



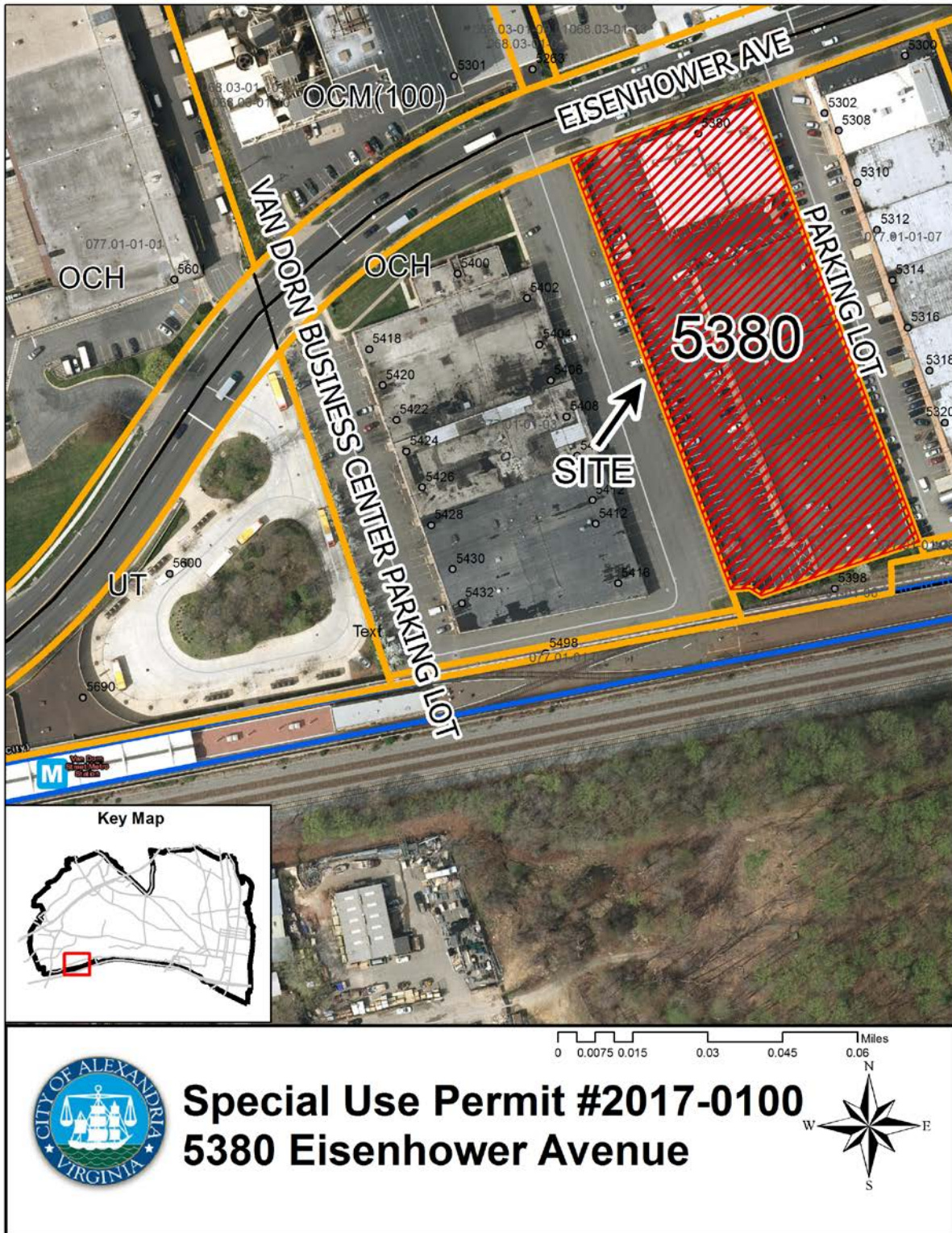
Special Use Permit #2017-0100
5380 Eisenhower Avenue – Umbrella SUP for New Uses

Application	General Data	
Public hearing and consideration of a request for a Special Use Permit for new uses generally categorized as light assembly and production, retail and service, storage and distribution, research and laboratory, and social service, and for a parking reduction.	Planning Commission Hearing:	November 9, 2017
	City Council Hearing:	November 18, 2017
Address: 5380 Eisenhower Avenue	Zone:	OCH / Office Commercial High
Applicant: Boundary Companies, LLC, represented by M. Catharine Puskar, attorney	Small Area Plan:	Eisenhower West

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

Staff Reviewer: Ann Horowitz, ann.horowitz@alexandriava.gov
Madeleine Sims, madeleine.sims@alexandriava.gov

PLANNING COMMISSION ACTION, NOVEMBER 9, 2017: By unanimous consent, the Planning Commission approved Special Use Permit #2017-0100 as modified.



I. DISCUSSION

The applicant, Boundary Companies, LLC, represented by M. Catharine Puskar, attorney, requests Special Use Permit approval for new uses generally categorized as light assembly and production, retail and service, storage and distribution, research and laboratory, and social service under an umbrella SUP at 5380 Eisenhower Avenue. The request also includes a 38-space parking reduction.

SITE DESCRIPTION

The subject parcel is one lot of record with approximately 260 feet of frontage on Eisenhower Avenue, 500 feet of depth, and a total lot area of 102,471 square feet. The site is developed with two industrial/flex space buildings with a total of approximately 64,650 square feet. Building #1, the northernmost building located along Eisenhower Avenue, is two stories with four loading bays and measures approximately 20,000 square feet. Building #2 is a two-story industrial building with approximately 44,000 square feet and seven loading bays. A 94-space parking lot services the tenants of the buildings (Figures 1-4).

Short-term storage, light assembly, retail, and office uses (Professional Electric, 7M Signs, American Backstage, and DPC Security) occupy four of the six tenant spaces located in Building #1. Two office tenant spaces are vacant. Building #2 contains three tenant spaces that house long term storage, short term storage, manufacturing, and contractor's offices (Landlord storage, Dominion Electric and Carbon Industrial).



Figure 1: The subject parcel, outlined in red, is developed with two separate buildings, Building #1 in blue and Building #2 in yellow.

The surrounding area is characterized by a mix of industrial, commercial, and institutional uses. Industrial/flex space buildings are located immediately to the west and east of the subject lot. Tenants in the buildings include amusement enterprise, private commercial school, automobile

repair, commercial laundry, church, storage, and light industrial uses. A shared parking lot surrounds each of these industrial-flex buildings.

