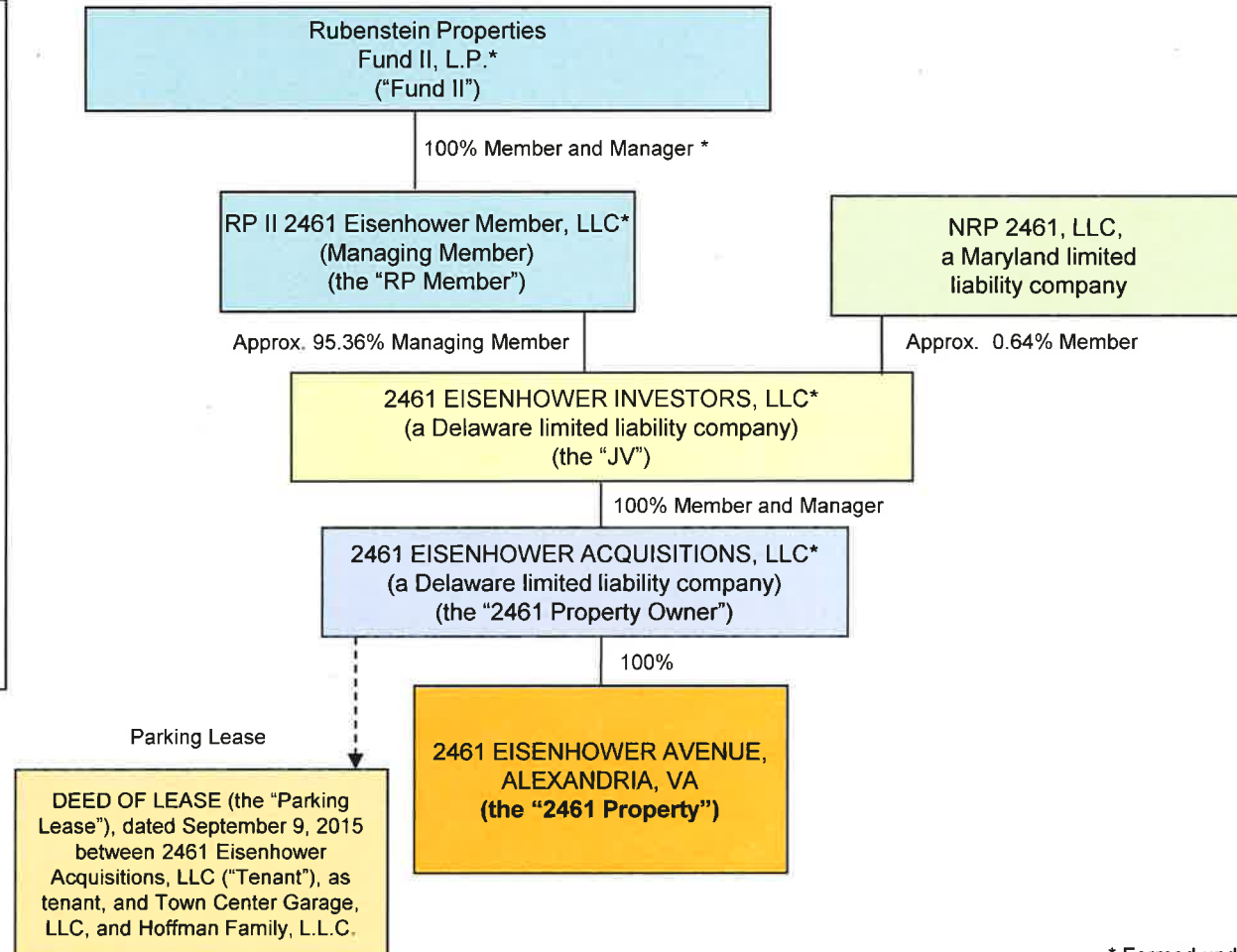

Signature

2461 EISENHOWER AVENUE, ALEXANDRIA, VA

Organizational Structure as of November 5, 2015

The following limited partners hold a 3% or greater interest in Rubenstein Properties Fund II, L.P.:

- Texas Municipal Retirement System
- The Johns Hopkins University
- The Vanderbilt University
- The Trustees of the University of Pennsylvania
- The Northern Trust Company as Directed Trustee for Exelon Corporation Pension Master Retirement Trust
- United Food & Commercial Workers International Union-Industry Pension Fund
- Kentucky Retirement Systems Pension Fund
- Lilly Retirement Plan Master Trust
- AI RE Fund LLC
- The Travelers Indemnity Company
- University of Southern California
- AIP Phoenix Global Real Estate Secondaries Fund II 2013 LP
- West Virginia Investment Management Board



* Formed under the laws of the State of Delaware

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

See attached

Narrative Description
2461 Eisenhower Avenue
TM ID: 072.04-03-30

2461 Eisenhower Acquisitions, LLC (the “Applicant”) requests amendments to CDD #2014-0007 and DSUP#2000-0028 to allow flexibility for both office and retail uses on the ground floor of 2461 Eisenhower Avenue (the “Property”).

By way of background, the Property, also known as Hoffman Building I, was built in 1969 and has been subject to several zoning approvals associated with the Hoffman Town Center. Currently, the Property is subject to the CDD #2014-0007 and DSUP#2000-0028. Pursuant to CDD#2, the building (shown as 6B) contains 351,753 GSF of office and 24,565 GSF of retail. The building was recently renovated and sold by Hoffman to the Applicant. Tenant buildout within the building is anticipated to begin in 2017.

The Applicant is requesting flexibility for 22,088 NSF of the existing ground-floor office space to be used for either office or retail. Per CDD #2014-0007 Condition 11a, a change in the primary use of the property may be permitted within each CDD provided that the change is consistent with the principles and intent of the Eisenhower East Small Area Plan (EESAP).

The “Retail Locations” graphic on Page 4-15 of the EESAP clearly reflects that ground-floor retail uses were anticipated for the Property (see below).

L A N D U S E A N D C I R C U L A T I O N



Figure 4-11 Retail Locations



A hardscaped public open space on a retail street



Nightlife activity spilling onto the sidewalk along a retail street

Alexandria, Virginia

June 2006

Eisenhower East Small Area

4-15

In addition, page 4-16 of the EESAP states “The market analysis indicates that Hoffman’s planned retail/entertainment center could be developed at a greater density than was considered in the early planning. The target for new retail entertainment at the Hoffman Town Center should range from 300,000 to 400,000 gross square feet (GSF).” At this time, the amount of retail within the Town Center on Blocks 4, 5, 6, 7, and 8 is 252,675 sq ft with 24,565 square feet allotted to Block 6B. Based on the

EESAP's recommendations, the retail uses could be increased in the Town Center by almost 150,000 GSF. Therefore, allowance for additional ground-floor retail square footage in this building is consistent with the principles and intent of the EESAP.

The Applicant is currently in discussions with potential office tenants. In addition, the Applicant has been in contact with several retail tenants who have indicated interest in the ground floor space. However, it is not possible to move forward with lease negotiations absent confirmation that retail is a permitted use in the building.

Given the building's prominent location on Eisenhower Ave within the Hoffman Town Center, the Applicant is optimistic that they can secure quality retail tenants to add to the variety and vibrancy of the existing retail within the Town Center. This, in turn, is also important to attracting office tenants, who have a variety of options in the market place and demand a certain level of amenities for their workers when making decision about where to locate. This additional flexibility will facilitate the successful, timely lease up of the building.

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

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

N/A

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

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

N/A

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

Day	Hours	Day	Hours
N/A			

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

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

N/A

B. How will the noise from patrons be controlled?

N/A

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

N/A

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

N/A

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

N/A

C. How often will trash be collected?

N/A

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

N/A

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☐ No. N/A

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☐ Yes. ☐ No. N/A

If yes, provide the name, monthly quantity, and specific disposal method below:

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

N/A

ALCOHOL SALES

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

☐ Yes. ☐ No. N/A

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

N/A

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

Standard spaces

Compact spaces

Handicapped accessible spaces

Other

N/A

- C. Where is required parking located? (check one) ☐ **on-site** ☐ **off-site** N/A

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

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

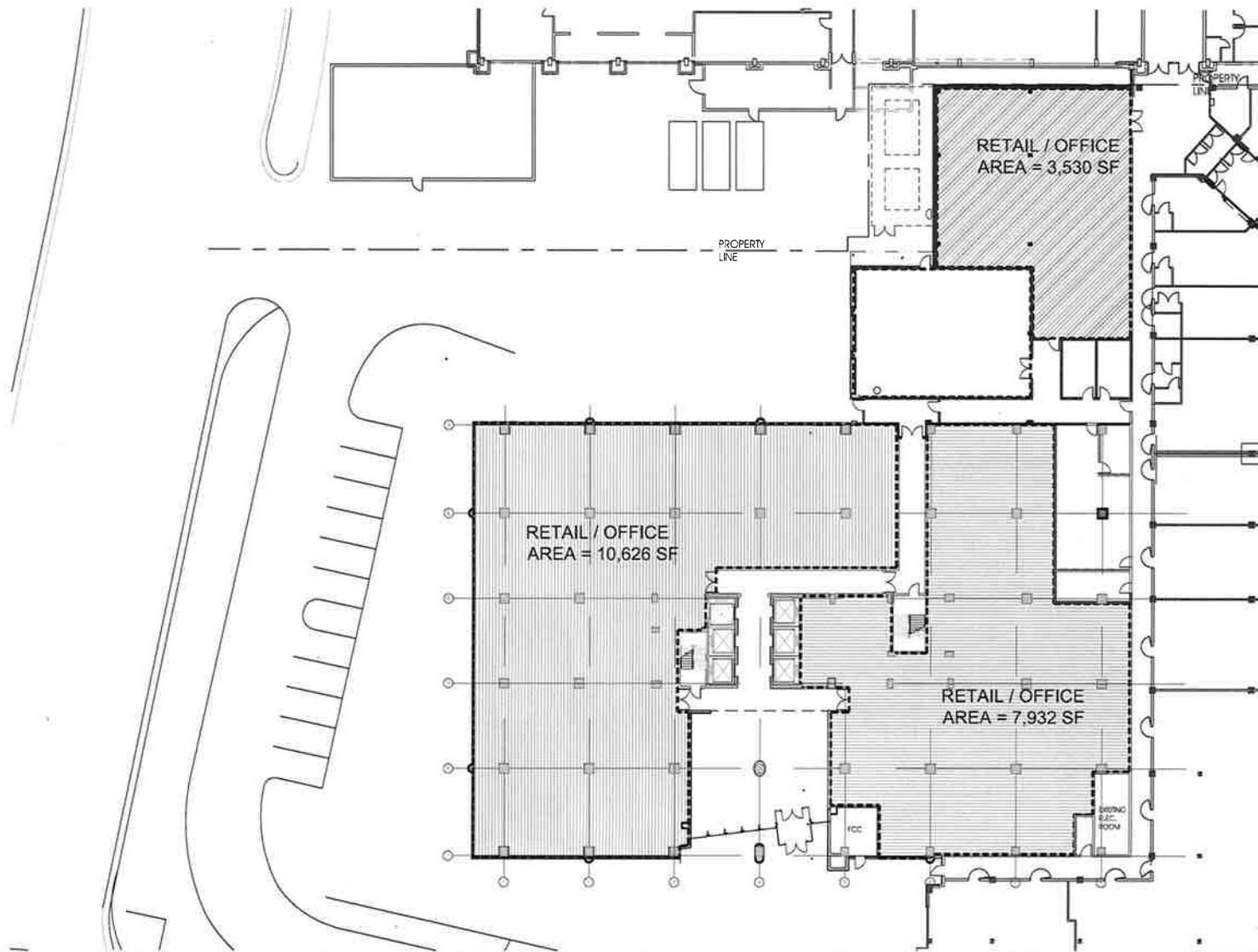
- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A
- B. How many loading spaces are available for the use?
- C. Where are off-street loading facilities located?
N/A
- D. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

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

N/A



FIRST FLOOR PLAN

NORTHPOINT
REALTY PARTNERS

RUBENSTEIN PARTNERS

CARLYLE TOWER

2461 EISENHOWER AVENUE
ALEXANDRIA, VIRGINIA



SHEET NUMBER & TITLE:		A-:
FIRST FLOOR AREA		NTS
SCALE:		
DATE:	June 14, 2016	
REVISION:	Preliminary/ Draft	

NORITAKE
associates
605 PRINCE STREET, ALEXANDRIA, VA 22314
T. 703.739.9366 F. 703.739.9481

2461 Eisenhower Avenue Hoffman Building I





APPLICATION

CDD DEVELOPMENT CONCEPT PLAN

CDD # 2016-0001
DSUP2016-0027

[must use black ink or type]

PROPERTY LOCATION: 2461 Eisenhower Avenue
TAX MAP REFERENCE: 072-04-03-30 **ZONE:** CDD #2
APPLICANT'S NAME: 2461 EISENHOWER ACQUISITIONS LLC
ADDRESS: C/O RUBENSTEIN PARTNERS, 2929 ARCH STREET, 28TH FLOOR
PHILADELPHIA PA 19104
PROPERTY OWNER NAME: Same as applicant
ADDRESS: Same as applicant
REQUEST: Amendment to CDD Chart to allow flexibility for up to 22,088 sf. of
ground floor office or retail use on Block 6B.

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

M. Catharine Puskar
Print Name of Applicant or Agent
Walsh, Colucci, Lubeley & Walsh PC
2200 Clarendon Blvd, Ste. 1300
Arlington, VA 22201
Mailing/Street Address

6/30/2016

Signature
703-528-4700 703-525-3197
Telephone # Fax #
cpuskar@thelandlawyers.com
Email address

DO NOT WRITE IN THIS SPACE OFFICE USE ONLY

Application Received: _____ Date and Fee Paid: _____ \$
ACTION - PLANNING COMMISSION: _____ ACTION - CITY COUNCIL: _____

Narrative Description
2461 Eisenhower Avenue
TM ID: 072.04-03-30

2461 Eisenhower Acquisitions, LLC (the “Applicant”) requests amendments to CDD #2014-0007 and DSUP#2000-0028 to allow flexibility for both office and retail uses on the ground floor of 2461 Eisenhower Avenue (the “Property”).

By way of background, the Property, also known as Hoffman Building I, was built in 1969 and has been subject to several zoning approvals associated with the Hoffman Town Center. Currently, the Property is subject to the CDD #2014-0007 and DSUP#2000-0028. Pursuant to CDD#2, the building (shown as 6B) contains 351,753 GSF of office and 24,565 GSF of retail. The building was recently renovated and sold by Hoffman to the Applicant. Tenant buildout within the building is anticipated to begin in 2017.

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The “Retail Locations” graphic on Page 4-15 of the EESAP clearly reflects that ground-floor retail uses were anticipated for the Property (see below).

L A N D U S E A N D C I R C U L A T I O N

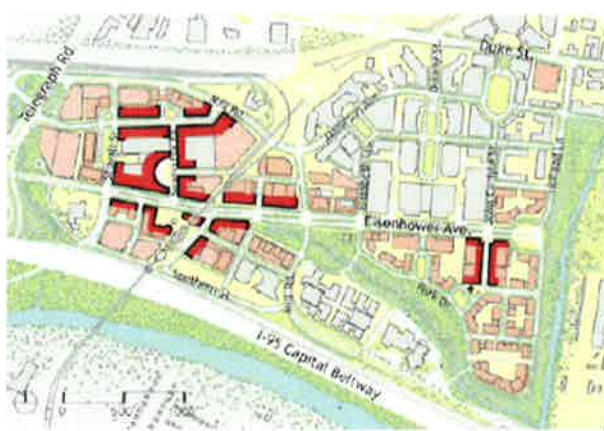


Figure 4-11 Retail Locations



Nightlife activity spilling onto the sidewalk along a retail street

Alexandria, Virginia

June 2006

Eisenhower East Small Area

4-15

In addition, page 4-16 of the EESAP states “The market analysis indicates that Hoffman’s planned retail/entertainment center could be developed at a greater density than was considered in the early planning. The target for new retail entertainment at the Hoffman Town Center should range from 300,000 to 400,000 gross square feet (GSF).” At this time, the amount of retail within the Town Center on Blocks 4, 5, 6, 7, and 8 is 252,675 sq ft with 24,565 square feet allotted to Block 6B. Based on the

EESAP's recommendations, the retail uses could be increased in the Town Center by almost 150,000 GSF. Therefore, allowance for additional ground-floor retail square footage in this building is consistent with the principles and intent of the EESAP.

The Applicant is currently in discussions with potential office tenants. In addition, the Applicant has been in contact with several retail tenants who have indicated interest in the ground floor space. However, it is not possible to move forward with lease negotiations absent confirmation that retail is a permitted use in the building.

Given the building's prominent location on Eisenhower Ave within the Hoffman Town Center, the Applicant is optimistic that they can secure quality retail tenants to add to the variety and vibrancy of the existing retail within the Town Center. This, in turn, is also important to attracting office tenants, who have a variety of options in the market place and demand a certain level of amenities for their workers when making decision about where to locate. This additional flexibility will facilitate the successful, timely lease up of the building.



2461 Eisenhower Acquisitions LLC
c/o Rubenstein Partners
2929 Arch Street
28th Floor
Philadelphia, PA 19104

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Application for CDD Amendment, Development Special Use Permit
Amendment and Associated Requests
2461 Eisenhower Avenue, Tax Map ID 072.04-03-30 (the "Property")

Dear Mr. Moritz:

2461 Eisenhower Acquisitions, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a CDD amendment, Development Special Use Permit amendment and any related requests to allow for flexibility for retail uses in space designated for office on the Property.