Covanta, the Police Department's firing range, Alexandria Fire Station 210, and the City's vehicle impounding lot are located across Eisenhower Avenue to the north of the subject property. To the south are railroad and Metro tracks.

BACKGROUND

The buildings on the lot were constructed in 1975 in the then-I-2/Industrial zone. Site Plan #82-0029 was approved in 1982 for the addition of a 10-car parking garage at the southern end of Building #2, resulting in square footage of 56,059 and parking for 96 vehicles on the site. Subsequently, the parking garage was converted to a tenant space and the on-site parking was reconfigured to accommodate 94 vehicles. An additional 8,591 square feet was added to the buildings since 1982 as interior mezzanines. When the parcel was rezoned to OCH in 1992, the storage, manufacturing, light assembly, and contractors' office uses became legally non-complying.

Zoning inspections in 2012 and 2013 revealed that commercial signs were placed in the public right-of-way. The property owner immediately corrected the violations on both occasions. In 2017, Code inspectors issued a stop work order for interior renovation work conducted without a building permit.

City Council has approved umbrella Special Use Permits for several properties, particularly for industrial/flex space centers along Eisenhower Avenue, in the past. The industrial/flex space center at 5400 Eisenhower Avenue (OCH zone) located immediately to the west of the subject lot,



Figures 2-4: Images of Buildings #1 and #2

operates under an umbrella SUP for several production, warehouse, and repair (PWR) uses. City Council approved umbrella SUP #97-0107 in October 1997 with a 50-space parking reduction and renewed the SUP through SUP #2002-0098.

For industrial/flex space buildings two lots to the east, City Council approved SUP #2009-0021, which was a renewal and change of ownership of umbrella SUP #2003-0124, for several PWR uses at 5150, 5200, and 5230 Eisenhower Avenue (OCH and OCM(100) zones).

PROPOSAL

Boundary Companies, LLC, represented by M. Catharine Puskar, attorney, requests Special Use Permit approval for an umbrella SUP to allow several uses in two industrial/flex space buildings that are located on one parcel at 5380 Eisenhower Avenue. Many spaces in these buildings are currently occupied by non-complying legal uses, and SUP approval would be required if any of these spaces were vacated and replaced with similar uses. The applicant has recently purchased the subject site with long-term plans for redevelopment. In the interim, it requests blanket SUP approval for several uses it believes are compatible, eliminating the need for individual SUP approvals for future tenants. A 38-space parking reduction is also requested to accommodate new and existing uses at the site.

The applicant proposed these uses for umbrella SUP approval:

Amusement enterprise (SUP)
Animal care facility without overnight accommodation
Business and professional office
Building materials storage and sales (SUP)
Catering operation (SUP)
Church
Convenience store (SUP)
Food and beverage production exceeding 3,500 square feet, includes a retail component (SUP)
Glass shop (SUP)
General automobile repair (SUP)
Health and athletic club
Laundry, dry cleaning operation (SUP)
Light assembly, service and crafts (SUP)
Manufacturing (SUP)
Parcel delivery (SUP)
Personal service establishment
Printing and publishing facilities (SUP)
Private school, commercial
Radio or TV broadcasting office and studio
Research and testing laboratory (SUP)
Restaurant (pursuant to Section 11-513) (SUP use)
Retail shopping establishment

Retail shopping larger than 20,000 square feet (SUP)
Storage buildings and warehouses, not to include freight distributions centers (SUP)
Wholesale business (SUP)

Given the demand from businesses and organizations for tenant space in industrial/flex space buildings, staff suggested additional by-right and SUP uses for consideration at the site. The applicant agreed to augment the request with these uses:

Business offices (other than a business and professional office)(SUP)
Day labor agency (SUP)
Fraternal or private club (SUP)
Light automobile repair (SUP)
Medical laboratory
Medical office
Public building (SUP)
Social service use (SUP)

PARKING

A parking reduction is requested to allow for occupancy of vacant spaces and for reuse of occupied spaces if they were to become vacant. Section 8-200(A)(19)(a) sets forth the parking requirements for long-term storage in an industrial warehouse building. Section 8-200(A)(20) establishes the requirements for industrial buildings used for other than long-term storage and for associated office space. Section 8-200(A)(16) requires parking for retail uses. The existing uses at the site and the vacant office spaces would require 132 parking spaces as calculated in Table 1. As 94 spaces are available at the on-site parking lot, a parking reduction of 38 spaces is requested.

Table 1: Parking Requirement

Unit	Use	sq. ft.	Ratio	Total Parking Required
B1: Lower Level Suite	Vacant Office	2,281	1:400	6
B1: Suite I	Storage + Office	3,233	1.1:400 + 1:400	7+2 = 9
B1: Suite G	Light Assembly	2,351	1:400	6
B1: American Backstage	Retail	6,652	1:220	31
B1: Suite F	Vacant Office	2,250	1:400	6
B1: Suite H	Office	2,651	1:400	7
B2: Suite A	Long-term Storage	11,673	1:5000	3
B2: Suite B	Storage + office	13,171	1.1:600 +1:400	21+3 = 24
B2: Suite C	Manufacturing + Office	19,212	1.1:600 +1:400	23+17 = 40
	Total requirement			132

ZONING

The subject property is located in the OCH / Office Commercial High zone.

Pursuant to Section 4-1102, the following uses that the applicant proposes to locate at 5380 Eisenhower Avenue are permitted in the OCH zone:

- Animal care facility with no overnight accommodation
- Church
- Health and athletic club
- Medical laboratory
- Medical office
- Business and professional office
- Personal service establishment
- Private school, commercial
- Radio or TV broadcasting office and studio
- Retail shopping establishment (up to 20,000 square feet)

Section 4-1102.1 allows the following proposed uses with Administrative Special Use Permit approval in the OCH zone:

- Restaurant (pursuant to Section 11-513)
- Catering operation
- Light automobile repair

Section 4-1103 permits the following proposed uses with Special Use Permit approval in the OCH zone:

- Amusement enterprise
- Convenience store
- Day labor agency
- Fraternal or private club
- Food and beverage production exceeding 3,500 square feet, which includes a retail component
- Public building
- Retail shopping larger than 20,000 square feet
- Social service use
- Wholesale business

Section 12-302(B) permits the continuation of noncomplying uses in their original tenant space. Therefore, the existing storage, manufacturing, light assembly, and contractors' office uses at the subject site may continue to operate where they are located. As Section 12-302(A) requires a Special Use Permit for the "physical expansion, enlargement, or intensification of a non-complying use," the current noncomplying uses would require an SUP if they were to expand into other tenant spaces. Section 12-302(B)(2) allows a change in a noncomplying use with a special use permit "to any use allowed in the zone which such non-complying use is first listed in the ordinance." The proposed uses below are eligible as changes to a noncomplying use given that they are listed in zones where the existing noncomplying uses first appear in the ordinance.

Proposed noncomplying uses that require Special Use Permit approval subject to Section 12-302(B):

- Business offices (other than a business and professional office)
- Building materials storage and sales
- Glass shop
- Laundry, dry cleaning operation
- Research and testing laboratory
- Parcel delivery
- Storage buildings and warehouses, not to include freight distributions centers
- Light assembly, service and crafts
- Manufacturing
- Printing and publishing facilities
- General automobile repair

MASTER PLAN DESIGNATION

The subject parcel has been designated for redevelopment in the Eisenhower West Small Area Plan. The superblock, where several industrial/flex space centers are now located, would be divided by a new west/east street to create two blocks. At the subject parcel, office and institutional uses would locate on the block with frontage on Eisenhower Avenue and office, retail, and residential uses are planned for the block to the south.

II. STAFF ANALYSIS

Staff supports the applicant's request for an umbrella SUP to allow a range of uses generally categorized as light assembly and production, retail and service, storage and distribution, research and laboratory, and social service at 5380 Eisenhower Avenue. Staff also supports the request for a 38-space parking reduction.

Use Analysis

The proposed uses are consistent with uses now operating at neighboring industrial/flex space centers. The open floor plan and high ceilings of these tenant spaces are particularly well-suited for production, warehouse, and repair (PWR) uses along with retail uses. Staff has noticed an increase in inquiries for PWR uses and the availability of tenant space already pre-approved through an umbrella SUP would encourage new business owners to locate in the City without the need for individual SUP review. Staff does not anticipate neighborhood impacts from the proposed uses as the lot is located amidst several industrial/flex space centers and industrial uses. Further, nearby industrial/flex space centers with similar businesses have operated through umbrella SUPs for decades without zoning complaints. Nevertheless, standard conditions #3-#22 would apply to all businesses or organizations that would operate at the site. Standard conditions for any restaurant (Condition #22), automobile repair (Condition #23), and convenience store (Condition #24) use that may operate at 5380 Eisenhower Avenue are included. To reduce impacts, staff has incorporated administrative SUP standards from Section 11-513(L) for restaurants which include a 100-seat limit, hours of 5 a.m. to 12 a.m., limited live entertainment, and on-premises alcohol sales.

Staff finds that the proposed uses that are listed in Condition #2 would be compatible at 5380 Eisenhower Avenue. Although permitted by-right or through SUP approval in the OCH zone, staff recommends that residential, child and elder care, public schools, and other parking intensive uses would be inappropriate at the site due to incompatibility with the light industrial uses and the limitations on parking. The by-right and SUP uses permitted in the OCH zone and compatible with the proposed uses are itemized in Conditions #2a and #2b, respectively. Uses similar in intensity to the existing noncomplying uses that first appear in the CSL and OCM(50) zones would be permitted pursuant to Sections 12-302(A) and (B)(2) of the Zoning Ordinance, as stated in Condition #2c. Given that proposed manufacturing, printing and publishing facilities, and general automobile repair uses are found in the Industrial zone, a zone that contains uses more intense than the OCH zone, staff must limit these uses to a maximum of 20,000 square feet, as required by Condition #2d. This size limitation is generally consistent with the square footage occupied by the existing manufacturer, Carbon Industrial now on the site. Limiting the industrial zone uses in size would minimize impacts on tenants and neighboring properties.

Parking analysis

Staff also supports the parking reduction of 38 spaces. Although the parking requirement according to the Zoning Ordinance is 132 spaces, approximately 80% of the parking spaces are unoccupied at any one time. Adding the parking requirements for office tenants in the two vacant spaces, the parking lot usage could potentially climb to 34%, leaving the majority of spaces unused. The mixture of proposed uses could increase the actual demand for parking spaces, however, staff believes that the 94-spaces would still be sufficient, as the majority of proposed

uses have the same parking requirement (one space for every 400 square feet) as office uses, which figure prominently into the parking analysis in Table 1. Although possible restaurants, churches, private commercial schools, and amusement enterprises are typically more parking intensive, the parking need for these uses would peak during weekday evenings and weekends when other on-site businesses with typical weekday business hours are closed. Nonetheless, staff has limited the sizes of restaurants, churches, private commercial schools, and amusement enterprises to require a maximum of 25 parking spaces for each use in Conditions #22g, #25, #26, and #27 respectively.

Further, staff finds the ratio of 1.5 parking spaces per 1,000 square feet at 5380 Eisenhower Avenue is comparable to neighboring industrial/flex space centers with similar uses. The tenants at 5150-5184, 5200-5228, and 5230-5258 Eisenhower Avenue, operating under an umbrella SUP, share a parking lot that provides 1.2 spaces for every 1,000 square feet. The parking lot servicing the industrial/flex space center at 5300-5320 Eisenhower Avenue provides tenants with 1.7 spaces for every 1,000 square feet. Staff's visits to the comparable sites indicated that parking space vacancies existed at all times at those properties, and the ratio provided at this site should also be sufficient for the similar uses proposed at 5380 Eisenhower Avenue.

Parking demand for employees and business patrons at the industrial/flex space center would be likely reduced given that the site is within walking distance of the Van Dorn Metro station. The applicant is required to encourage tenants to use public transportation and to contact Go Alex to establish an employee transportation benefits program, as stated in Condition 16. Patrons would be notified of alternative forms of transportation through marketing methods of each tenant, as required in Condition 17.

As the Eisenhower West Small Area Plan designates the parcel for redevelopment in the long-term, staff has included Condition #20 which requires a staff review the redevelopment potential and use compatibility in November 2027 and a City Council review in November 2032. If redevelopment of the sites is not imminent at the staff level and City Council SUP reviews, extension of the umbrella SUP may be granted.