Very truly yours,

By: 

Name : Craig G. Zolot

Its: Principal

Date: 6/14/16

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. See attached		
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 2461 Eisenhower Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity 2461 EISENHOWER ACQUISITIONS, LLC	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
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/14/16
Date

Craig G. Zolot

Printed Name

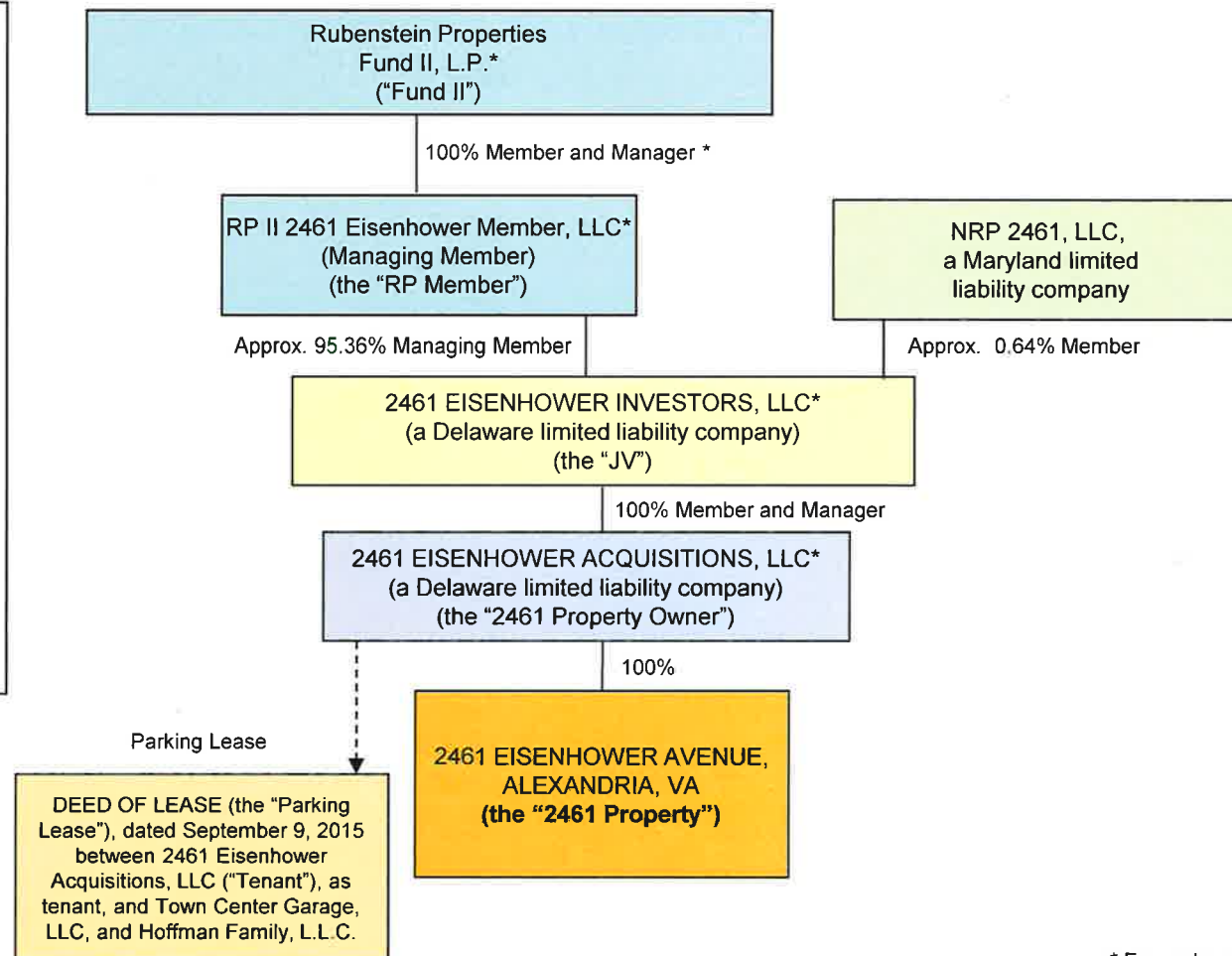

Signature

2461 EISENHOWER AVENUE, ALEXANDRIA, VA

Organizational Structure as of November 5, 2015

The following limited partners hold a 3% or greater interest in Rubenstein Properties Fund II, L.P.:

- Texas Municipal Retirement System
- The Johns Hopkins University
- The Vanderbilt University
- The Trustees of the University of Pennsylvania
- The Northern Trust Company as Directed Trustee for Exelon Corporation Pension Master Retirement Trust
- United Food & Commercial Workers International Union-Industry Pension Fund
- Kentucky Retirement Systems Pension Fund
- Lilly Retirement Plan Master Trust
- AI RE Fund LLC
- The Travelers Indemnity Company
- University of Southern California
- AIP Phoenix Global Real Estate Secondaries Fund II 2013 LP
- West Virginia Investment Management Board



* Formed under the laws of the State of Delaware

April 17, 2015

VIA EMAIL TO Karl.moritz@alexandria.gov

Karl W. Moritz
Director, Planning & Zoning
301 King Street, Room 2100
Alexandria, Virginia 22314

Re: EESAP Hoffman Block 6: 2461 Eisenhower Avenue Property (Tax Map: 072.04-03-16),
2425 Eisenhower Avenue Property (Tax Map: 072.04-03-15), and 200 Stovall Street in
Alexandria, Virginia Property (Tax Map: 072.04-03-24) (the "Properties").

Dear Karl,

I am resubmitting this zoning confirmation letter as an update to our letter of April 6th in order to address the Deed of Correction and request a clarification of the process for potentially converting first floor office uses to retail uses in the 2461 office building. For ease of review, I have underlined the changes from the April 6th letter.

The Properties referenced above are part of Block 6 of the Hoffman Town Center as set forth in the Eisenhower East Small Area Plan (see e.g. Figure 3-2 of the EESAP), and were recently the subject of a subdivision approved by the Planning Commission on April 1, 2014 ("Subdivision #2014-0001"). The subdivision plat approved under Subdivision #2014-0001 was, as part of that certain Deed of Resubdivision, Dedication of Public Right-of-Way and Conveyance dated July 18, 2014, recorded among the land records of the City as Instrument # 140011841 on August 18, 2014 ("Plat").

Hoffman Buildings Limited Partnership is the owner of 2461 Eisenhower Avenue Property, Hoffman Family, L.L.C. is the owner of 2425 Eisenhower Avenue Property, and Hoffman Buildings II, LLC is the owner of 200 Stovall Street Property. The Plat legally designated new boundaries for: the 200 Stovall Street Property as "PARCEL 601", the 2461 Eisenhower Avenue Property as "PARCEL 602", and the 2425 Eisenhower Avenue Property as "PARCEL 603". The "Zoning Determination Exhibit" one-page exhibit attached hereto as Exhibit "A", prepared by christopher consultants, ltd, dated March 17, 2015, denotes the legal boundaries of PARCEL 601 as "Block 6A", the legal boundaries of Parcel 602 as Block 6B, and the legal boundaries of PARCEL 603 as Block 6C, therefore, the forgoing nomenclature is used

interchangeably herein. The owners of PARCEL 601, PARCEL 602 and PARCEL 603 are collectively referred to herein as "Hoffman".

Pursuant to Section 11-1712 of the Zoning Ordinance, under separate cover letter dated April 16, 2015 addressed to Nathan Randall, Hoffman requests administrative approval of a Deed of Correction to address minor modifications to the Plat. The Deed of Correction 1) adjusts the property line between Parcels 601 and 602 and 2) corrects a surveying error related to a previous dedication of right of way along Eisenhower Avenue. The adjustment of the property line between Parcel 601 and 602 adjusts two segments of the southern boundary of PARCEL 601 such that (i) a 295.74 foot segment the southern boundary shifts 5.7 feet from the ground floor exterior wall of Building 2 to a new location within the existing retail service corridor as more particularly shown on the Amended Plat to encompass the second level overhang and exterior building face of the 13-story office building located on PARCEL 601 and (ii) a 46.22 foot westerly segment of the southern boundary shifts 10 feet to the west, in connection with the planned removal of two existing surface electrical transformers and the introduction of a new emergency generator and electrical transformer for the building improvements on PARCEL 602 (such pending revised plat referred to as the "Amended Plat"). The surveying error related to the previous dedication of right of way along Eisenhower Avenue corrects a surveying point that was off by 0.09 feet. As such, the areas of the dedication and areas of adjacent parcels are slightly revised. A copy of the Deed of Correction, Amended Plat and cover letter to Nathan Randall are attached hereto as Exhibit "B".

Hoffman has contracted for the sale of PARCEL 602 and PARCEL 603 with a purchaser ("Purchaser"). The purpose of this letter is to request a formal determination in accordance with Section 15.2-2311(C) of the Code of Virginia as to:

- (1) the permitted SUBTOTAL, GROSS FLOOR AREA ("GFA") EXCLUSION, USE GFA and ALLOWABLE GROSS FLOOR AREA for each of the Properties;
- (2) the permitted heights for each of the Properties;
- (3) the required parking for Block 6B and Block 6C;
- (4) at the request of, and solely for the benefit of and applicability to the Purchaser and its assigns and successors, administrative approval of the permitted location of the required parking for Block 6B and Block 6C pursuant to the EESAP, CDD #2014-0004 and any other applicable zoning approvals or regulations pertaining to the Properties, as set forth in the Parking Location Chart (as defined below);
- (5) the scope of the TMP SUP obligations applicable to Block 6B and 6C; and
- (6) the continuing validity of outstanding building permits for Block 6B following the recordation of the Amended Plat and their expiration dates.

In addition, Hoffman requests the administrative approval of an amendment to the table in Condition 15 of CDD #2014-0004 to breakdown Block 6 into three subparts (Block 6A, Block 6B and Block 6C) consistent with the three legal parcels created by the Amended Plat reflecting the permitted AGFA for each of the Properties, and, at the request of, and solely for the benefit of and applicability to the Purchaser and its assigns and successors, administrative approval of the attached Parking Location Chart.

1) Permitted Allowable Gross Floor Area (“AGFA”)

The existing Hoffman CDD approval, CDD #2014-0004, allocates 1,002,000 AGFA of office space and 33,500 AGFA of retail space to Block 6. *See* the one-page CDD Allocation chart, attached as Exhibit “C”. As you know, the office buildings, retail building, and site improvements on PARCEL 601 and PARCEL 602 were constructed prior to the approval of CDD #2014-0004, the floor areas allocated to the existing uses on PARCEL 601 and PARCEL 602 were an estimation of the amount of then existing AGFA, and the CDD Allocation Chart approved as part of CDD #2014-0004 did not list any Gross Floor Area (“GFA”) Exclusions for Block 6. In addition, the 14-story office building located on PARCEL 602 was recently the subject of City approved construction permit drawings prepared by the Noritake Associates architectural firm, namely BLD2012-02184 and BLD 2013-01196. All aspects of the exterior façade renovation of the 14-story office building under BLD2012-02184 pertinent to the calculation of Gross Floor Area were complete by January 2014, so we have developed detailed additional information in connection with calculating GFA and GFA Exclusions for PARCEL 602.

A. Office Floor Area

In connection with the above referenced prospective sales transaction, a computation of GFA and AGFA of the existing 14-story office building and the existing 1-story building or “Annex” connected thereto (including a minor re-configuration of the Annex) located on Block 6B or PARCEL 602 (collectively, “2461 Eisenhower Avenue Building”), was prepared by DAVIS, CARTER, SCOTT, Ltd. (“DCS”), which five-page document is titled “Block 6B CDD Concept Plan Office AGFA Certification”, dated March 17, 2015 and is attached hereto as Exhibit “D” (“Block 6B Office AGFA Chart”).

The Block 6B Office AGFA Chart indicates that the 2461 Eisenhower Avenue Building on Block 6B has, based on the application of the definitions of SUBTOTAL, GFA Exclusion, USE GFA and AGFA as applied in CDD #2014-0004: a ‘SUBTOTAL’ floor area of 351,451 square feet of office space and 14,252 square feet of ‘GFA Exclusions’ for 337,501 SF of ‘USE GFA’ and ‘OFFICE’. The Notes on the Block 6B Office AGFA Chart reference that: (1) the mechanical cover risers located outside of the 14-story office building line or roof area are not included as part of GFA because they are not “under roof”, (2) that accessory chillers, tanks, cooling towers, and similar volumetric construction not involving floor space have not been included in GFA (i.e. penthouse); and (3) the GFA Exclusions for elevator and stair bulkheads,

mechanical shafts, and the “2nd level” of the multi-story office building atrium (i.e. “Main Lobby”) are listed as itemized GFA Exclusions, totaling in the aggregate 14,252 SF.

With 337,501 square feet of OFFICE or USE GFA allocated to Block 6B, the balance of the 1,002,000 SF of OFFICE or USE GFA allocated to Block 6 in the attached CDD Allocation Chart should be assigned to Block 6A, i.e., 664,499 SF of USE GFA or OFFICE ($1,002,000 - 337,501 = 664,499$). Similarly, we would request that, consistent with the architecturally certified amount of GFA Exclusions for the 2461 Eisenhower Avenue Building in Exhibit C and the estimated amount of GFA Exclusions for OFFICE development in other Blocks in the CDD Allocation Chart (e.g. Block 9), that the SUBTOTAL column amount for Block 6A, i.e., GFA per Note 1 of the CDD Allocation Chart, be 4% higher than the remaining amount of OFFICE or USE GFA permitted for Block 6A or $664,499 \text{ SF} \times 1.04 = 691,079$.

B. Retail Floor Area

DCS was the architect of record for the retail building improvements constructed on Block 6B over the course of 2000-2002 under Site Plan No. 00-028, and similarly, was the architect of record for the construction of the glass enclosed covered walkway on Block 6B in 2005 under Site Plan No. 00-028 and constructed in 2005. In connection with the above-referenced sales transaction, a computation of the GFA of the 1-story retail building located on Block 6B (“Retail Building”), was prepared by DCS, titled “Block 6B CDD Concept Plan Retail GFA Certification”, dated March 17, 2015, which is attached hereto as Exhibit “E” (“Block 6B Retail AGFA Chart”).

The Block 6B Retail AGFA Chart indicates that the GFA of the Retail Building located on Block 6B, at the time of the approval of the Plat, was initially 25,618 SF ($24,565 + 1,053$) and that following the approval of the Amended Plat, the Retail Building located within the boundaries of Block 6B will have 24,565 SF of RETAIL GFA and Block 6A will have a retail service corridor or RETAIL GFA of 1,053 SF located thereon. The Notes on the Block 6B Retail AGFA Chart reference that (1) a reciprocal easement between the owners of Block 6A to owner of Block 6B will be granted in perpetuity for the use of the retail service corridor planned, permitted and constructed under Final Site Plan No. 00-028 and (2) that the covered walkway approved under Site Plan No. 00-028 and constructed in 2005 was not included as part of Retail GFA.

The 33,500 SF of RETAIL GFA for Block 6 in the CDD Allocation Chart, less the 1,053 SF of RETAIL GFA for the portion of the Retail Building service corridor on Block 6A and the 24,565 SF of RETAIL GFA on Block 6B following the approval and recordation of the Amended Plat as shown on the Block 6B Retail AGFA Chart, leaves 7,982 square feet of RETAIL GFA for Block 6C. We are requesting a determination of this final site plan information and that the corresponding modifications to the CDD Allocation Chart requested below are accurate and represent the approved development for the Properties.

We are also requesting clarification of the process by which the future owner of Block 6B could obtain approval to convert the first floor office uses in the 2461 building to retail uses. We are also requesting confirmation of whether or not the City would support such a conversion.

C. CDD Allocation Chart Administrative Amendment

Given that the three properties that comprise Block 6 are now subdivided into three separate and distinct legal parcels by Subdivision #2014-0001 and consistent with the proposed Amended Plat, we are requesting administrative approval of an amendment to the table in Condition #15 of CDD #2014-0004 to breakdown Block 6 into three subparts reflecting the AGFA allowance for each of the Properties as follows:

	<u>RETAIL</u>	<u>OFFICE</u>	<u>SUBTOTAL</u>	<u>GFA Exclusion</u>	<u>USE GFA</u>	<u>AGFA TOTAL</u>
Block 6A	1,053	664,499	691,079	26,580	664,499	665,552
Block 6B	24,565	337,501	351,753	14,252	337,501	362,066
Block 6C	7,882	0	7,882	0	7,882	7,882

Totaling, in the aggregate, 1,035,500 SF of AGFA for Block 6A, Block 6B and Block 6C, with the "SUBTOTAL" and "GFA Exclusion" figures listed in the "TOTALS" row of the current CDD Allocation Chart reflective of these changes (please note RETAIL, OFFICE, USE GFA, and AGFA TOTAL in this last row remain the same and do not change) to read:

TOTALS	354,675	3,649,122	6,240,629	220,286	6,020,343	6,841,782
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We would also request that Staff revise Note 2 of the CDD Allocation Chart to read "AGFA totals shall be applied in accordance with Note 1." Historically, the text of Note 1 as it appears in the CDD Allocation Chart had been included within the body of the EESAP as originally adopted on April 12, 2003 (in FN1 at the bottom right-hand corner of Page 4-18), however, in subsequent amendments to the EESAP, the definition of GFA was deleted from the text of the EESAP and hence the term AGFA in the EESAP now has no defined meaning (see, e.g., Page 4-19 of the EESAP defining AGFA per FN1 which no longer appears in the document).

2. Building Height

Please confirm that the permitted building heights per Note 3 of the CDD Allocation Chart are (a) 138' for the 13-story office building in Block 6A and 30' for that portion of the existing 1-story retail building on Block 6A (b) 150' for the 14-story office building in Block 6B and (c) 30' for the Retail Building in Block 6B and Block 6C.