Conclusion

As the applicant's proposal for an umbrella SUP is consistent with uses in adjacent industrial/flex space centers and the availability of parking is comparable to these buildings, staff recommends approval of the Special Use Permit request, subject to the conditions contained in Section III of this report.

III. RECOMMENDED CONDITIONS

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

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The following uses are permitted on the subject property:
 - a. Below are the only uses that are permitted uses in the OCH zone and are permitted through this SUP:
Animal care facility with no overnight accommodation
Church (125 seats)
Health and athletic club
Medical laboratory
Medical office
Business and professional office
Personal service establishment
Private school, commercial (50 students)
Radio or TV broadcasting office and studio
Retail shopping establishment (up to 20,000 square feet)
 - b. Below are uses that require SUP approval in the OCH zone and are permitted through this SUP:
Restaurant (pursuant to Section 11-513)
Catering operation
Light automobile repair
Amusement enterprise
Convenience store
Day labor agency
Fraternal or private club
Food and beverage production exceeding 3,500 square feet, includes a retail component
Public building
Retail shopping larger than 20,000 square feet
Social service use
Wholesale business
 - c. Below are CSL and OCM(50) zone uses that are permitted by this SUP through Section 12-302 (A) and (B)(2) of the Zoning Ordinance:
Business offices (other than a business and professional office)
Building materials storage and sales
Glass shop
Laundry, dry cleaning operation
Research and testing laboratory

Parcel delivery
Storage buildings and warehouses, not to include freight distributions centers
Light assembly, service and crafts

- d. Below are uses that are permitted to occupy no more than 20,000 square feet of building area at this site because they are Industrial zone uses that are permitted through Section 12-302 (B)(2) of the Zoning Ordinance:
Manufacturing
Printing and publishing facilities
General automobile repair (P&Z)
3. This approval is valid if the existing buildings and parking lot remain unchanged. (P&Z)
4. **CONDITION AMENDED BY PLANNING COMMISSION:** A minor site plan amendment of SIT #82-0029 is required to address the parking lot and additional square footage changes since the site plan was approved in 1982. (~~P&Z~~) (PC)
5. No debris may be stored in the parking lot. (P&Z)
6. The applicant shall maintain the pavement, parking areas, and landscaping in good condition. Parking spaces shall be clearly striped. (P&Z)
7. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z) (T&ES)
8. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
9. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
10. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
11. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
12. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)

13. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
14. Outdoor storage of debris and building materials is not permitted. (P&Z)
15. The applicant shall require tenants to require that their employees who drive use off-street parking. (T&ES)
16. The applicant shall encourage tenants to encourage its employees use public transportation to travel to and from work. New tenants shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
17. The applicant shall require tenants to provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
18. The parking lot shall remain as a shared parking lot and individual spaces shall not be allocated to specific tenants and signed for their sole use. (T&ES)
19. Fencing shall be maintained to prevent unsightly conditions such as holes, sags, or bent areas. (P&Z)
20. The Special Use Permit shall be reviewed by the Director of Planning and Zoning, with notice to the community, 10 years from approval (November 2027) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. Notwithstanding the staff review, City Council shall review the Special Use Permit in November 2032 in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z)
21. The Director of Planning and Zoning shall review the Special Use Permit one year after the business is operational, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

22. Any restaurant shall comply with the following conditions (from Section 11-513):
- a. The indoor dining operating hours shall be limited to 5 a.m. to 12 a.m., daily. For patrons, meals ordered before the closing hour may be sold, but no new patrons may be admitted and all patrons must leave by one hour after the closing hour. (P&Z)
 - b. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
 - c. Limited live entertainment shall be permitted. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment. (P&Z)
 - d. On-premises alcohol sales are permitted. (P&Z)
 - e. No food, beverages, or other material shall be stored outside. (P&Z)
 - f. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements and on how to prevent underage sales of alcohol to prevent the underage sale of alcohol. (P&Z)
 - g. The maximum number of seats that may be provided inside the restaurant shall be 100. (P&Z)
 - h. Delivery of food to customers is permitted, if delivery of food to customers is operated by a third-party service, not more than one delivery vehicle may pick up orders at the restaurant at any one time. In either case, the delivery vehicle must park in an off-street parking space when at the restaurant. (P&Z)
 - i. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
 - j. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
 - k. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
 - l. If used cooking oil is stored outside, the drum shall be kept securely closed with a bung when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES)

- m. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
 - n. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
 - o. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol.(P&Z)
23. Any automobile repair use shall comply with the following conditions:
- a. No vehicles shall be parked or stored in any portion of the public right-of-way. (P&Z)
 - b. No junked, abandoned, visibly damaged, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
 - c. No vehicles, including car carriers, shall be parked, stored, loaded, or unloaded in the public right-of-way. (P&Z)
 - d. The applicant shall not use residential side streets for test-driving or diagnosing needed vehicle repairs. The applicant may use major arterials such as Eisenhower Avenue for test-driving regardless of the uses located along those streets. (P&Z)
 - e. Vehicle parts, tires, or other materials shall not be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
 - f. The paint booths should be inspected and maintained twice a year by a third-party expert to ensure that they conform to EPA standards and that the emissions of volatile organic compounds (VOCs) are kept to a minimum possible. (T&ES)
 - g. No paint or coatings shall be applied outside of the paint spray booth designed and built to the satisfaction of the Director of Code Administration. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth. (T&ES)
 - h. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by

contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)

- i. No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
 - j. Car wash facilities must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity must drain to the sanitary sewer system with prior approval from AlexRenew, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES)(P&Z)
24. Any convenience store use shall comply with the following conditions:
- a. No tables or seats shall be provided for customers either inside or outside of the convenience store. (P&Z)
 - b. Windows shall provide open views into the tenant space and not be opaque or otherwise obstructed except with minor, low-height, well-maintained and regularly updated window displays, which shall cover no more than 20% of the window area. (P&Z)
 - c. The cash registers shall be positioned such that staff can monitor activity both inside and outside the store. (P&Z)
 - d. No food, beverages, or other material or products shall be stored outside. (P&Z)
 - e. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. containers. (P&Z)
 - f. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent crime, loitering, noise and the underage sales of alcohol. (P&Z)
 - g. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (P&Z)
 - h. All waste products including but not limited to organic compounds (solvents and cleaners), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (P&Z)

- i. The applicant shall install closed-circuit television cameras for the security of patrons, employees, and community residents. (P&Z)
 - j. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold. (P&Z)
 - k. If a pattern of security-related problems develops, the applicant will meet with City staff to resolve such problems. If said problems persist, the Director may docket this Special Use Permit for review by the Planning Commission and City Council, regardless of whether it is a part of an annual review. (P&Z)
25. Any church use shall be limited to 125 seats. (P&Z)
26. Any private commercial school use shall not exceed 50 seats/students. (P&Z)
27. Any amusement enterprise use shall be limited to 5,000 square feet. (P&Z)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning
Ann Horowitz, Urban Planner
Madeleine Sims, Urban Planner

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 The applicant proposes an overall parking ratio of approximately 1.45 spaces per 1,000 sf of leasable space.
- R-1 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-2 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-3 The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-4 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-5 All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
- R-6 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-7 The applicant/owner shall develop and submit to the City a set of binding rental conditions that are included in each lease to allow him/her to resolve issues related to air pollution and/or noise arising from one renter's operations that impact other renters' operations. (T&ES)
- R-8 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-9 The applicant shall require tenants to require that their employees who drive use off-street parking. (T&ES)

- R-10 The applicant shall encourage tenants to encourage its employees use public transportation to travel to and from work. New tenants shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-11 The applicant shall require tenants to provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- R-12 The applicant shall be responsible for ensuring adequate parking for current and future tenants. Individual spaces shall not be allocated to specific tenants and signed for their sole use. (T&ES)

Restaurants:

- R-13 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-14 Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- R-15 If used cooking oil is stored outside, the drum shall be kept securely closed with a bung when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES)
- R-16 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- R-17 Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)

Auto Repair:

- R-18 The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
- R-19 No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
- R-20 Car wash facilities must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity must drain to the sanitary sewer

system with prior approval from AlexRenew, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES)(P&Z)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

No comments received.

Fire:

- F-1 No comments or concerns but make applicant aware that depending on the occupancy of the space, a fire prevention permit could be required for the use and occupancy condition.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 5380 Eisenhower Avenue

TAX MAP REFERENCE: 0077.01-01-05 **ZONE:** OCH

APPLICANT:

Name: Boundary Companies, LLC

Address: 5380 Eisenhower Avenue, Alexandria VA 22304

PROPOSED USE: Umbrella Special Use Permit for a variety of uses and a parking reduction

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

By: M. Catharine Puskar, Attorney

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley & Walsh P.C.
2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

MC Puskar
Signature

8/16/17
Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of See Attached., I hereby
 (Property Address)
 grant the applicant authorization to apply for the _____ use as
 (use)
 described in this application.

Name: _____
 Please Print

Phone: _____

Address: _____

Email: _____

Signature: _____

Date: _____

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

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☒ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

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

Jeffrey L. Yates, owner, 100%

Boundary Companies, LLC, applicant, John Wilkinson 100%

Jeffrey L. Yates
2525 King Street
Alexandria, VA 22301

August 15, 2017

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

Re: Consent to File Application for a Special Use Permit
5380 Eisenhower Avenue, Tax Map ID 077.01-01-05 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, Jeffrey L. Yates hereby consents to the filing of an application by Boundary Companies, LLC for a Special Use Permit on the Property and any related requests.

Very Truly Yours,

: 
Jeffrey L. Yates



Boundary Companies, LLC
4445 Willard Avenue, Suite 500
Chevy Chase, Maryland 20815

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

Re: Consent to File Application for a Special Use Permit
5380 Eisenhower Avenue, Tax Map ID 077.01-01-05 (the "Property")

Dear Mr. Moritz:

Boundary Companies, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Special Use Permit on the Property and any related requests.

Very truly yours,

Boundary Companies, LLC

By: 

Its: 

Date: 8/15/2017

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. <u>Boundary Companies,</u>	<u>4445 Willard Ave Suite 500</u>	<u>100%</u>
2. <u>LLC</u>	<u>Cherry Chase, MD</u>	
3. <u>John Wilkinson</u>	<u>20815</u>	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5380 Eisenhower Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <u>Jeffrey L. Yates</u>	<u>2525 King St. Alexandria, VA</u>	<u>100</u>
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. <u>Jeffrey L. Yates</u>	<u>NONE</u>	<u>NONE</u>
2. <u>John Wilkinson</u>	<u>NONE</u>	<u>NONE</u>
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.

8/15/17
Date

John D. Wilkinson
Printed Name


Signature

SUP # _____

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

☐ **Yes.** Provide proof of current City business license N/A

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

NARRATIVE DESCRIPTION

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

Please see attached for Narrative Description.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

3. Narrative Description

Boundary Companies, LLC ("the Applicant"), is in the process of purchasing 5380 Eisenhower Ave ("the Property") and has long-term plans for redevelopment in conformance with the recently adopted Eisenhower West Small Area Plan. In the interim, the Applicant seeks an umbrella Special Use Permit for compatible uses with the current industrial buildings on the Property.

By way of background, the Property was previously zoned Industrial. This zoning was changed to OCH/Office Commercial High Zone as a result of the comprehensive rezoning in Alexandria in 1992. Because the property and the current uses existed prior to June 24, 1992, the Property was deemed to contain noncomplying uses, pursuant to Section 12-300 of the Zoning Ordinance. Therefore, these uses may continue to operate on the Property in the form of a different trade, business, or activity provided that it is within the scope of the use listed in the Ordinance, or the use may be changed with a special use permit to any use allowed in the previous zone, i.e. Industrial, or to a use allowed in the current zone, OCH.

The total square footage of the buildings is 64,645 square feet. The current tenants include wholesale, storage, retail, personal service, light assembly and crafts, and office tenants. Please refer to the provided floor plans for the square footage of each tenant.

The 2015 Eisenhower West Small Area Plan projects office, retail, and residential redevelopment in the area. Based on the current market, the Applicant anticipates the redevelopment potential of the Property in approximately 15-20 years. However, the Applicant seeks to rent space in the current buildings to a variety of tenants in the interim. The Applicant recognizes the need for industrial and commercial space in the City of Alexandria and hopes to fill that need until such time as the market is ready for redevelopment.