3. Parking Requirement

Condition 14 of CDD #2014-0004 approval imposes a parking maximum on the Hoffman CDD of 12,393 parking spaces and Condition 35(e) of CDD #2014-0004 states that none of the parking ratios apply. Condition 34A(5) of DSUP #2011-0028 states that notwithstanding anything to the contrary contained herein or in the Concept Plan or EESAP, no parking ratios apply. Please confirm that Block 6B and Block 6C were included as part of the "Settlement Agreement" or "Hoffman Town Center Land Use and Parking Compromise" under original date of December 14, 2004, and that by virtue of all the forgoing, no parking ratios apply to Block 6B and Block 6C as part of CDD Concept Plan #2011-0004.

4. Parking Location Chart

As you know, the 2,883 space above-ground parking garage was constructed on Block 14 (the "Block 14 Garage") to accommodate a variety of parking needs for properties in the Hoffman Town Center. At the request of, and for sole benefit and applicability to the Purchaser, its successors and assign, please find attached as Exhibit "F", a one-page Parking Location Chart for Block 6B and Block 6C. As part of the pending sale to the Purchaser of PARCEL 602 and PARCEL 603, Hoffman will be leasing in the Block 14 Garage: (i) 671 spaces for the office on Block 6B, including 100 exclusive and 571 non-exclusive spaces, and (ii) 15 non-exclusive spaces for the retail in Blocks 6B and 6C on Parcel 602 and 603, respectively. The Purchaser and its assigns and successors will also have the exclusive use of all the surface parking spaces located on PARCEL 602 and PARCEL 603 for the benefit of the Block 6B and Block 6C retail customers or otherwise.

Please confirm, at the request of, and solely for the benefit of and applicability to the Purchaser and its assigns and successors, that the amount and location of parking for Blocks 6B and 6C, as set forth herein and in the attached Parking Location Chart are in compliance with the applicable parking provisions of the EESAP, CDD #2014-0004 and any other applicable zoning approvals or regulations pertaining to the Properties, and that no other parking is required for Blocks 6B and 6C, notwithstanding the discussion in the Staff reports associated with various restaurant SUP's for Block 6B.

5. TMP SUP Obligations

Please advise as to what TMP obligations apply to Blocks 6B and 6C.

6. Zoning Due Diligence

As discussed above, the 2461 Eisenhower Avenue Building pre-dated the adoption of the Eisenhower East Small Area Plan (the "EESAP") and CDD #2014-0004 zoning approval. Please confirm the following with respect to Parcel 601, Parcel 602 and Parcel 603 (noting Parcel 601 and Parcel 602 would be renamed to Parcel 701 and Parcel 702, respectively), that upon approval/recordation of the Amended Plat:

April 17, 2015

Page 7

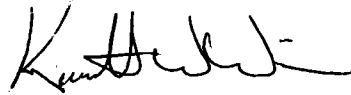
(i) the existing office and retail building improvements located on Block 6B, which have been included as part of the approved CDD, are regulated by the CDD and comply with the requirements of the CDD and all associated approvals applicable to the Properties;

(ii) outstanding Building Permits BLD2012-02184 and BLD 2013-01196 remain valid and do not expire until 06/16/2015, and that there are no outstanding or uncured zoning or building code violations for the improvements located on Block 6A and Block 6B as shown on the Amended Plat; and

(iii) the zoning approvals originally received for land area now known as Parcel 603 under SUP #98-0042 and DSUP #2000-0028, as extended by the approval of DSUP #2011-0028, shall expire on the date which is 24 months following the date upon which construction of the Block 8 building improvements are completed.

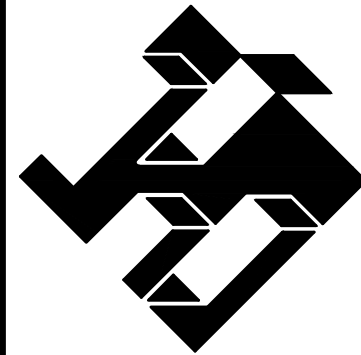
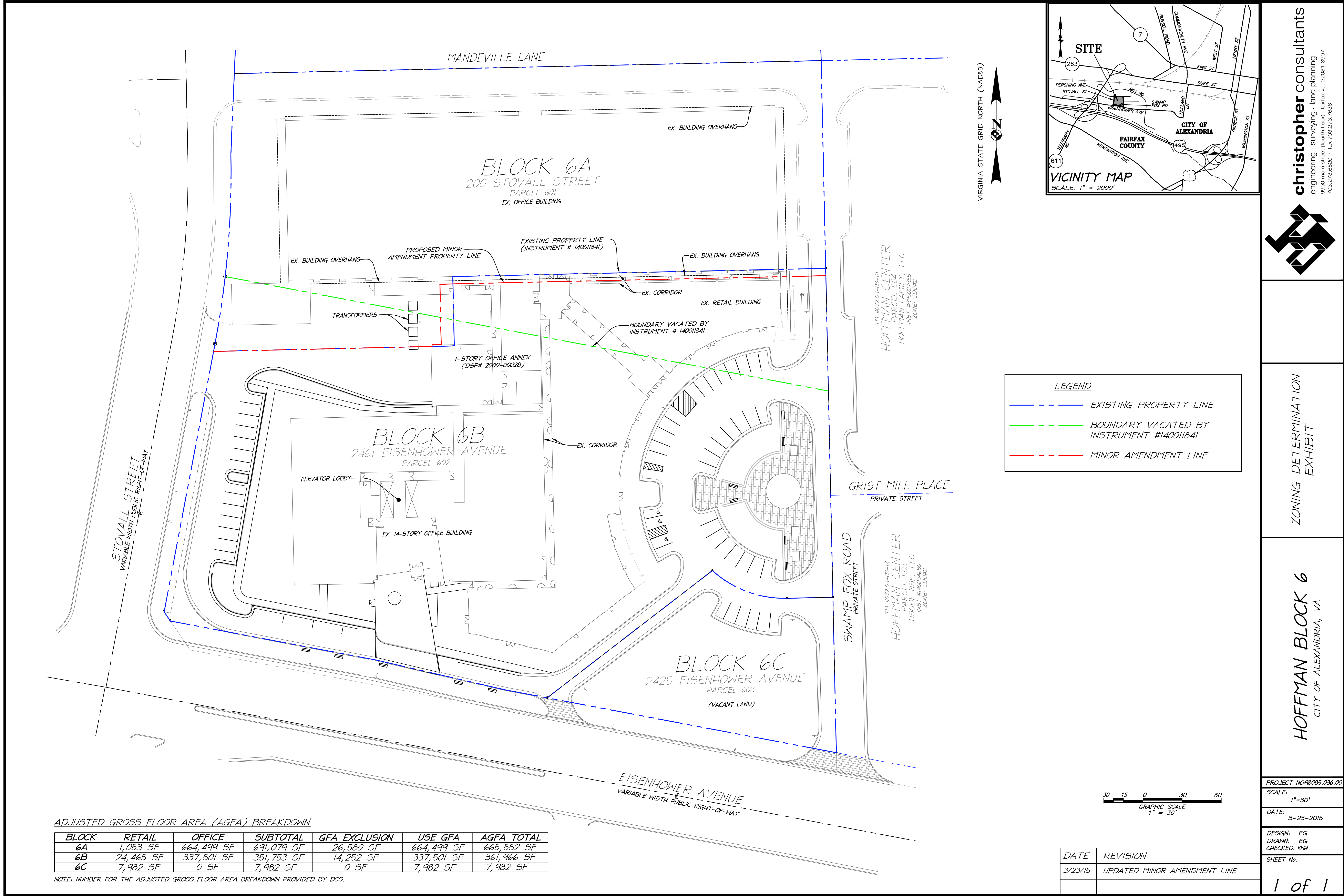
Thank you for your consideration of this request. Should you require additional materials for your analysis, or, should you have any questions as you proceed with your determination, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kenneth W. Wire', with a stylized, cursive script.

Kenneth W. Wire

cc: Gary Wagner, Principal Planner
M. Catharine Puskar, Esquire



McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons Corner, VA 22102-4215
Tel 703.712.5000
Fax 703.712.5050
www.mcguirewoods.com

Kenneth W. Wire
Direct: 703.712.5362

McGUIREWOODS

kwire@mcguirewoods.com
Fax: 703.712.5222

April 16, 2015

VIA COURIER AND EMAIL TO nathan.randall@alexandriava.gov

Nathan Randall
Department of Planning
301 King Street, Room 2100
Alexandria, Virginia 22314

RE: Hoffman Deed of Correction

Dear Nathan,

On behalf of my client, the Hoffman Companies, I am submitting the attached Deed of Correction, five paper copies of the corrected Plat and one Mylar set of the corrected Plat for the properties located at 2425 and 2461 Eisenhower Avenue and 200 Stovall Street in Alexandria, Virginia.

Please let me know when the Deed and Plat have been signed by the appropriate City departments and I will arrange to have the Deed and Plat recorded in the Land Records.

Thanks,



Kenneth W. Wire

Enclosures

cc: Lauren Douglas, Hoffman Companies

66345893_1

Prepared by and return to:

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102
Attn: Kenneth W. Wire, Esquire
VSB Number: 72300

Tax Map Nos.: 072.04-03-28 (Parcel 600); 072.04-03-29 (Parcel 601); 072.04-03-30 (Parcel 602) and 072.04-03-31 (Parcel 603)

**This deed is exempted from the recordation
taxes and fees under Section 58.1-810**

CORRECTIVE DEED OF SUBDIVISION

This CORRECTIVE DEED OF SUBDIVISION (the “**Deed**”) is dated as of this ____ day of _____, 2015, by and among HOFFMAN FAMILY, L.L.C., a Virginia limited liability company (“**Hoffman Family**”; index as “grantor” and “grantee”), HOFFMAN BUILDINGS LIMITED PARTNERSHIP, a Virginia limited partnership (“**Hoffman LP**”; index as “grantor” and “grantee”), HOFFMAN BUILDING II, LLC, a Virginia limited liability company (“**Hoffman Building**”; index as “grantor” and “grantee”); and THE CITY OF ALEXANDRIA, a municipal corporation of the Commonwealth of Virginia (the “**City**”). Hoffman Family, Hoffman LP and Hoffman Building are referred to collectively as the “**Owners**”).

Recitals

A. Reference is made to that certain Deed of Subdivision, Dedication of Public Right-of-Way and Conveyance dated as of July 18, 2014, among Hoffman Family, Hoffman LP, Hoffman Building and the City recorded on August 18, 2014, in the Clerk’s Office of the Circuit Court of the City of Alexandria, Virginia (the “**Clerk’s Office**”) as Instrument No. 140011841 (the “**Subdivision Deed**”). The Subdivision Deed incorrectly named Hoffman Building as Hoffman Buildings II, LLC, a Virginia limited liability company, however, at no time has there been an entity named Hoffman Buildings II, LLC registered with the Virginia State Corporation Commission.

B. Hoffman Building is the owner of Parcel 600 as platted and described in the Subdivision Deed (“**Existing Parcel 600**”) and Parcel 601 as platted and described in the Subdivision Deed (“**Existing Parcel 601**”). Hoffman LP is the owner of Parcel 602 as platted and described in the Subdivision Deed (“**Existing Parcel 602**”). Hoffman Family is the owner of Parcel 603 as platted and described in the Subdivision Deed (“**Existing Parcel 603**”; Existing Parcel 600, Existing Parcel 601, Existing Parcel 602 and Existing Parcel 603 are referred to, collectively, as the “**Existing Parcels**”). The City is joining into this Deed for the purpose of acknowledging the adjustments to the property lines among the Existing Parcels established by the Subdivision Deed.

C. The parties hereto desire to affect the following: (i) adjust the property line separating Existing Parcel 601 and Existing Parcel 602 as established by the Subdivision Deed to resolve the conflict between the existing building footprints and the shared property line by recording the revised plat titled "Plat Showing Parcels 600, 601, 602 and 603 Hoffman Center Being and the Dedication of 8,485 Square Feet for Public Street Purposes being a Correction of the Same Recorded in Instrument No. 140011841" prepared by Dominion Surveyors Inc., dated April 7, 2015, which plat is attached hereto as Exhibit A (the "**Revised Plat**") and (ii) adjust the property lines among the Existing Parcels as a result of an incorrect calculation in the distance of the property line along Eisenhower Avenue as stated in the Subdivision Deed.

Conveyance

NOW THEREFORE WITNESSETH, that for and in consideration of the sum of Ten Dollars (\$10.00), cash paid in hand, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owners and the City hereby agree as follows:

1. Re-subdivision of the Existing Parcels. Hoffman LP, Hoffman Building and Hoffman Family do hereby re-subdivide the Existing Parcels into the four new lots of land as shown on the Revised Plat and designated thereon as Parcel 600 (as re-subdivided, "**Revised Parcel 600**"), Parcel 601 (as re-subdivided, "**Revised Parcel 601**"), Parcel 602 (as re-subdivided, "**Revised Parcel 602**") and Parcel 603 (as re-subdivided, "**Revised Parcel 603**") and to be known as Parcel 600, Parcel 601, Parcel 602 and Parcel 603 of Hoffman Center. The re-subdivision of the Existing Parcels is made with the free consent of, and in accordance with, the desires of Hoffman LP, Hoffman Building and Hoffman Family and in accordance with the laws of the Commonwealth of Virginia and the ordinances and regulations of the City of Alexandria, Virginia.

2. Conveyance by Hoffman LP. Hoffman LP does hereby give and convey with Special Warranty to Hoffman Building all of Hoffman LP's right, title and interest in and to the land and improvements that were formerly within the boundaries of Existing Parcel 602 and now within the boundaries of Revised Parcel 601 as shown on the Revised Plat. Hoffman LP does hereby give and convey with Special Warranty to Hoffman Family all of Hoffman LP's right, title and interest in and to the land and improvements that were formerly within the Boundaries of Existing Parcel 602 and now within the boundaries of Revised Parcel 603 as shown on the Revised Plat. Hoffman LP does hereby convey with Special Warranty onto Hoffman Building all of Hoffman LP's right, title and interest in and to any portion of Revised Parcel 601, and any improvements thereon, which were owned by Hoffman LP and located on Parcel 500, Hoffman Center as dedicated, platted and recorded in that certain Deed of Consolidation and Subdivision recorded in Deed Book 1690, Page 117, in the Clerk's Office, and conveyed in the Subdivision Deed. Hoffman LP does hereby convey with Special Warranty onto Hoffman Family all of Hoffman LP's right, title and interest in and to any portion of Revised Parcel 603, and any improvements thereon, which were owned by Hoffman LP and located on Parcel 500, Hoffman Center as dedicated, platted and recorded in that certain Deed of Consolidation and Subdivision recorded in Deed Book 1690, Page 117, in the Clerk's Office.

3. Conveyance by Hoffman Building. Hoffman Building does hereby give and convey with Special Warranty to Hoffman LP all of Hoffman Building's right, title and interest in and to the land and improvements that were formerly within the boundaries of Existing Parcel 601 and now within the boundaries of Revised Parcel 602 as shown on the Revised Plat. Hoffman Building does hereby convey with Special Warranty onto Hoffman LP all of Hoffman Building's right, title and interest in and to any portion of Revised Parcel 602, and any improvements thereon, which were owned by Hoffman Building and located on Parcel 501, Hoffman Center as dedicated, platted and recorded in that certain Deed of Conveyance and Consolidation recorded in the Clerk's Office as Instrument No. 050042827.

4. Conveyance by Hoffman Family. Hoffman Family does hereby give and convey with Special Warranty to Hoffman LP all of Hoffman Family's right, title and interest in and to the land and improvements that were formerly within the boundaries of Existing Parcel 603 and now within the boundaries of Revised Parcel 602 as shown on the Revised Plat. Hoffman Family does hereby convey with Special Warranty onto Hoffman LP all of Hoffman Family's right, title and interest in and to any portion of Revised Parcel 602 and any improvements thereon, which were owned by Hoffman Family and located on Parcel 500, Hoffman Center as dedicated, platted and recorded in that certain Deed of Consolidation and Subdivision recorded in Deed Book 1690, Page 117 in the Clerk's Office.

5. Effect of Conveyance. The conveyances made in this Deed are each subject to the restrictions, covenants, conditions, easements and other matters of record, insofar as they may legally affect the herein conveyed. The intent of this Deed is to vest title in the Existing Parcels as follows and this Deed shall be construed in all respects to accomplish the foregoing transfers: (i) Hoffman Building is the owner of Revised Parcel 600 and Revised Parcel 601 as shown on the Revised Plat; (ii) Hoffman LP is the owner of Revised Parcel 602 as shown on the Revised Plat and (iii) Hoffman Family is the owner of Revised Parcel 603 as shown on the Revised Plat.

6. Street Dedication. The Subdivision Deed dedicated 8,488 square feet of land for public street purposes along Eisenhower Avenue (the "**Existing Dedication Area**"). Due to a calculation error in the plat attached to the Subdivision Deed, the area of land dedicated was actually 8,485 square feet. The Revised Plat corrects the calculation and measurement error and Hoffman Family and Hoffman LP hereby agree to dedicate for public street purposes and convey to the City in fee simple those the land identified on the Revised Plat as the area of land dedicated to public street purposes (the "**Revised Dedication Area**"). The City hereby quitclaims to Hoffman Family and Hoffman LP the portion of the Existing Dedication Area which is not included within the Revised Dedication Area as shown on the Revised Plat.

[Signature on following page]

IN WITNESS WHEREOF, the Owners and the City have executed this Deed to be effective as of the date first above written.

HOFFMAN BUILDING II, LLC,
a Virginia limited liability company

By: Hoffman Buildings Management Company, Inc.,
a Virginia corporation, its Manager

By: _____
Name: Hubert N. Hoffman, III
Title: President

COMMONWEALTH OF VIRGINIA)
) SS.
CITY OF ALEXANDRIA)

The foregoing instrument was acknowledged before me this ____ day of _____ 2015, by Hubert N. Hoffman, III, as President of Hoffman Buildings Management Company, Inc., a Virginia corporation, as Manager of Hoffman Building II, LLC, a Virginia limited liability company, who is personally known to me and acknowledged that he executed the foregoing instrument on behalf of the limited liability company.