The Applicant has determined that the following uses are compatible with the industrial buildings. These uses would allow the Applicant flexibility to lease space to industrial or commercial tenants without submitting separate Special Use Permits for individual new tenants. An umbrella Special Use Permit will allow the Applicant to easily re-tenant spaces on the Property in a timely manner and reduce the burden on small businesses looking to occupy space in the buildings.

- Amusement enterprise
- Church
- Animal care facility with or without overnight accommodation
- Bottling plant
- Building materials storage and sales
- Catering operations
- Food and beverage production
- General automobile repair

- Glass shop
- Laundry, dry cleaning operations
- Light assembly and crafts
- Machine shop
- Manufacturing
- Parcel delivery
- Printing and publishing facilities
- Research and testing
- Sheet metal shop
- Stone monument works
- Storage buildings and warehouses
- Wholesale businesses
- Business and professional office
- Personal service establishment
- Private school, commercial or academic
- Restaurant
- Convenience store
- Retail shopping establishment

Additionally, the Applicant requests a parking reduction to permit shared parking among tenants. Currently, the Property contains 94 parking spaces and 4 loading spaces. Parking for the existing industrial buildings and their associated uses has historically proven to be adequate to serve existing tenants. Although the precise future tenant mix is currently unknown, the requested mix of industrial and commercial uses would require parking at different times of day, which is conducive to a shared parking scenario. Also, parking would be managed by the property manager in order to ensure that all tenants' parking needs were met.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☒ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

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

Varies by tenant

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

Varies by tenant

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

Day:

Varies by tenant

Hours:

Varies by tenant

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

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

No unusual noise levels anticipated.

B. How will the noise be controlled?

Varies by tenant

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

No unusual odors will be generated.

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

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Varies by tenant, trash is the responsibility of the tenant and will be contained in dumpsters.
-
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Varies by tenant.
-
- C. How often will trash be collected?
Varies by tenant, property manager will provide a common dumpster, and trash will be removed on a scheduled and regular basis.
-
- D. How will you prevent littering on the property, streets and nearby properties?
The property manager will provide service on an "as-needed" basis.
-

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

☒ Yes. ☐ No.

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

Varies by tenant, tenants will be responsible for the legal disposition of
hazardous materials, if any.

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

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

Each tenant is responsible for the legal disposition of hazardous materials, if any _____

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? Each tenant is responsible for the security of its spaces.

ALCOHOL SALES

- 13.** Will the proposed use include the sale of beer, wine, or mixed drinks?

A.

☐ Yes ☐ No x Unknown

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

If a tenant proposes to sell alcohol, they will be required to follow all regulations involving the sale of alcohol _____

PARKING AND ACCESS REQUIREMENTS

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

93 _____ Standard spaces
 _____ Compact spaces
 1 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

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

☒ on-site

☐ off-site

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

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

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☒ Parking reduction requested; see attached supplemental form

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

- A. How many loading spaces are available for the use? 4

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? The loading facilities are located on the south side of the building that fronts Eisenhower Avenue
- C. During what hours of the day do you expect loading/unloading operations to occur? Varies by tenant
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? Varies by tenant.
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? N/A square feet.
18. What will the total area occupied by the proposed use be?
64,645 sq. ft. (existing) + 0 sq. ft. (addition if any) = 64,645 sq. ft. (total)
19. The proposed use is located in: (check one)
- ☒ a stand alone building
 - ☐ a house located in a residential zone
 - ☒ a warehouse
 - ☐ a shopping center. Please provide name of the center: _____
 - ☐ an office building. Please provide name of the building: _____
 - ☐ other. Please describe: _____

End of Application



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

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

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

Please see attached Narrative Description.

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

Please see attached Narrative Description.

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

Please see attached Narrative Description.

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

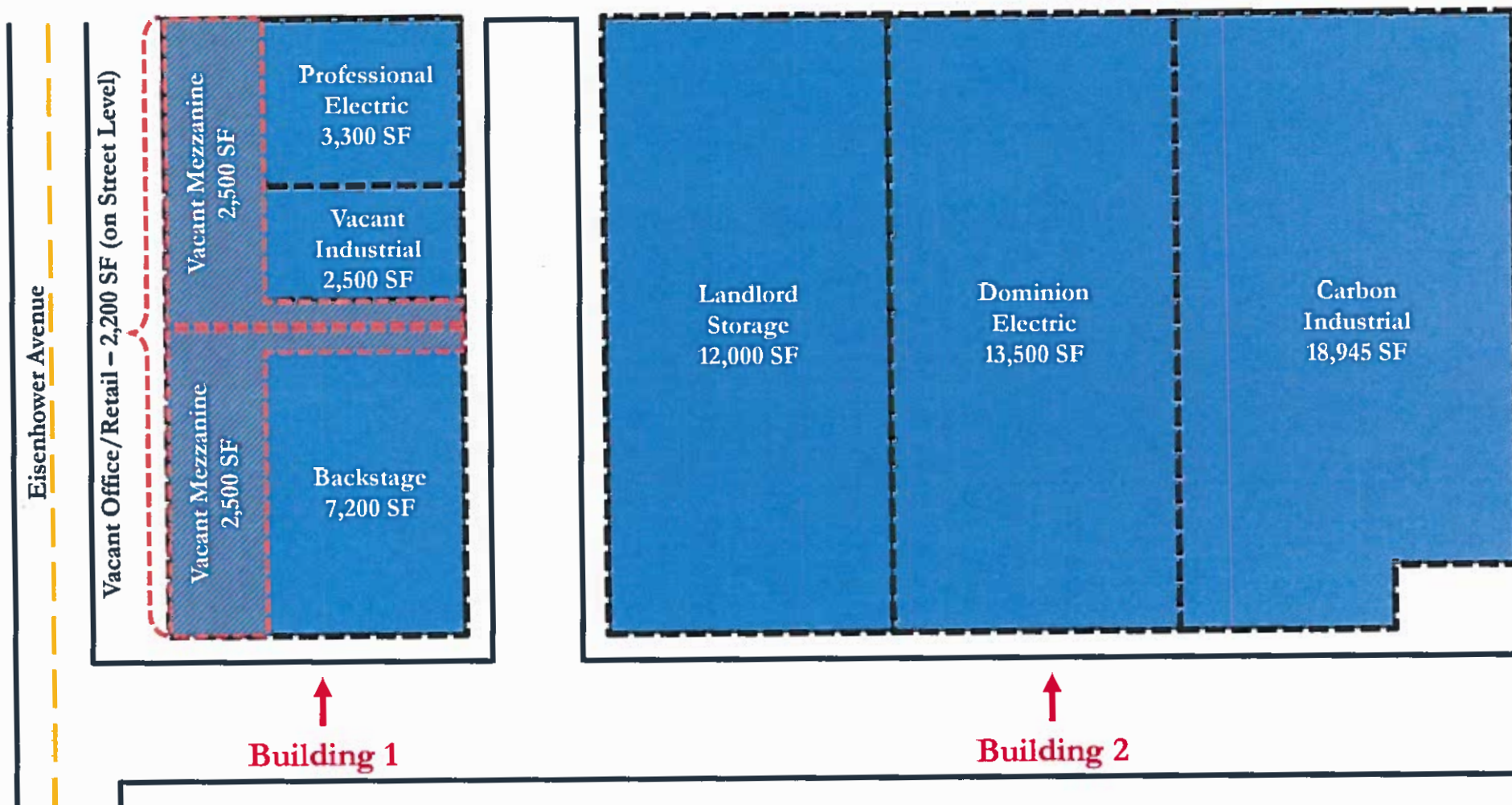
_____ Yes. ☒ No.