My Commission expires: _____

Notary Registration No.: _____

Notary Public

[Signature page to Deed of Correction]

HOFFMAN FAMILY, L.L.C.,
a Virginia limited liability company

By: Hoffman Development, Inc.,
a Virginia corporation, its Manager

By: _____
Name: Hubert N. Hoffman, III
Title: President

COMMONWEALTH OF VIRGINIA
CITY OF ALEXANDRIA, to wit:

The foregoing instrument was acknowledged before me, the undersigned Notary Public, in the City of Alexandria, Commonwealth of Virginia, this ____ day of _____, 2015, by Hubert N. Hoffman, III, as President of Hoffman Development, Inc., as Manager of Hoffman Family, L.L.C., on behalf of the limited liability company.

My Commission Expires: _____

Notary Registration Number: _____

Notary Public

[Signature page to Deed of Correction]

HOFFMAN BUILDINGS LIMITED PARTNERSHIP,
a Virginia limited partnership

By: Hoffman Buildings Management Company, Inc.,
a Virginia corporation, its General Partner

By: _____
Name: Hubert N. Hoffman, III
Title: President

COMMONWEALTH OF VIRGINIA)
) SS.
CITY OF ALEXANDRIA)

The foregoing instrument was acknowledged before me this ____ day of _____
2015, by Hubert N. Hoffman, III, as President of Hoffman Buildings Management Company,
Inc., a Virginia corporation, as the General Partner of Hoffman Buildings Limited Partnership, a
Virginia limited partnership, who is personally known to me and acknowledged that he executed
the foregoing instrument on behalf of the corporation as general partner of the limited
partnership.

My Commission expires: _____

Notary Registration No.: _____

Notary Public

[Signature page to Deed of Correction]

Name: _____

Title: _____

APPROVED AS TO FORM:

DEPUTY CITY ATTORNEY

The foregoing instrument was acknowledged before me this ____ day of _____ 2015, by _____, as _____ of the City of Alexandria, a municipal corporation of the Commonwealth of Virginia,, who is personally known to me and acknowledged that he executed the foregoing instrument on behalf of the corporation. The foregoing instrument was attested before me by _____, as _____.

Notary Registration No.: _____

[Signature page to Deed of Correction]

Exhibit A

The Revised Plat
(see attached)

65951701_3

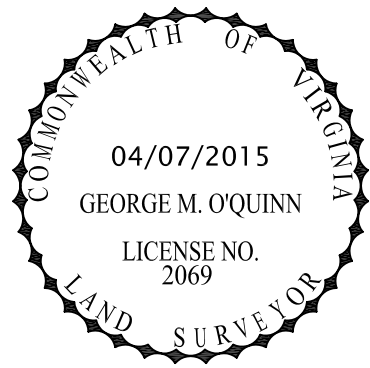
[Exhibit A to Deed of Correction]

SURVEYOR'S CERTIFICATE

I, GEORGE M. O'QUINN, A DULY AUTHORIZED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED HEREON; AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A CORRECTON OF THE RESUBDIVISION OF THE LAND CONVEYED TO HOFFMAN FAMILY, LLC., ET AL AS RECORDED IN INSTRUMENT NO. 140011841, AND THE CORRECTION OF A DEDICATION FOR PUBLIC STREET PURPOSES AS RECORDED IN INSTRUMENT NO. 140011841, ALL AMONG THE CITY OF ALEXANDRIA LAND RECORDS; AND AND IS WITHIN THOSE BOUNDARIES.

I FURTHER CERTIFY THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED; EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF APRIL, 2015.



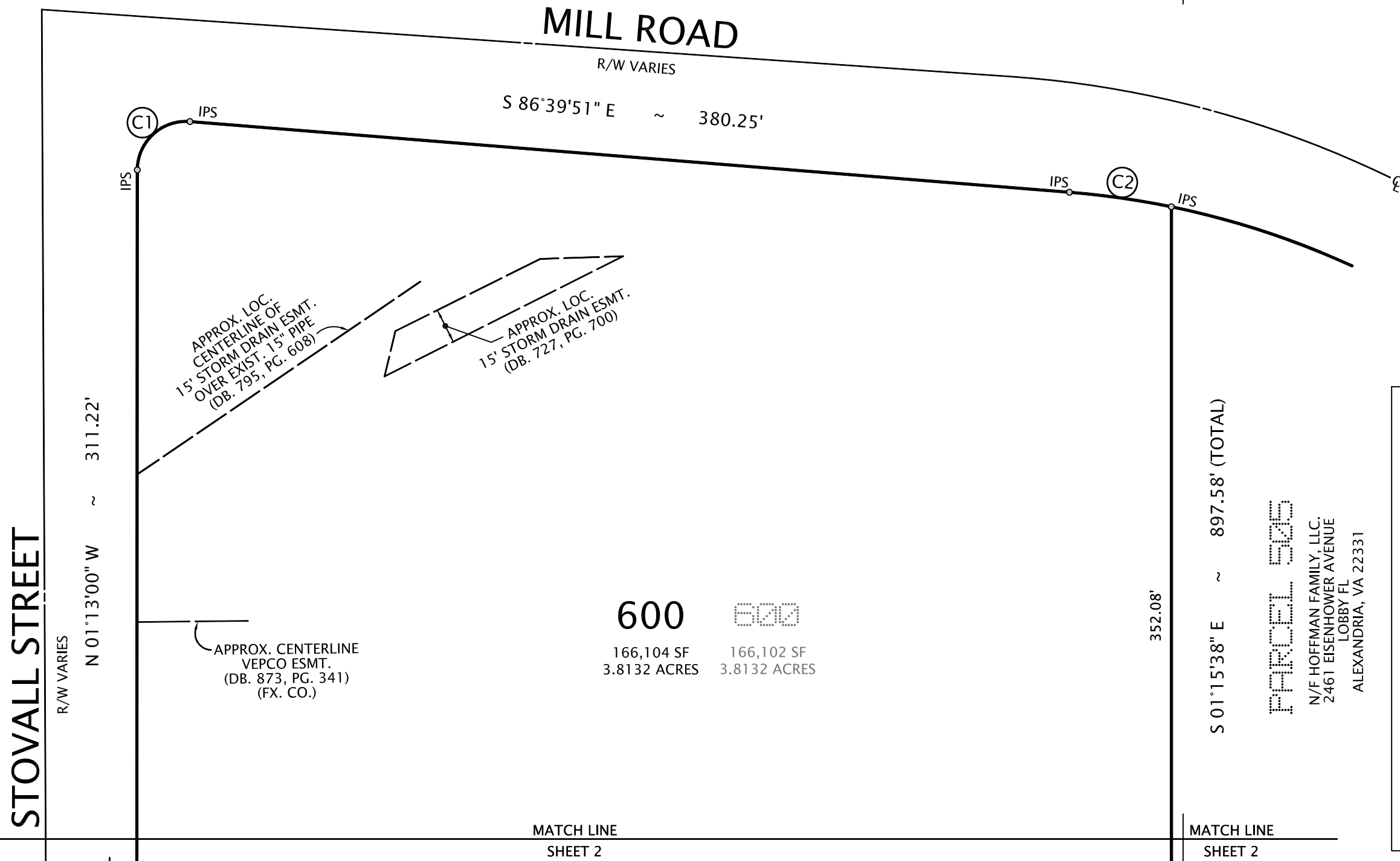
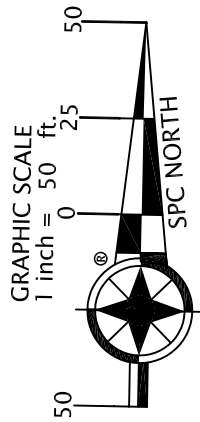
George M. O'Quinn

GEORGE M. O'QUINN L.S.

AREA TABULATION

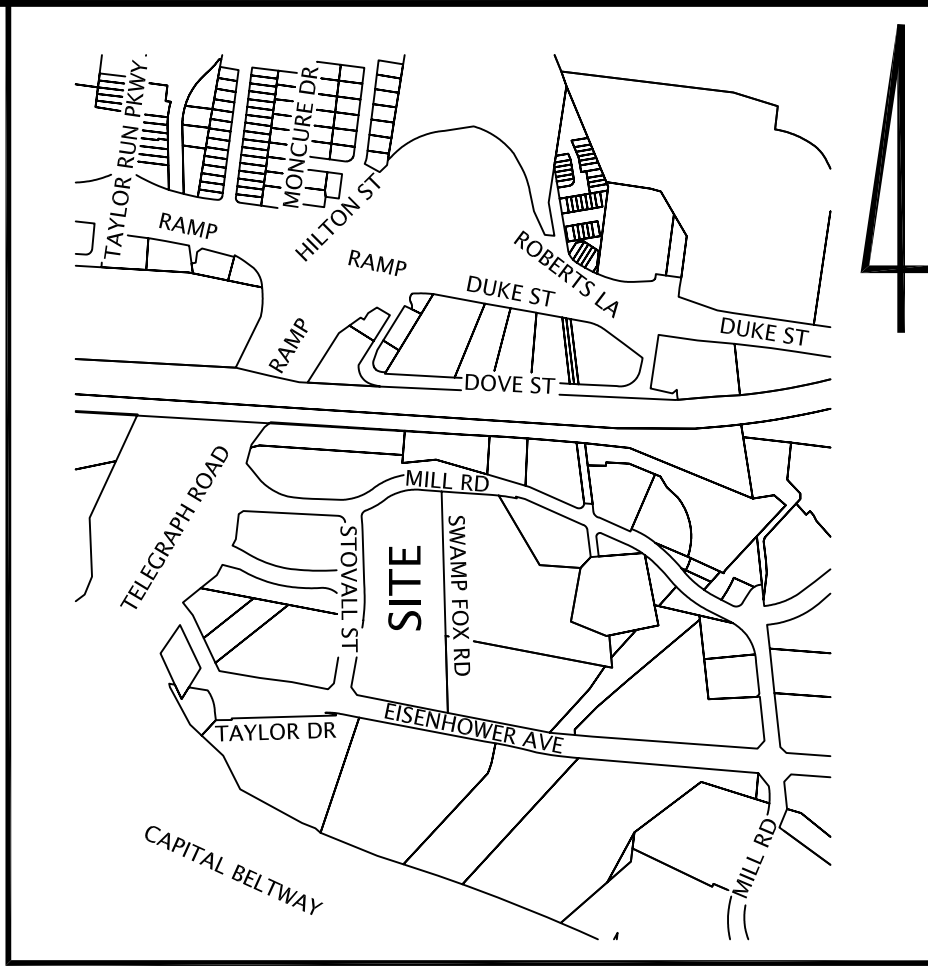
PRE-CORRECTION			POST-CORRECTION		
PARCEL 600	166,102 SF	3.8132 ACRES	PARCEL 600	166,104 SF	3.8132 ACRES
PARCEL 601	81,815 SF	1.8782 ACRES	PARCEL 601	82,941 SF	1.9041 ACRES
PARCEL 602	126,796 SF	2.9108 ACRES	PARCEL 602	125,640 SF	2.8843 ACRES
PARCEL 603	18,295 SF	0.4200 ACRE	PARCEL 603	18,303 SF	0.4202 ACRE
STREET DEDICATION	8,488 SF	0.1949 ACRE	STREET DEDICATION	8,485 SF	0.1948 ACRE
	401,496 SF	9.2171 ACRES		401,473 SF	9.2166 ACRES

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHD BRG
C1	21.00'	94°22'24"	34.59'	22.67'	30.81'	N46°09'32"E
C2	362.00'	7°01'42"	44.41'	22.23'	44.38'	S83°09'00"E
C3	700.00'	11°57'44"	146.15'	73.34'	145.88'	N04°45'52"E
C4	82.00'	43°30'04"	62.26'	32.72'	60.77'	S69°30'36"E



NOTES:

1. THE PROPERTIES DELINEATED HEREON ARE SHOWN ON THE CITY OF ALEXANDRIA TAX MAP AS NO. 72.04-03-28 (LOT 600), 72.04-03-29 (LOT 601), 72.04-03-30 (LOT 602), AND 72.04-03-31, (LOT 603) AND ARE ZONED CDD#2.
2. PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
3. TOTAL AREA OF RESUBDIVISION = 401,473 SQUARE FEET. (9.2166 ACRES)
4. THERE ARE THREE EXISTING BUILDINGS AND FOUR PARCELS INVOLVED ON THIS PLAT.
5. OWNERS:
HOFFMAN FAMILY, LLC. ET AL
2461 EISENHOWER AVENUE
ALEXANDRIA, VA 223310100
(INSTRUMENT NO. 140011841)
6. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
7. THERE IS NO EVIDENCE OF ANY GRAVE OR OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.
8. THERE ARE NO KNOWN SOILS OR MATERIALS CONTAMINATED WITH HEAVY METALS, PETROLEUM PRODUCTS, PCB'S, FLY ASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS ON THIS PROPERTY.
9. THERE ARE NO KNOWN FORMER SANITARY LANDFILLS, DUMP OR DISPOSAL AREAS WITHIN 1000 FEET OF THIS PROPERTY.
10. THERE ARE NO KNOWN AREAS WITH THE POTENTIAL FOR GENERATING COMBUSTIBLE GASSES ON THIS PROPERTY.
11. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
12. THE PURPOSE OF THIS PLAT IS TO CORRECT ERRORS IN LOT COMPUTATIONS FOUND ON THE PLAT RECORDED AT INSTRUMENT NO. 140011841.



VICINITY MAP

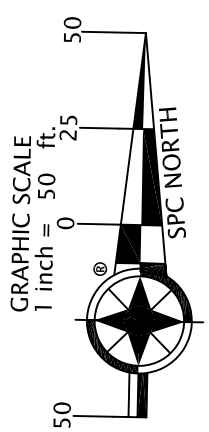
NO SCALE

APPROVED	
CITY PLANNING COMMISSION	
ALEXANDRIA, VIRGINIA	
CHAIRMAN	DATE
DIRECTOR OF PLANNING	DATE
PUBLIC IMPROVEMENTS BOND(S) APPROVED	
DIRECTOR T. & E.S.	DATE

PLAT
SHOWING
PARCELS 600, 601, 602, AND 603
HOFFMAN CENTER
AND
THE DEDICATION OF 8,485 SQUARE FEET
FOR PUBLIC STREET PURPOSES
BEING A CORRECTION OF THE SAME
RECORDED IN INSTRUMENT NO. 140011841
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 50' APRIL 07, 2015

DOMINION Surveyors
Inc.*
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 88°41'33" E	167.34'
L2	N 01°18'27" W	1.26
L3	N 88°41'33" E	7.01
L4	N 01°11'40" W	46.22
L5	N 88°44'22" E	295.74



<h1 style="margin: 0;">APPROVED</h1> <p style="margin: 0;">CITY PLANNING COMMISSION ALEXANDRIA, VIRGINIA</p>	
_____ CHAIRMAN	_____ DATE
_____ DIRECTOR OF PLANNING	_____ DATE
<p style="margin: 0;">PUBLIC IMPROVEMENTS BOND(S) APPROVED</p>	
_____ DIRECTOR T. & E.S.	_____ DATE

04/07/2015
 GEORGE M. O'QUINN
 LICENSE NO.
 2069
 LAND SURVEYOR

George M. O'Connor

GEORGE M. O'QUINN L.S.

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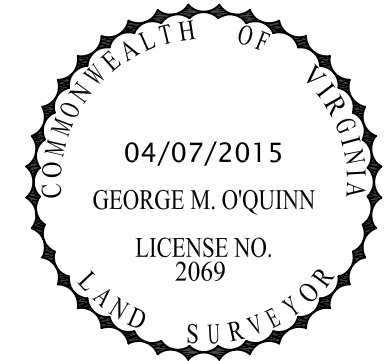
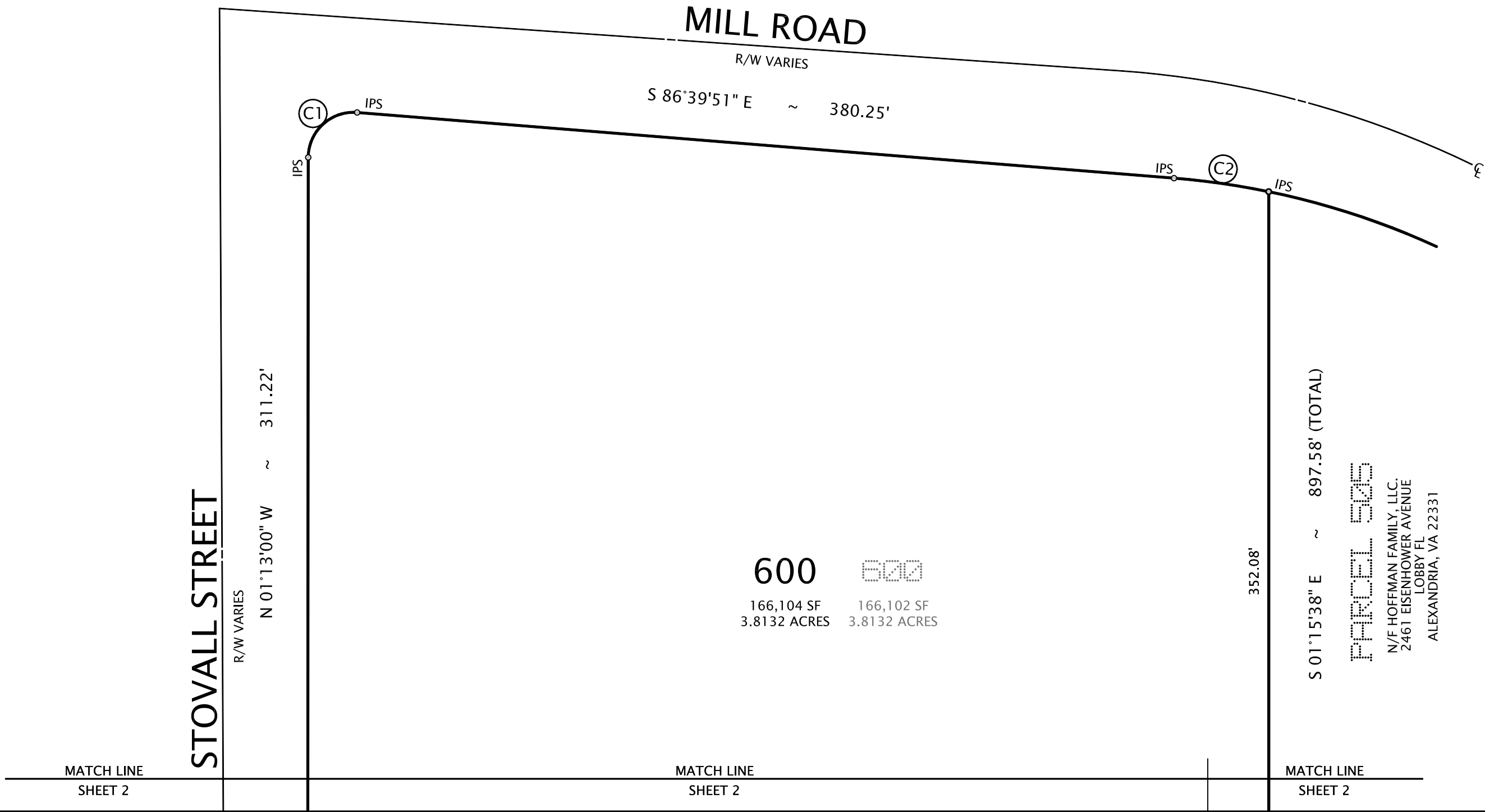
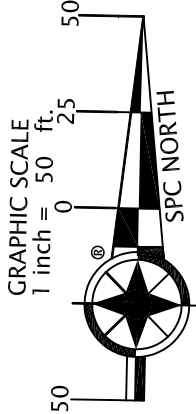
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AREA TABULATION

PRE-CORRECTION			POST-CORRECTION		
PARCEL 600	166,102 SF	3.8132 ACRES	PARCEL 600	166,104 SF	3.8132 ACRES
PARCEL 601	81,815 SF	1.8782 ACRES	PARCEL 601	82,941 SF	1.9041 ACRES
PARCEL 602	126,796 SF	2.9108 ACRES	PARCEL 602	125,640 SF	2.8843 ACRES
PARCEL 603	18,295 SF	0.4200 ACRE	PARCEL 603	18,303 SF	0.4202 ACRE
STREET DEDICATION	8,488 SF	0.1949 ACRE	STREET DEDICATION	8,485 SF	0.1948 ACRE
401,496 SF			401,473 SF	9.2166 ACRES	

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHD BRG
C1	21.00'	94°22'24"	34.59'	22.67'	30.81'	N46°09'32"E
C2	362.00'	7°01'42"	44.41'	22.23'	44.38'	S83°09'00"E
C3	700.00'	11°57'44"	146.15'	73.34'	145.88'	N04°45'52"E
C4	82.00'	43°30'04"	62.26'	32.72'	60.77'	S69°30'36"E



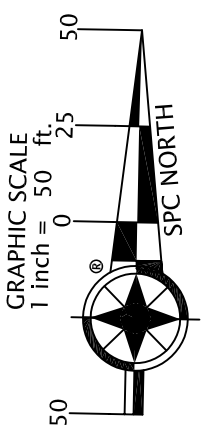
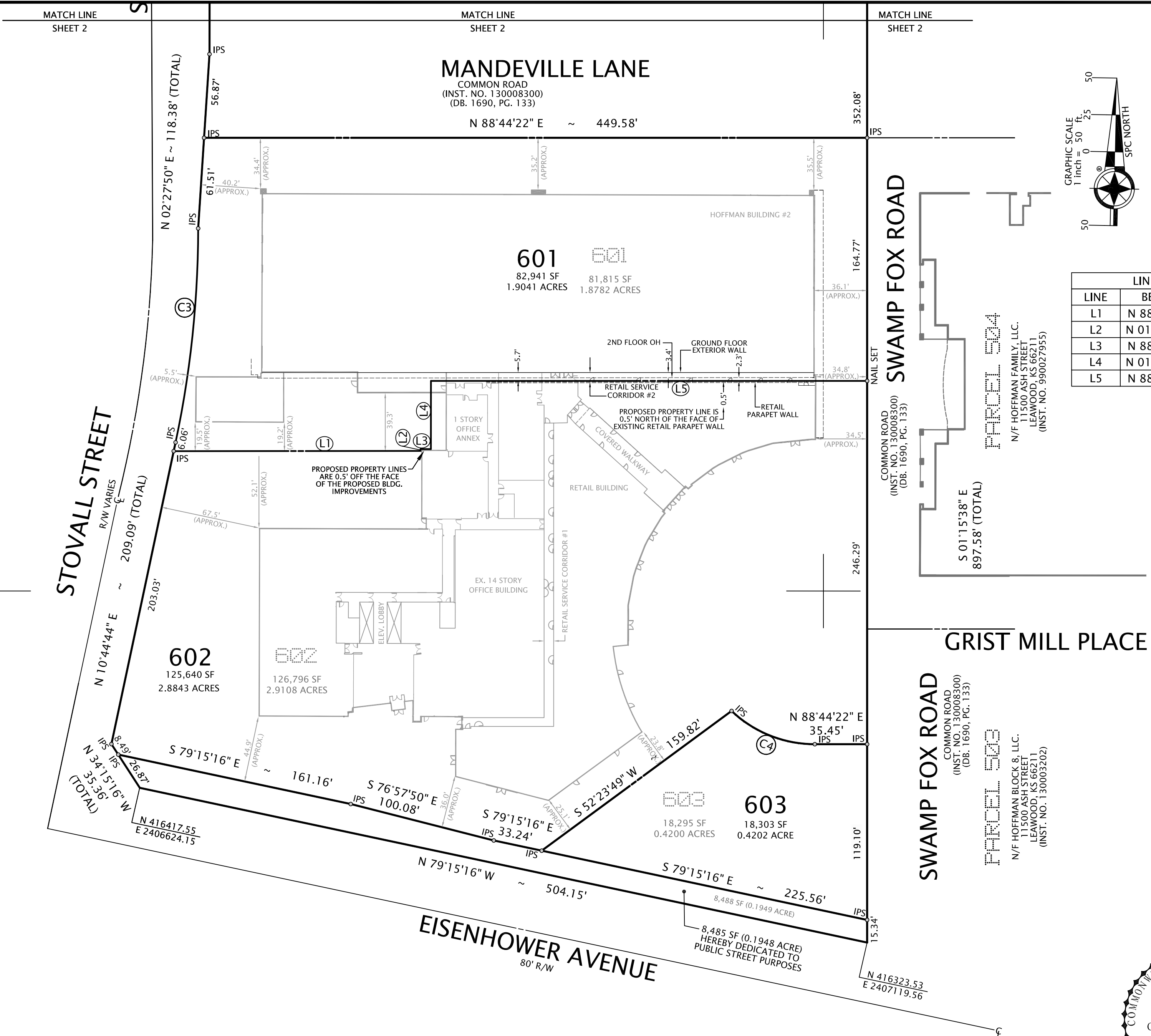
George M. O'Quinn

GEORGE M. O'QUINN L.S.

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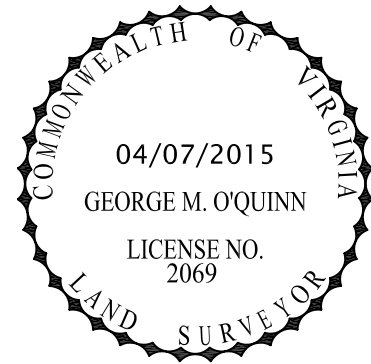


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George M. O'Quinn
GEORGE M. O'QUINN L.S.

APPROVED

CITY PLANNING COMMISSION
ALEXANDRIA, VIRGINIA

CHAIRMAN _____ DATE _____

DIRECTOR OF PLANNING _____ DATE _____

PUBLIC IMPROVEMENTS BOND(S) APPROVED

DIRECTOR T. & E.S. _____ DATE _____

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301 & 315 Stovall Street; 312 & 314 Taylor Drive
MPA #2014-0009, DSUP #2014-0027, & CDD #2014-0004

Block	RETAIL	OFFICE	RESIDENTIAL	HOTEL	SUBTOTAL	GFA Exclusion	USE GFA	PARKING GFA	AGFA TOTAL (Note 2)	Structured Parking ****	Surface Parking	Height (Feet)
1	0	0	0	101,000	101,000	0	101,000	0	101,000	215	100	Existing
2	0	363,573 682,515	0	0	363,573 682,515	11,615 21,129	351,958 661,386	--**	351,958 661,386	915 985 Note 4	0	210 260
3	0	193,907	0	0	193,907	6,033	187,874	--**	187,874	533	0	210
4	36,950	436,000	0	0	472,950	13,442	459,508	225,570 0	685,078 459,508	2,281 2,211	0	220
5	24,050	0	260,000	0	284,050	9,282	274,768	55,073	329,841	Shared with Block 4	0	220
6*	33,500	1,002,000	0	0	1,035,500	0	1,035,500	0	1,035,500	0	0	Note 3
7*	136,000	0	0	0	136,000	0	136,000	0	136,000	0	0	Note 3
8*	22,175	673,642	0	0	695,817	0	695,817	1,600	697,417	660	0	250
9A	0	0	0	170,000	170,000	8,190	161,810	389,396	551,206	2,172	0	220
9B	30,000	800,000 741,193	0	0	830,000 741,193	34,658 29,709	795,342 711,484	67,800	863,142 779,284	Shared with Block 9A	0	250
11	54,000	0	660,000	0	714,000	48,000	666,000	11,000	677,000	723	150***	370
12	18,000	0	595,000	0	613,000	35,000	578,000	71,000	649,000	782	0	339
14*	0	0	0	0	0	0	0	0	0	2,883	0	Note 3
22	0	0	0	0	0	0	0	0	0	0	0	0
24	0	180,000	230,000	0	410,000	9,074	400,926	--**	400,926	600	0	200
25A	0	0	180,000	0	180,000	4,160	175,840	--**	175,840	379	0	200
TOTALS	354,675	3,649,122	1,925,000	271,000	6,199,797	179,454	6,020,343	821,439 595,869	6,841,782	12,143	250	N/A

Note 1: Gross Floor Area (GFA) is defined as the sum of all gross horizontal areas under a roof or roofs. These areas are measured from the exterior faces of walls or from the center-line of party walls. Elevator and stair bulkheads, multi-story atriums and similar volumetric construction, not involving floor space are excluded.

Note 2: AGFA totals shall be applied in accordance with the EESAP.

Note 3: Per approved DSUP# 2000-0028

Note 4: This parking ratio is only for a federal tenant who can meet these ratios.

* This block is an existing use under approved DSUP# 2000-0028 and is not the subject of a Stage 1 DSUP. Any re-development of this block will require submission of an amended or new DSUP.

** GFA of the parking structure does not count towards AGFA.

*** Surface parking on Block 11 is permitted solely in conjunction with a grocery store.

**** Structured parking includes both above and below grade parking.

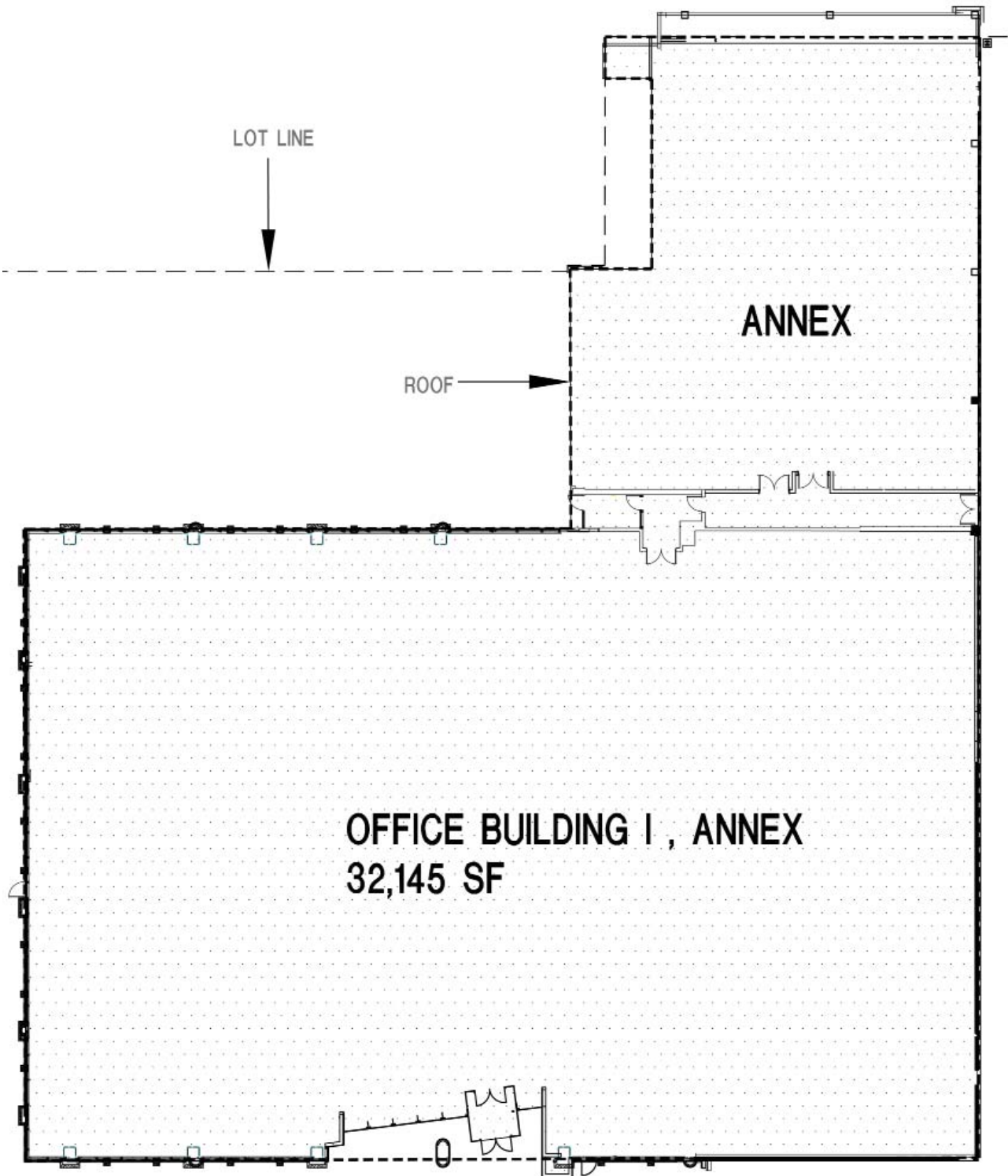
Within 120 calendar days of approval, the applicant shall submit a revised Concept Plan, reflecting the table approved herein. (PC)

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	A	B	C	D	E	F	G	H
FLOOR	GROSS BUILDING AREA	STAIR #1	STAIR #2	ELEVATOR 1-3	ELEVATOR 3-6	MISC. SHAFTS	TOTAL DEDUCTIONS	AGFA
1	32,145.00	136.00	185.00	261.00	251.00		833.00	31,312.00
2	23,068.00	136.00	185.00	261.00	251.00	214.00	1,047.00	22,021.00
3	24,711.65	136.00	185.00	261.00	251.00	198.00	1,031.00	23,680.65
4	24,711.65	136.00	185.00	261.00	251.00	198.00	1,031.00	23,680.65
5	24,711.65	136.00	185.00	261.00	251.00	198.00	1,031.00	23,680.65
6	24,711.65	136.00	185.00	261.00	251.00	198.00	1,031.00	23,680.65
7	24,711.65	136.00	185.00	261.00	251.00	198.00	1,031.00	23,680.65
8	24,711.65	136.00	185.00	261.00	251.00	198.00	1,031.00	23,680.65
9	24,711.65	136.00	185.00	261.00	251.00	198.00	1,031.00	23,680.65
10	24,711.65	136.00	185.00	261.00	251.00	198.00	1,031.00	23,680.65
11	24,711.65	136.00	185.00	261.00	251.00	198.00	1,031.00	23,680.65
12	24,711.65	136.00	185.00	261.00	251.00	198.00	1,031.00	23,680.65
13	24,711.65	136.00	185.00	261.00	251.00	198.00	1,031.00	23,680.65
14	24,711.65	136.00	185.00	261.00	251.00	198.00	1,031.00	23,680.65
Penthouse								
TOTAL	351,450.51	1,904.00	2,590.00	3,654.00	3,514.00	2,590.00	14,252.00	337,500.80