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

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

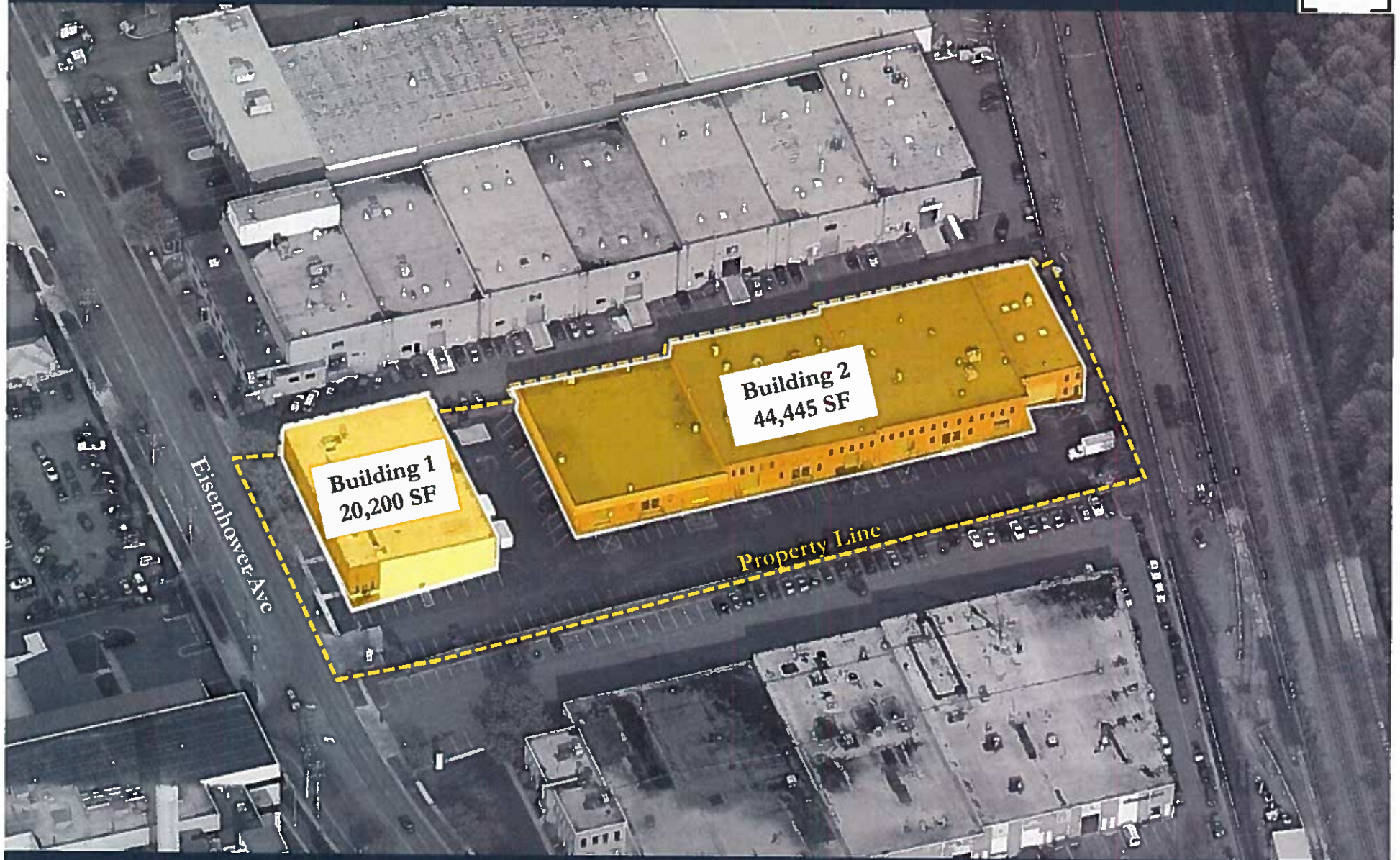
Floor Plan

B



Property Layout

B



5380 Eisenhower Ave

Confidential

EASEMENT NOTES:

- THESE NOTES ARE NUMBERED TO CORRESPOND WITH SCHEDULE B - SECTION II OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 15-024 EFFECTIVE FEBRUARY 17, 2015 @ 8:00 A.M.
2. EASEMENTS GRANTED TO THE CITY OF ALEXANDRIA, VIRGINIA, IN DEED BOOK 758 PAGE 682 AND DEED BOOK 764 PAGE 72 ARE SHOWN HEREON.
3. EASEMENTS GRANTED TO WASHINGTON GAS LIGHT COMPANY RECORDED IN DEED BOOK 982 PAGE 132 AND DEED BOOK 1256 PAGE 1484 ARE SHOWN HEREON.
4. EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 651 PAGE 15 AND DEED BOOK 937 PAGE 279 ARE SHOWN HEREON. (APPROXIMATE)
5. EASEMENT AGREEMENT RECORDED IN DEED BOOK 1524 PAGE 737 IS SHOWN HEREON. (APPROXIMATE)
- (EASEMENTS FOR GAS WATER, RAIL, ETC. IN DEED BOOK 533, PAGE 414 WERE VACATED IN DEED BOOK 1046 AT PAGE 775)

DESCRIPTION OF RECORD:

LOT 3456 01-02-01, RESUBDIVISION OF PARCEL "A", SECTION ONE (1), BUSH HILL INDUSTRIAL PARK, AS THE SAME APPEARS DULY RESUBDIVIDED, PLATTED AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, IN DEED BOOK 593 PAGE 550; THE ORIGINAL DEDICATION OF BUSH HILL INDUSTRIAL PARK BEING RECORDED IN DEED BOOK 533 PAGE 414 AMONG THE AFORESAID LAND RECORDS.