Block 6B CDD Concept Plan
Office AGFA Certification

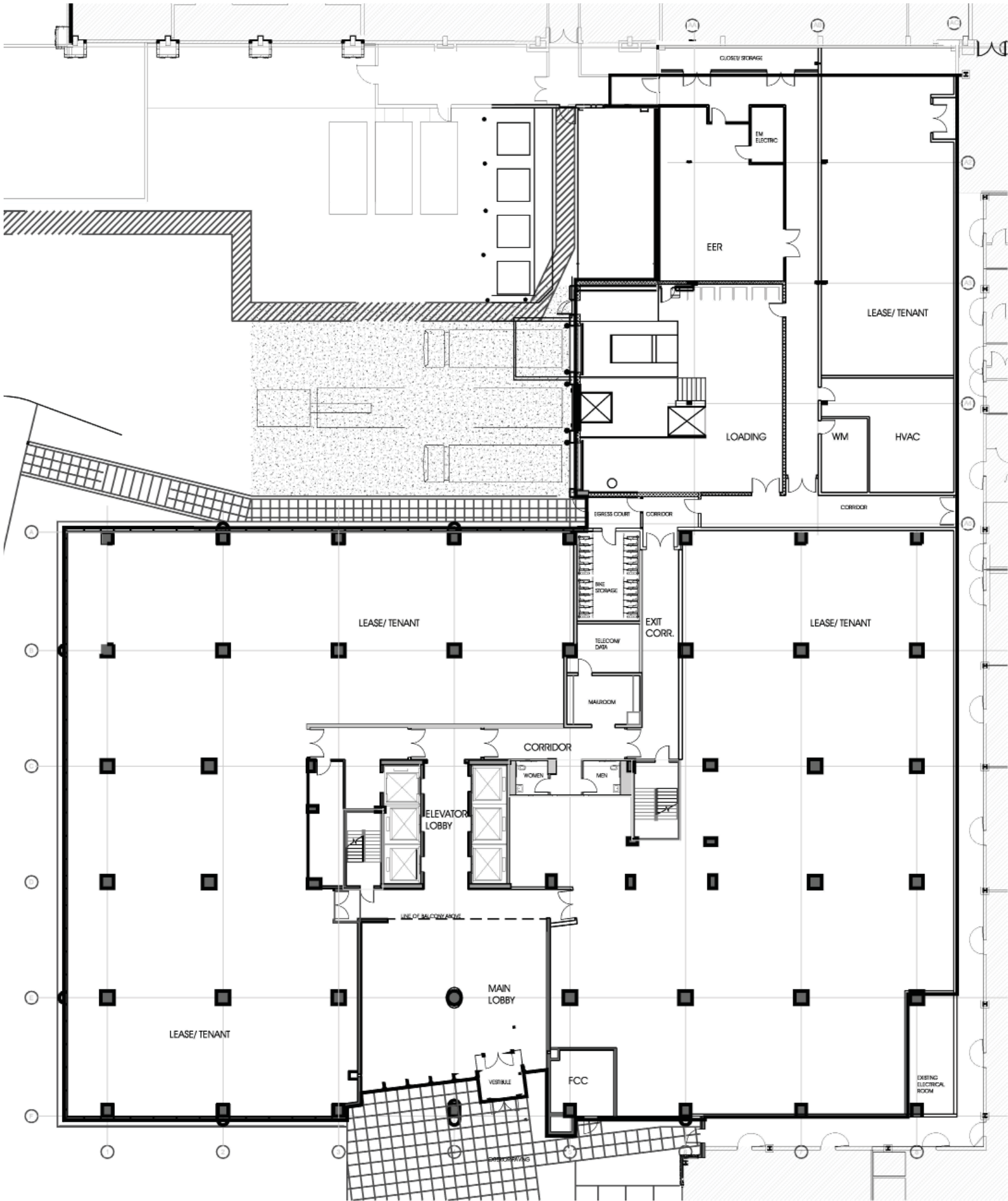
March 17, 2015



Notes:

- 1. The mechanical cover risers located outside of the 14-story office building line or roof area are not included as part of GFA because they are not "under roof."
- 2. Accessory chillers, tanks, cooling towers, and similar volumetric construction not involving floor space have not been included in GFA (i.e. penthouse).
- 3. GFA Exclusions for elevator and stair bulkheads, mechanical shafts, and the "2nd level" of the multi-story office building atrium (i.e. "Main Lobby") are listed as itemized GFA Exclusions, totaling in the aggregate "14,252" SF.

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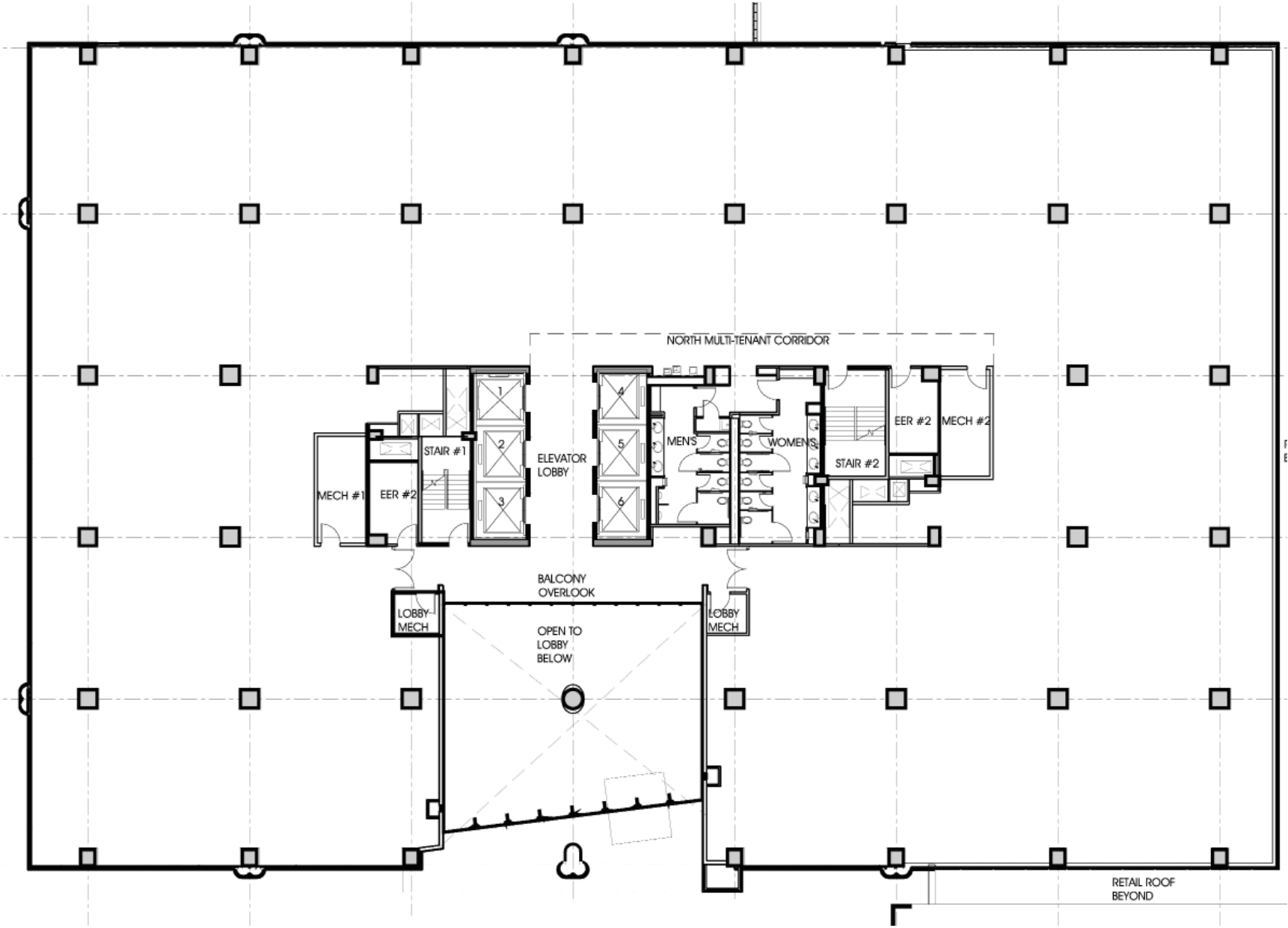
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LEVEL 1 FLOOR PLAN

PARCELS 701 AND 702 MINOR LOT LINE ADJUSTMENT

HOFFMAN CENTER

MARCH 17, 2015



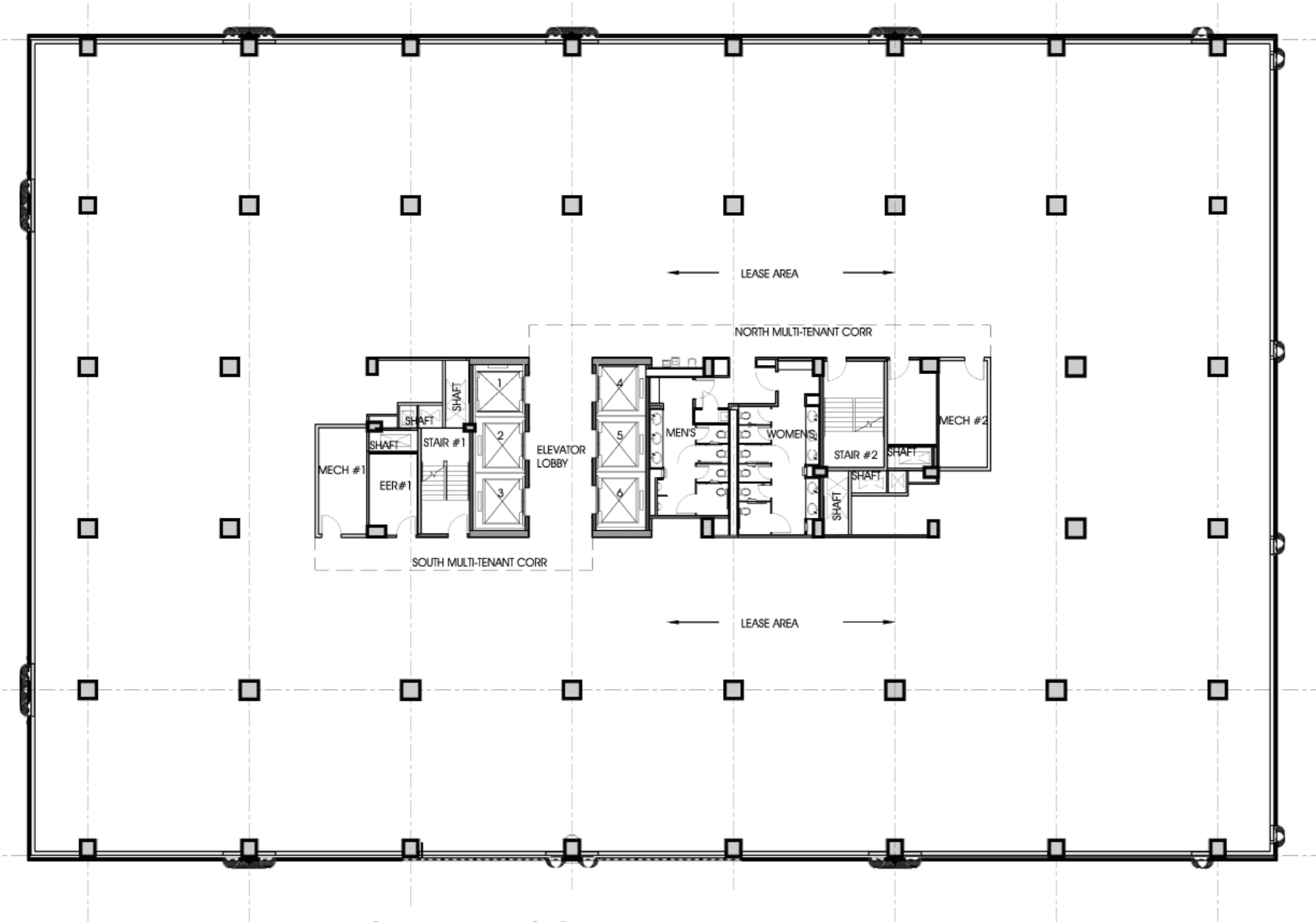
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LEVEL 2 FLOOR PLAN

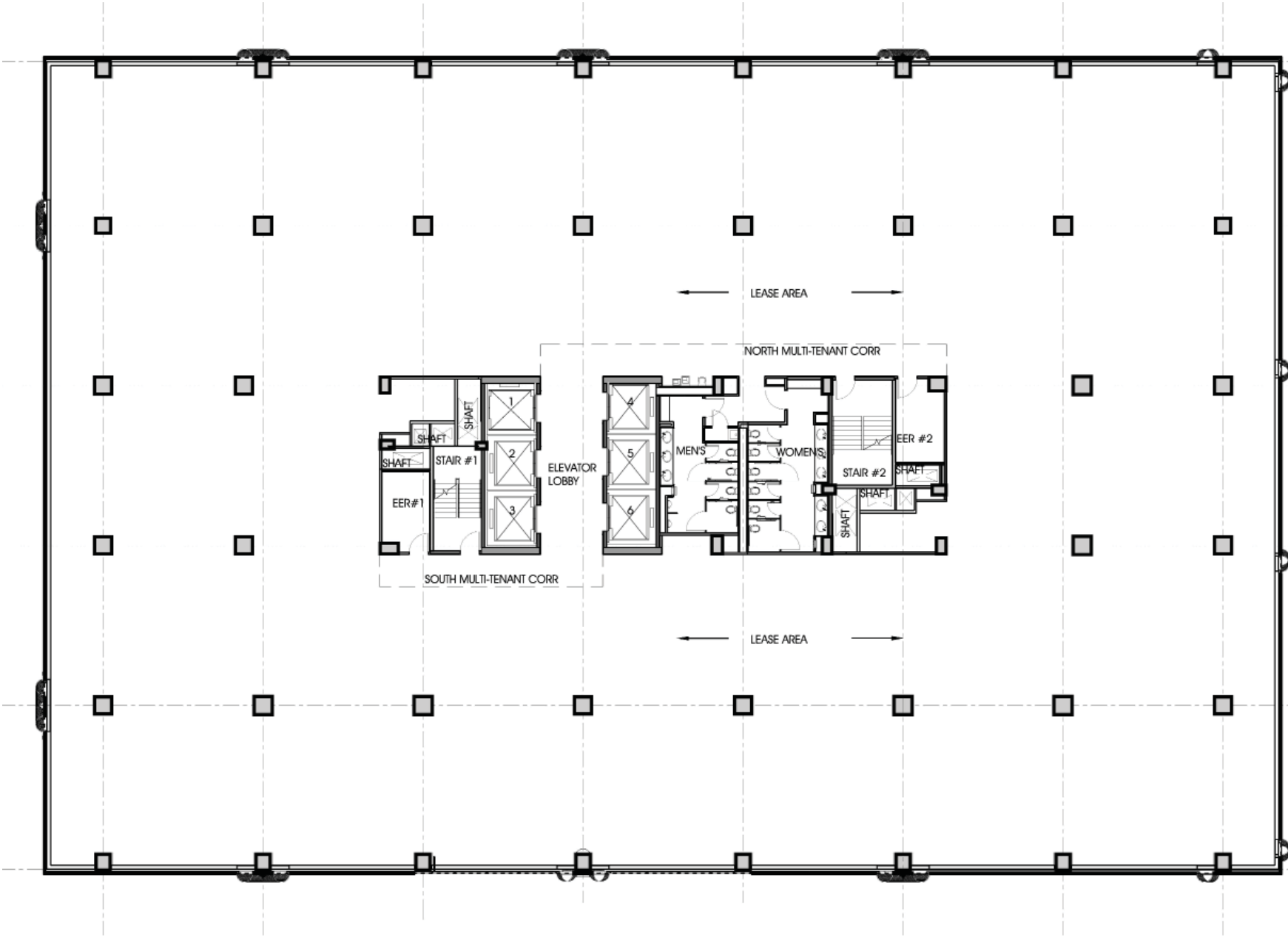
PARCELS 701 AND 702 MINOR LOT LINE ADJUSTMENT

HOFFMAN CENTER

MARCH 17, 2015



LEVELS 3-13 FLOOR PLAN



LEVEL 14 FLOOR PLAN

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DAVIS
CARTER
SCOTT Ltd

Architecture
Interior Architecture
Land Planning

1676 International Drive
Suite 500
McLean, Virginia 22102
P 703.556.9275
F 703.821.6976
www.dcsdesign.com

Block 6B CDD Concept Plan Retail AGFA Certification

March 17, 2015

The Retail Building shown on the attached drawing titled “Block 6B CDD Concept Plan Retail AGFA Certification,” dated March 17, 2015, which was prepared in AutoCad 2010 based on civil survey as-built data provided by Dominion Surveyors, Inc. (“Retail Building Drawing”), has been measured by Davis Carter Scott as containing, measured from the limits of the property boundaries of Parcel 602 and from the outside face of exterior wall of the 1-Story Retail Building as shown on the Retail Building Drawing, Twenty Four Thousand Four Hundred and Fifty Eight (24,565) SF of Gross Floor Area (GFA) as defined under the Eisenhower East Small Area Plan and Note 1 of the ‘AGFA Allocation Chart’ contained in City of Alexandria CDD #2014-0004 on Page 24 thereof.

There is a retail service corridor, comprising 1,053 SF of GFA located within the property boundaries of PARCEL 601, which is accessible as a service corridor to retail tenants of the 1-Story Retail Building on PARCEL 602, which is referenced as “Service Corridor #2” on the attached Retail Building Drawing.



Notes

(1) DCS has been advised by the owner of PARCEL 602 and PARCEL 601 that they will enter into a reciprocal easement agreement in perpetuity allowing for the use of Service Corridor #2 by the retail tenants of PARCEL 602 and providing for such other rights of maintenance, repair and replacement of the walls, roof, etc. of Service Corridor #2 as reasonably necessary in their respective opinions.

(2) The area of the covered walkway shown on the Retail Building Drawing was not included as part of Retail Building GFA inasmuch as it is volumetric construction not involving floor area, i.e, usable or leasable retail floor area.

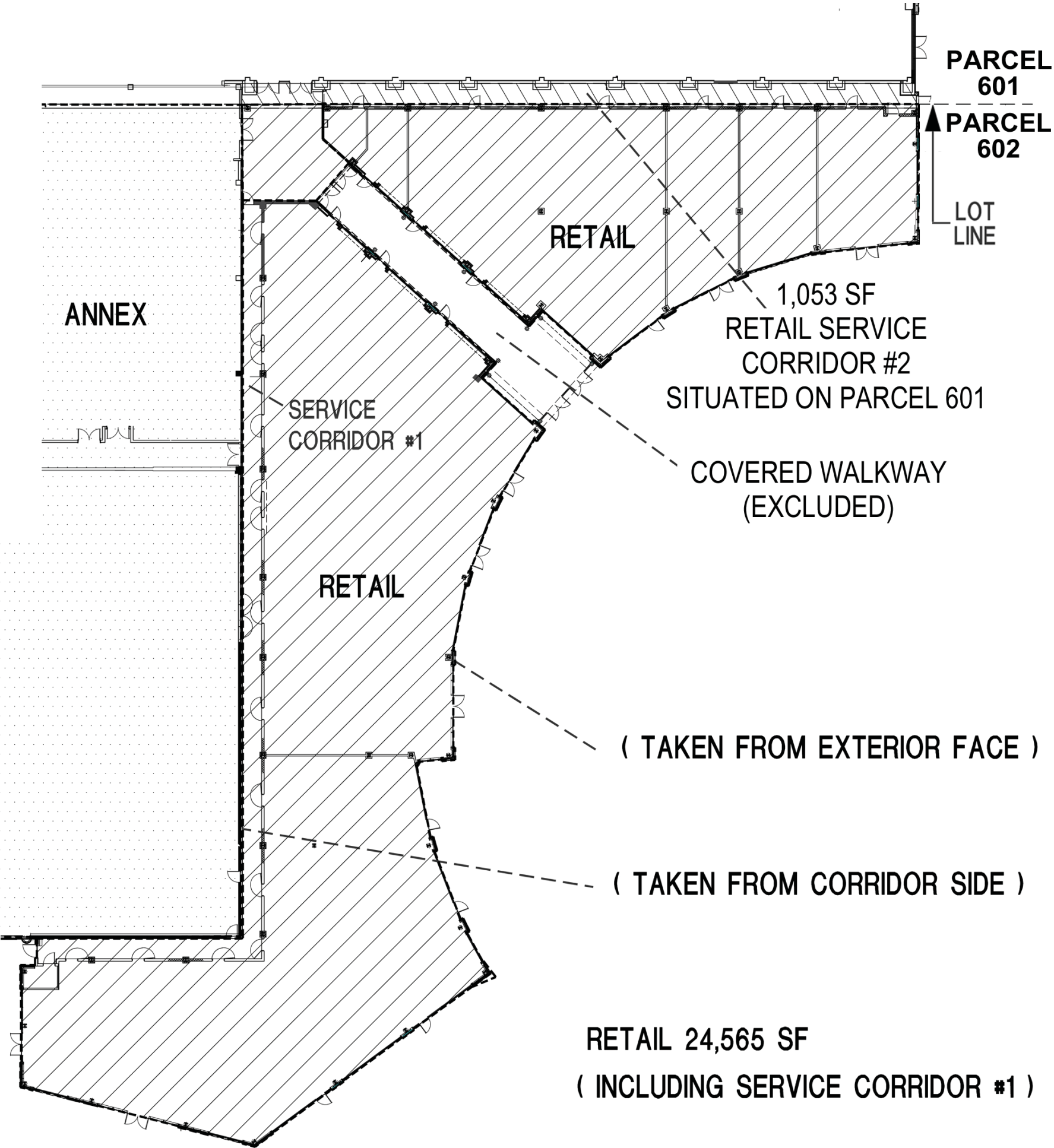

Murray Walker,
Project Director
Davis Carter Scott, Ltd.

ESPA Block 6B GFA Cert.docx

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Block 6B CDD Concept Plan
Retail AGFA Certification



Notes

- (1) DCS has been advised by the owner of PARCEL 602 and PARCEL 601 that they will enter into a reciprocal easement agreement in perpetuity allowing for the use of Service Corridor #2 by the retail tenants of PARCEL 601 and providing for such other rights of maintenance, repair and replacement of the walls, roof, etc. of Service Corridor #2 as reasonably necessary in their respective opinions.
- (2) The area of the covered walkway shown on the Retail Building Drawing was not included as part of Retail Building GFA inasmuch as it is volumetric construction not involving floor area, i.e, usable or leasable retail floor area.

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EXHIBIT "F"

Parking Location Chart
Block 6B and Block 6C

<u>Parking Spaces</u>	<u>Location</u>	<u>Use</u>	<u>Non-Exclusive</u>	<u>Exclusive</u>
571	Block 14	Office	Yes	No
100	Block 14	Office	No	Yes
15	Block 14	Retail	Yes	No
34	Block 6B	Retail	No	Yes
6	Block 6C	Retail	No	Yes



DEPARTMENT OF PLANNING AND ZONING

301 King Street
Room 2100
Alexandria, VA 22314

www.alexandriava.gov

Phone (703) 746-4666
Fax (703) 838-6393

August 12, 2015

Kenneth W. Wire, Esq.
McGuire Woods, LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, Virginia 22102-4215

RE: 2425 and 2461 Eisenhower Avenue and 200 Stovall Street

Dear Mr. Wire:

Staff has reviewed your request dated April 17, 2015 for a zoning determination letter of the properties known as 2425 and 2461 Eisenhower Avenue and 200 Stovall Street.

The subject properties are zoned, Coordinated Development District #2 which permits a variety of commercial residential and mixed uses. The properties are also subject to Development Special Use Permit, DSUP2000-0028. The approved subdivision identifies 200 Stovall Street as Parcel 601, 2461 Eisenhower Avenue as Parcel 602 and 2425 Eisenhower Avenue as Parcel 603. Staff does not support changing the designation of the parcels to blocks as the buildings are all touching and there are no streets separating the parcels.

Your client collectively known as "Hoffman" has contracted for the sale of Parcel 602 and Parcel 603 and requests a determination of the following. Based upon the information you have provided staff can confirm compliance for this proposed use based on, and subject to, the following:

- (1) Confirm the allowable gross floor area (AGFA) and exclusions, the usable gross floor area and allowable gross floor area for each parcel.**

The permitted allowable floor area (AGFA) for Block 6 is 1,002,000 square feet (office) and 33,500 square feet (retail). The floor areas for office and retail were constructed prior to the approval of CDD#2014-0004 and were estimates of the amount of then existing AGFA. The CDD Allocation Chart, approved as part of CDD#2014-0004, did not list exclusions for Block 6 because the buildings preceded the CDD and it was not known at the time. Since the development preceded the adoption of CDD#2014-0004, the exclusions are not relevant for the existing buildings that have not been renovated or redeveloped. If the properties are redeveloped in the future, an assessment of the exclusions will occur with the new development. It is not imperative that that occur now. The existing development and site improvements on parcel 601 and parcel 602 remain valid and were diligently pursued to completion.

A. Office Floor Area

The 14-story office building and the existing one-story building "Annex" located on parcel 602, and as shown on the exhibit provided, have a GFA of 351,451 square feet of office and 14,252 square feet of exclusions for a total AGFA of 337,501 square feet of use and office. As stated in your letter, the allowable floor area exclusions include mechanical cover risers, chillers, tanks, cooling towers and similar construction such as a penthouse, elevator and stair bulkheads and mechanical shafts. For the purposes of this request for a zoning determination, staff informally agrees with amount of building floor area for parcel 602 as certified by DCS Design architects. However, to formally document the amount of floor area for the parcels in Block 6, a CDD amendment will be necessary.

B. Retail Floor Area

The retail building on parcel 602 constructed pursuant to Site Plan #2000-028 was constructed totaling 25,618 square feet. Following the approval of the amended plat, the retail building will have 25,618 square feet of retail GFA on parcel 602 and a retail service corridor of 1,053 square feet that will be located on parcel 601. Staff understands that a reciprocal easement will be granted in perpetuity between the owners of parcel 601 and the owners of parcel 602, for the use of the retail service corridor. The staff concurs that the covered walkway should not be counted as part of the retail GFA. Based on the above calculation, there would be 7,882 square feet of retail GFA which would then be allocatable for use on Parcel 603. With the adjustment of the covered walkway not being included as part of the retail GFA, staff agrees that the CDD Allocation Chart will be amended to reflect the above change is accurate.

In order for the future owner of parcel 602 to convert the first floor of office uses in the 2461 Eisenhower building to retail, an amendment to the CDD and the site plan will be necessary. Staff may support a conversion from office to retail with proper justification.

C. CDD Allocation Chart Administrative Amendment

You have requested that the staff administratively amend Condition #15 of CDD #2014-0004 to amend the CDD Allocation Table to reflect the AGFA allowances for the three parcels (parcel 601, parcel 602 and parcel 603). Please be aware that Staff cannot process an administrative approval of a CDD amendment - an amendment of the CDD chart is in the nature of a text amendment. Only the City Council can change the text of a CDD; staff recommends that an amendment to the CDD Allocation Table be reviewed for consideration by the Planning Commission and City Council in the future following the procedure for a text amendment.

(2) Confirm the permitted heights for each parcel.

Staff confirms that the allowable building height for the retail building on Block 6 must be in accordance with DSUP 2000-0028. The heights of the office buildings that predate the CDD approval are permitted and the buildings may be rebuilt to the existing heights in the event of any casualty or loss. Any deviation from the existing building heights will require an amendment to the DSUP.

(3) Confirm the required parking for parcel 602 and parcel 603.

Staff confirms that the total number of all Hoffman parking pursuant to CDD Condition #14 is 12,060 spaces, excluding on street parking and parking in the Town Center Circle, and that no parking ratios apply, pursuant to TMP Condition 34A.5. There are no parking ratios applicable to parcel 602 and parcel 603. Therefore, it is not necessary for existing and future office and retail uses to have designated parking.

(4) Confirm that the permitted location of required parking for parcel 602 and parcel 603 as set forth in the Parking Location Chart (exhibit "F").

Staff confirms that no parking requirement or condition was specified for Hoffman. However, parking cannot exceed 12,060 spaces as discussed above for all Hoffman blocks in CDD #2. As part of the pending sale of parcel 602 and parcel 603, Hoffman will lease 671 parking spaces in the Block 14 garage for the office building on parcel 602, including 100 exclusive spaces and 571 shared parking spaces and 15 shared spaces for the retail on parcel 602 and 603. Lastly, the purchaser will also have the exclusive use of the surface parking spaces on parcel 602 and parcel 603, including a restaurant on parcel 602. It is therefore confirmed that the arrangement described above is in compliance with all parking regulations that apply to Parcel 602 and Parcel 603.

(5) Confirm the scope of the TMP SUP obligations applicable to parcel 602 and parcel 603.

The Hoffman Town Center is subject to TMP #98-0043. No bike share obligation is required at this time. Separate requirements by separate owners will continue to be required pursuant to the TMP.

Page Four
Kenneth Wire

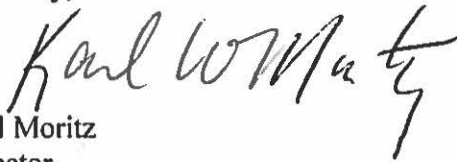
(6) Confirm the validity of outstanding building permits for parcel 602 following the recordation of an amended subdivision plat and the applicable expiration dates.

The existing office and retail building improvements on parcel 602 comply with the requirements of the CDD and associated approvals applicable to the property. Two building permits BLD #2012-02184 and BLD #2013-01196 remain valid, having been extended to October 17, 2015 and December 31, 2015 respectively, and there are no known zoning violations for the improvements on parcel 601 and parcel 602.

Last, the zoning approvals for parcel 603 continue to be valid as long as construction on the Block 8 improvements (i.e NSF building) is continuous and not interrupted and do not expire until the date that is 24 months from the date of completion of those improvements.

Please do not hesitate to contact us if you have any further questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karl Moritz', with a stylized flourish at the end.

Karl Moritz
Director

You may have the right to appeal this decision within thirty days in accordance with 15.2-2311 of the Code of Virginia. The decision shall be final and unappealable if not appealed within thirty days.

cc: Robert Kerns, Development Chief
Gary Wagner, Principal Planner
Chris Spera, Deputy City Attorney

Docket Item #13
DEVELOPMENT SPECIAL USE PERMIT #2000-
0028
HOFFMAN TOWN CENTER

Planning Commission Meeting
October 3, 2000

ISSUE: Consideration of a request for a development special use permit amendment to redesign the existing mixed use development plan and to add mixed use buildings with underground parking.

APPLICANT: Hoffman Management Inc.
by J. Howard Middleton, Jr., attorney

LOCATION: 2301 Eisenhower Avenue
(North of Eisenhower Avenue)

ZONE: CDD-2/Coordinated Development District

CITY COUNCIL ACTION, NOVEMBER 18, 2000: City Council approved the Planning Commission recommendation, with the addition of replacement condition #53 as noted in the memorandum from the City Manager dated November 16, 2000, and the deletion of the following two carried forward conditions (#3 and #12).

CITY COUNCIL ACTION, OCTOBER 14, 2000: City Council deferred this item at the request of staff.

PLANNING COMMISSION ACTION, OCTOBER 3, 2000: On a motion by Ms. Fossum, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the request, subject to all applicable codes and ordinances and amendments to conditions #56 and #57. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis, but adjusted conditions #56 and #57 to reflect an agreement between T&ES staff and the applicant.

Speakers:
Howard Middleton, representing the applicant.

BACKGROUND:

The applicant, Hoffman Management Inc., is requesting an amendment to the special use permit (SUP#98-0042) approved for the development the portion of the Hoffman Tract (known as the Hoffman Town Center), the area north of Eisenhower Avenue bounded by Eisenhower Avenue, Mill Road and Stovall Street, which includes the existing Hoffman office buildings. The property, along with the remainder of the Hoffman tract, is zoned CDD-#2/Coordinated Development District (CDD). Development on the entire Hoffman tract is governed by a CDD concept plan approved by City Council on February 21, 1998 (Case CDD#98-002), as amended June 13, 1998 (Case CDD#98-0005).

The original preliminary development plan (SUP#98-0042) approved the construction of a movie theater complex with restaurants (Block 4); a pedestrian plaza with new retail structures surrounding the existing Hoffman I office building (Block 6); and an above ground parking garage structure for approximately 3,100 cars located behind the theaters (Block 3). The preliminary plan also approved interim surface parking on the remainder of the site (Blocks 2 and 5), on sites planned for future office and hotel development.

This application seeks to amend the approved preliminary development special use permit for the first phase of the Hoffman development to:

- approve an office building along Eisenhower Avenue to replace interim parking (Block 5);
- change the size and configuration of the above-grade parking garage located between the proposed movie theater and the metrorail tracks (Block 3); and
- refine the design of the ground level retail/restaurant uses at the base of the existing Hoffman buildings (Block 6).

Description of Proposed Development Amendments

Office Building: Block 5

The approved concept plan for the Hoffman tract provides for the development of 438,000 sq.ft. of office development on this block, with a maximum height of 200 feet and up to 290 parking spaces. The applicant proposes to build the office as two towers connected by an atrium aligned along the street frontage of Eisenhower Avenue. The western tower contains 270,724 net sq.ft. of office space in 14 floors, a height of 188'. The eastern tower contains 176,490 net sq.ft. of office space in 10 floors, a height of 141'. The atrium connecting the buildings is 30' tall and faces a pedestrian plaza located along the frontage of Eisenhower Avenue. The atrium provides a connection through the building from the pedestrian plaza on Eisenhower Avenue over to Grist Mill Place, adjacent to the cinema theaters. Each building has a secondary entrance facing Grist Mill Place, facing the side of the cinema. Some first floor retail are proposed on the first floor of the two buildings.

Access to the office towers' underground parking garage and loading bays is located at the east end

of the building, adjacent to the rear end of the movie theaters and the entrance to the parking garage structure located on Block 3.

A crescent-shaped open space is located in front of the building along Eisenhower Avenue; this space is designed to continue onto the adjoining Mill Race property to the east, creating a unified pedestrian plaza across from the Eisenhower Avenue Metrorail station. The streetscape along Eisenhower Avenue includes a double row of trees and a minimum 10' wide sidewalk.

Parking Structure: Block 3

As approved, the parking garage located behind the future cinema is seven stories and contains 3,000 parking spaces. The amendment seeks to reduce the floor plate sizes of the seven level garage structure, while adding one additional level underground. The total number of parking spaces provided in the garage will be reduced to 2,906 spaces.

Retail/Restaurant Facilities: Block 6

The applicant has provided additional detailed information which depicts the architectural design treatment being proposed for the retail/restaurant facilities, which was previously approved for Block 6. The proposed design illustrated on Sheet 18 (Retail Building Elevations - New Work) of the site plan shows further refinement to the scale, character, and materials being utilized on the facade treatment of the retail/restaurant facilities.

STAFF ANALYSIS

The previously approved plan for this portion of the Hoffman tract provided interim parking facilities on an area ultimately planned for an office building; that previous approval specifically required that the property owner come forward for an amendment to the SUP at such time as they wished to remove the interim parking facilities and build the office building. The applicant now proposes to proceed with the office building, and is amending the plan accordingly. The amendment also requests relatively minor adjustments and refinements to the already approved plans for the retail, cinema and parking facilities on the site.

The proposal is consistent with the CDD concept plan approved by the City for the Hoffman tract, and staff is generally supportive of the proposal, which furthers the overall concept for a vibrant mixed use development at the Hoffman tract. Staff's major concerns with the proposal relate to the design of the buildings, which will be highly visible from Eisenhower Avenue and the Metrorail station and to the design of the plaza in front of the buildings along Eisenhower Avenue. These issues, as well as other issues raised by the application, are discussed in more detail below.

Proposed Office Building and Plaza

Office Building

The concept plan approval for this block permits up to 438,000 sq.ft. of office development; the applicant is proposing a slightly larger building, 451,364 sq.ft., in order to add retail uses to the building at the ground floor level. Although the concept plan did not require retail uses on this block, staff supports the provision of ground floor retail at this location, adjacent to the pedestrian plaza across from Metrorail and adjacent to the theater and other retail uses in the project. The resulting 13,364 sq.ft. increase in building area on this block will be balanced by a decrease in floor area in future phases, so that the total floor area does not increase beyond the maximums approved for the CDD.

Instead of the single large office building initially envisioned for the site, the applicant has designed the site with two separate office towers (188' and 141' in height, plus penthouse) joined by a low atrium (30' in height); this approach produces a significant variation in building height and mass, which staff supports.

According to the applicant's architect, the proposed materials for the office building are pre-cast concrete and glass. These materials are not shown in the plan, and staff has included a condition to assure that these materials, and other similar high-quality materials, are utilized in the construction of the building. Staff is also recommending that the applicant work with staff to refine the design of the penthouses, to integrate them as a feature of the design of the buildings. Finally, staff is recommending that the applicant continue to work with staff to refine the design of the base of the building. The use of high-quality materials, multiple entry doors, display windows, coordinated sign systems and awnings will help tie this building to the adjacent retail and theater uses and create a more pedestrian-friendly environment.

Pedestrian Plaza

The proposed plan creates a large pedestrian space across from the Metrorail station on Eisenhower Avenue. While staff believes the specific design treatment of the space requires some refinement, the location of the proposed buildings successfully frames the space and the possibility of additional ground floor retail uses within the office buildings will help to animate the space. The buildings face a large pedestrian plaza/lawn, which in turn faces the Metrorail station, and is designed to link onto future redevelopment at the Mill Race site on the eastern side of the Metrorail tracks.

The crescent-shaped pedestrian space is designed as a large arc of lawn, with the sidewalk splitting at the approach to the park, following along Eisenhower Avenue and following along the edge of the arc, to the north and connecting to the office building's atrium entrance. The wide-walkway along the northern edge of the arc includes benches, and is separated from the buildings behind it by several rows of trees. The arc spans the Hoffman property and extends into the Mill Race property, helping to tie the two sites together, in spite of the separation created by the overhead metrorail tracks between the site. No plan is currently approved for the Mill Race site, and the city could require the completion of the crescent park when that plan is brought forward for approval. To further enhance the open space contained within the pedestrian crescent, staff is recommending that the applicant incorporate sculpture or a fountain into the space as an integral design element.

Eisenhower Streetscape

The sidewalk treatment along Eisenhower Avenue includes a double row of trees and a 14' sidewalk (minimum 10' clear), consistent with the streetscape required to the west in the earlier plan, and with the streetscape at Carlyle along Eisenhower Avenue. The streetscape treatment includes pedestrian scale lighting and tree wells with brick borders. Staff is concerned that the second row of willow oak trees, between the sidewalk and the building, has been placed in a 5' wide planting area. In order to provide sufficient room for the trees, staff is recommending that the building be set back a minimum of 15' (10' additional) from the sidewalk in order to provide adequate space for the willow oaks to naturally develop a 30' canopy. Staff is also concerned that the row of trees directly along the street, in tree wells, do not have optimal space for growth. To address this issue, staff is recommending that the applicant provide a continuous tree trench under the sidewalk along Eisenhower for the trees, similar to the design required at Carlyle.

Retail/Restaurant Design Refinement

In the previous approval, no details were provided on the design treatment of the retail/restaurant buildings located on Block 6, at the base of the existing Hoffman office buildings. The applicant has included detailed building elevations for the retail in this application. These elevations show a design which relates the one-story retail buildings to the existing office buildings (as proposed to be refaced) through the use of common precast concrete and metal elements. Brick panels, multiple display windows, multiple street level doors, coordinated signage and awnings combine to create a pedestrian-friendly street level design.

Parking Garage Floor Plate Reduction

On Block 3, the applicant proposes to reduce the floor plates of the parking garage facility and add one additional level underground. The floor plate reduction results from the realignment of Mill Road to the north of the Block 3 tract. The original garage was to have contained approximately 3,000 to 3,100 parking spaces. The reduced parking garage structure will now contain approximately 2,906 spaces. No change is proposed for the number of levels above ground, but the height has increased by 6' from 60' to 66'.

Recommendation

Staff recommends approval of this application. The development plans for Blocks 3, 4, 5 and 6 provide a unifying development plan for the Hoffman tract. The design of pedestrian facilities, spaces and connections improve the appearance of the Eisenhower streetscape while increasing the functional integration between retail/office uses and the public domain.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Gregory Tate, Urban Planner.



***CDD Concept Plan Amendment 2014-0007, Subdivision
2015-0004 -Hoffman Town Center***

Applicant	General Data	
Project Name: Hoffman Town Center, Block 6 Location: 200 Swamp Fox Road Applicant: Hoffman Management, Inc. Represented by Ken Wire	PC Hearing:	January 5, 2016
	CC Hearing:	January 26, 2016
	If approved, DSUP Expiration:	December 31, 2020*
	Plan Acreage:	18.76 Acres
	Zone:	CDD #2
	Proposed Use:	N/A
	Gross Floor Area:	N/A
	Small Area Plan:	Eisenhower East
	Green Building:	N/A

Purpose of Application
Approval of a request to convert private streets to public streets and to amend the CDD to divide Block 6 into 3 blocks, 6A, 6B and 6C. The request includes the following applications: <ol style="list-style-type: none"> 1. CDD Plan Amendment; 2. Subdivision * Expiration date per Condition 5 of CDD

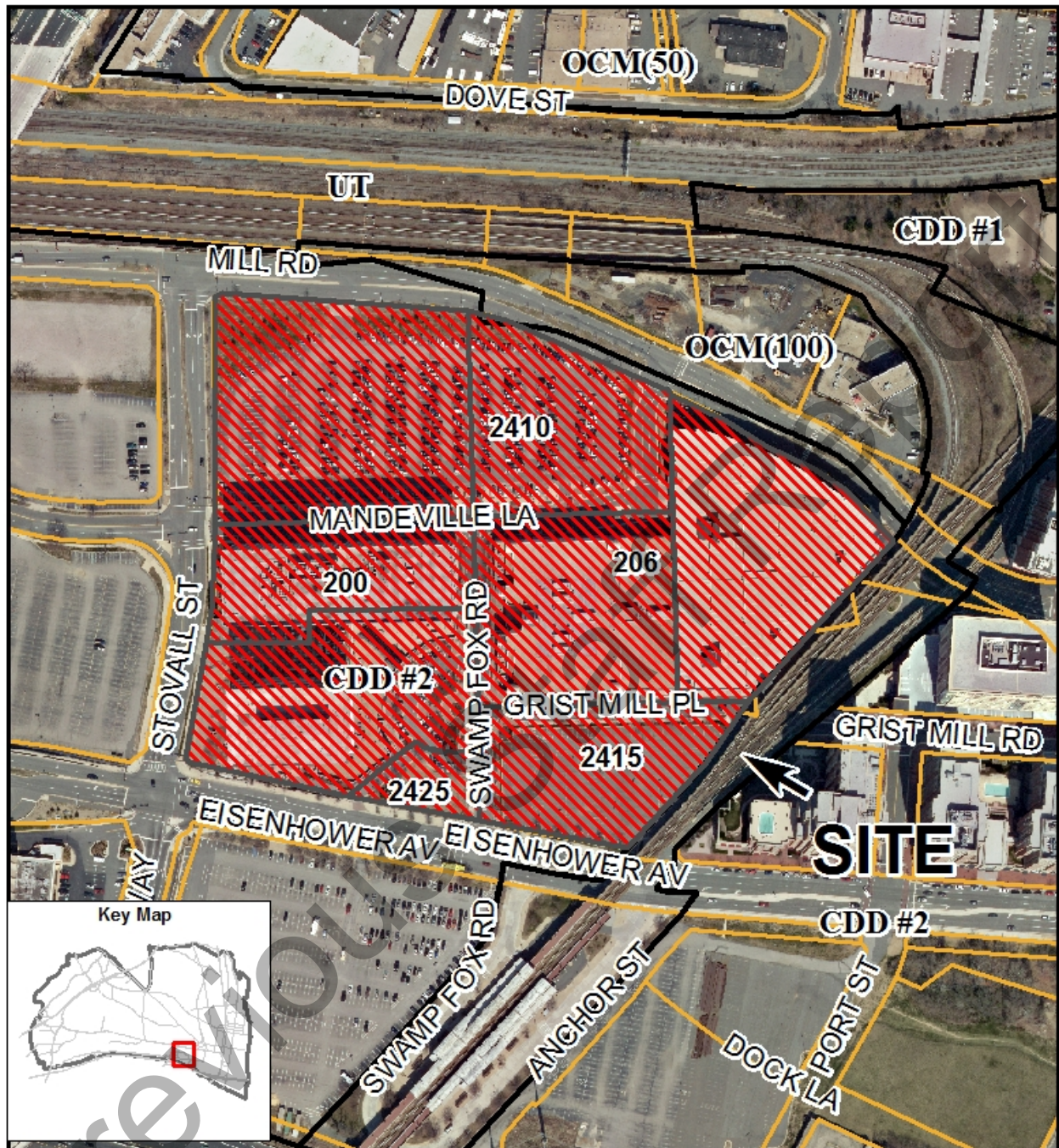
Staff Recommendation: APPROVAL WITH CONDITIONS	
Staff Reviewers:	Gary Wagner, Gary.Wagner@alexandriava.gov Robert Kerns, Robert.Kerns@alexandriava.gov

CITY COUNCIL ACTION, JANUARY 30, 2016: City Council approved the Planning Commission recommendation, with a change to add condition 23(r) to read: "improvements (e.g. planters, bollard etc.) are not precluded within public sidewalks to meet security requirements for Federal Tenants, but are subject to review and approval by the Directors of P&Z and T&ES."

PLANNING COMMISSION ACTION, JANUARY 5, 2016: On a motion by Commissioner Wasowski, and seconded by Commissioner Macek, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers: Ken Wire, representing the applicant



CDD Concept Plan #2014-0007
2415, 2425 Eisenhower Avenue,
206 Swamp Fox Road, 200 Stovall
Street, 2410 Mill Road



I. SUMMARY

A. Recommendation and Summary of Issues

Staff recommends *approval* of the Hoffman Company's applications, subject to compliance with the staff recommendations. Approval of these applications will allow for two existing private streets in the Town Center, Mandeville Lane and Swamp Fox Road, to be converted to public streets, and for the re-designation of Block 6 into three new blocks, 6A, B and C.

Staff supports this conversion to public streets because in order to advance investment in the Town Center and allow for diversity in ownership, public streets are an advantage. Recently, two blocks have been sold in the Town Center and are now under different ownership.

Key issues related to this application include a subdivision to convert private streets to public streets, improvements to the streets and sidewalks to meet City standards, the adjustment of the boundaries of 6 blocks within and adjacent to the streets within the Town Center, and the redistribution of the floor area in Block 6 to the three new blocks.

B. General Project Description

Hoffman Company has requested an amendment to CDD#2 to enable the dedication of public streets and the reassignment of Block 6 into three new blocks. They have also requested approval of a subdivision to convert two private streets to public streets, which will also adjust the boundaries of the adjacent lots accordingly.

II. BACKGROUND

A. Procedural Background

The Town Center street grid and block configuration was established with the approval of a development special use permit DSUP2000-0028 in October, 2000. The Town Center is comprised of 4 blocks (6, 7, 8 & 14). Block 6 consists of approximately 1 million square feet of existing office and 33,500 square feet of retail. Block 7 is the existing AMC movie theater. Block 8 is the National Science Foundation building currently under construction with occupancy expected in early 2016. And Block 14 is the existing parking garage with approximately 2800 parking spaces. Most of the Town Center is constructed with the exception of a small retail pad site on Block 6.

Blocks 4 & 5 are north of the Town Center and have frontage on Mandeville Lane. These two blocks are outside of the Town Center but are included in the subdivision because their lot sizes will be slightly reduced in size in order for the streets to become public right-of-way.

Currently all the streets within the Town Center are private streets with a public access easement. In addition to this configuration, all property lines for the adjacent blocks run to the centerline of the private streets. Since Hoffman Company has been the sole owner of all the blocks until recently, this has not been a problem. While generally built to City standards, there

are some improvements that will be needed in order for the streets and sidewalks to be accepted as City streets. The conditions in the Recommendation section for the subdivision will ensure that the streets are brought up to City standards before being accepted as City streets.

B. Site Context

The Town Center site is located on the north side of Eisenhower Avenue and is bounded by Stovall St. to the west, Mandeville Lane to the north, and the Metro rail line to the east. Across Eisenhower Avenue to the south is the Eisenhower Avenue Metro Station, with undeveloped blocks on either side of the station. Blocks 11 and 12 to the east of the station have an approved DSUP for approximately one million square feet of residential and commercial development. Blocks 9A and B to the west of the station are designated for future office, hotel and retail development.

To the north of the Town Center, Blocks 4 and 5 are currently undeveloped and serve as surface parking lots, mainly for the Town Center. Block 4 is designated for future office and retail, and Block 5 is designated for future residential and retail. To the west of Stoval Street, Blocks 2 and 3 are also surface parking areas designated for future office development.

C. Detailed Project Description

Hoffman Company has sold two parcels within the Town Center. Block 8 was sold to USGBF NSF LLC, who is constructing the National Science Foundation building at this time. Hoffman Company also sold the newly created Block 6B and Block 6C to Rubenstein Partners, which includes the recently renovated Office Building #1 and liner retail at the building base (Block 6B), as well as a retail pad site fronting Eisenhower Avenue (Block 6C). The closing for Blocks 6B and 6C is slated for February 2016. Hoffman Company will maintain control of the movie theater on Block 7, the parking garage on Block 14, and the other existing office building, Building#2 (Block 6A).

Currently, all the streets within the Town Center are private streets, and the property lines for all adjacent blocks run to the centerline of the private streets that are the subject of the proposed subdivision; Mandeville Lane and Swamp Fox Road. The CDD amendment and subdivision applications are necessary to convert the private streets to public streets and to adjust the boundaries of the adjacent lots so that the streets and sidewalks are not inclusive in the blocks. The applicant has agreed to bring the streets and sidewalks up to City standards, which will include improvements to the street paving, resetting the bricks in the sidewalk and upgrading the street lights and street furniture to current City standards.

III. STAFF ANALYSIS

A. CDD Amendment

In order to enable the dedication of public streets within the Town Center, Condition 23 of the CDD regarding the street right of way table needs to be amended. The table has been amended to indicate that Mandeville Lane and Swamp Fox Road have varying widths and will be dedicated public streets, and also to indicate that the new streets are subject to the conditions of

the subdivision.

For the reassignment of Block 6 into 3 new blocks, 6A, 6B and 6C, Condition 15 has been amended to allot an appropriate amount of floor area for each new block, not to exceed the amount of use gross floor area originally assigned to Block 6, which was 1,035,500 sf. This will further clarify the development rights for each new block. See the amended CDD development chart in Condition 15.

Office Building #1, which is on proposed Block 6B has recently been renovated and sold to Rubenstein Partners. Before the sale of the building, Hoffman Company hired a registered architect to provide detailed information about the size of the existing office building and liner retail to determine the amount the gross floor area for Building #1, and also the areas to be deducted, such as stair wells, elevator shafts, and other areas not involving floor space. Office Building #1 consists of 351,753 gsf of existing office and 24,565 gsf of existing retail. Building #2, in Block 6A, consist of 691,079 gsf of existing office and 1,053 sf of retail. Block 6C is an undeveloped pad sit that will have 7,882 sf of future retail. Those area take-offs have been reflected in the amended CDD development chart. Staff supports this amendment as it specifically assigns floor areas to each existing building or new block, whereas previously that information was not known.

B. Subdivision

There are currently 3 private streets in the Town Center; Mandeville Lane, Swamp Fox Road and Grist Mill Place. Two of the streets, Mandeville Lane and Swamp Fox Road are proposed to be dedicated as public streets. Grist Mill Place was also considered, but it was determined not to be suitable to convert to a public street because of existing private utilities in the street, which are not proposed to be relocated with future development, and because of the fact that it does not have adequate turn around at the end of the street. The street ends under the elevated Metro rail tracks in a parking lot. Staff also looked at possibly connecting Grist Mill Place with Grist Mill Road to the east, which was constructed with the Mill Race development. The City has had previous interest in connecting the two streets to complete the street grid in that location, but because there is a significant grade difference of approximately 3 feet between the two streets, staff did not feel it would be feasible from a construction standpoint or from a cost perspective.

In order for the private streets to be dedicated as public streets, a subdivision is necessary to provide the amount of right-of-way needed. Prior to agreeing to support acceptance of the streets into the City's system, staff requested that the applicant provide detailed information regarding the construction of the streets, and provide information such as soil borings of the paying section and sub-base, geotechnical reports, BMP maintenance records, video of the storm drain and sewer systems and as-built plans. Staff also did several site visits and developed a punch list of items that needed to be corrected before agreeing to support the conversion of the private streets to public streets. The streets and sidewalks do show signs of wear and settlement in several locations, and also the sidewalks have a brick pattern that is not to City standards. The applicant has provided the requested information and has agreed to make the necessary improvements to bring the streets and sidewalks up to City standards, before being accepted as City streets.

A result of the subdivision will be that the size of the adjacent blocks will be slightly reduced to accommodate the right-of-way, which includes the travel lanes, any parallel parking and the sidewalks. No existing buildings are impacted negatively by the subdivision. The slightly smaller lot sizes will not have an impact on the floor area assigned to each block since there are no FAR requirements in the CDD.

IV. CONCLUSION

Staff recommends **approval** of the CDD amendment and subdivision subject to compliance with all applicable codes and the following staff recommendations.

Previous Staff Report