LESS AND EXCEPT THEREFROM A PARCEL OF LAND CONTAINING 5,625 SQUARE FEET, MORE OR LESS, CONVEYED TO WASHINGTON METROPOLITAN TRANSIT AUTHORITY BY DEED RECORDED IN DEED BOOK 1053 PAGE 853.

SURVEYOR'S CERTIFICATE

TO, JEFFREY YATES, SR., JOHN MARSHALL BANK AND/OR ITS SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR, AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6(A), 7(A)(b), 8, 9, 11(A), 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 24, 2015.



George M. O'Donnell
GEORGE M. O'DONNELL, S.S.

GENERAL NOTES:

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX MAP 77 01-01-05 AND IS ZONED OCH. (OFFICE COMMERCIAL HIGH ZONE)
2. OWNER: JAMES S. EUDY, TRUSTEE
1210 TRINITY DRIVE
ALEXANDRIA, VA 22314
(INSTRUMENT NO. 040004364)
3. TOTAL REMAINING LAND AREA = 102,471 SF (2.3524 ACRES)
4. GROSS AREA OF BUILDING FOOTPRINTS = 53,390 SF (TOTAL)
(12,880 SF + 40,510 SF)
5. THERE ARE 93 PARKING SPACES AND 1 HANDICAPPED PARKING SPACE ON THIS PROPERTY. (THE SPACES ON THE EAST LINE OF THE PROPERTY DO NOT COUNT)
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
8. THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 515190017E, REVISED JUNE 16, 2011.
9. ALL DEED BOOK AND PAGE NUMBERS SHOWN HEREON REFER TO THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA UNLESS NOTED.
10. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED WITHIN THE TITLE COMMITMENT.
11. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
12. THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
13. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.



ORTHOGRAPHIC OVERLAY
NO SCALE

VICINITY MAP
NO SCALE

ALTA/ACSM LAND TITLE SURVEY
SHOWING THE IMPROVEMENTS ON
LOT 3456-01-02-01
RESUBDIVISION OF PARCEL "A", SECTION ONE
BUSH HILL INDUSTRIAL PARK
(DEED BOOK 593, PAGE 550)
LESS AND EXCEPT 5,625 SQUARE FEET TO THE
WASHINGTON METROPOLITAN TRANSIT AUTHORITY
(DEED BOOK 1053, PAGE 853)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' FEBRUARY 24, 2015



8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6535
FAX: 703-799-6412

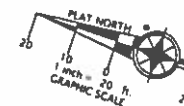
LOT 3456-01-02-02

518'58"30" E ~ 523.87' (TOTAL)

LOT 3456-01-02-01
REMAINING AREA = 102,871 SF

N 18°58'30" W ~ 523.47'

3456-01-01-06
SECTION 2
BUSH HILL INDUSTRIAL PARK
UNITY, L.P.



EISENHOWER AVENUE

RICHMOND, FREDERICKSBURG, AND POTOMAC RAILROAD PROPERTY
AREA 41
IF AREA COUNTY DEED BOOK 6100, PAGE 13109

LEGEND	
CI	CURB INLET
CO	CLEAN OUT
CONC	CONCRETE
DB	DEED BOOK
DHF	DRILL HOLE FOLIO
DHS	DRILL HOLE SET
FH	FIRE HYDRANT
IPF	IRON PIPE FOLIO
IPS	IRON PIPE SET
N/F	NOW OR FORMERLY
PC	PAGE
SMH	SANITARY MANHOLE
STP	STOOP
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE

ALTA/ACSM LAND TITLE SURVEY
SHOWING THE IMPROVEMENTS ON
LOT 3456-01-02-01
RESUBDIVISION OF PARCEL "A", SECTION ONE
BUSH HILL INDUSTRIAL PARK
(DEED BOOK 591, PAGE 550)
LESS AND EXCEPT 5,625 SQUARE FEET TO THE
WASHINGTON METROPOLITAN TRANSIT AUTHORITY
(DEED BOOK 1053, PAGE 853)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' FEBRUARY 24, 2015
DOMINION Surveyors
8800 H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412



5380 Eisenhower Avenue

Space Use Summary

BUILDING 1	Page	Status	SF	% Tenant Space	% of Bldg
Vacant Office/Retail (Lower Level Suite)	1	Vacant	2,281		
Uses: Office			2,281	100%	12%
Professional Electric (Suite I)	2	Leased	3,233		
Uses: Storage			2,510	78%	13%
Office			723	22%	4%
7M Signs (Suite G)	2	Leased	2,351		
Uses: Light Assembly			2,351	100%	12%
American Backstage	2	Leased	6,652		
Uses: Retail			3,900	59%	20%
Storage			1,100	17%	6%
Office			1,652	25%	9%
Office Suite F	3	Vacant	2,250		
Uses: Office			2,250	100%	12%
DPC Security (Suite H)	3	Leased	2,651		
Uses: Office			2,651	100%	14%
Total Building 1			19,418		

BUILDING 2	Page	Status	SF	% Tenant Space	% of Bldg
Landlord Storage (Suite A)	4	LL Storage	11,673		
Uses: Storage			11,673	100%	26%
Dominion Electric (Suite B)	4 & 6	Leased	13,171		
Uses: Storage			10,007	76%	23%
Retail			1,256	10%	3%
Office (first floor)			500	4%	1%
Office (second floor)			1,408	11%	3%
Carbon Industrial (Suite C)	5 & 6	Leased	19,212		
Uses: Manufacturing A			1,600	8%	4%
Manufacturing B			4,250	22%	10%
Manufacturing C			1,500	8%	3%
Storage			2,400	12%	5%
Storage			2,775	14%	6%
Office (First Floor)			3,279	17%	7%
Office (Second Floor)			3,408	18%	8%
Total Building 2			44,056		

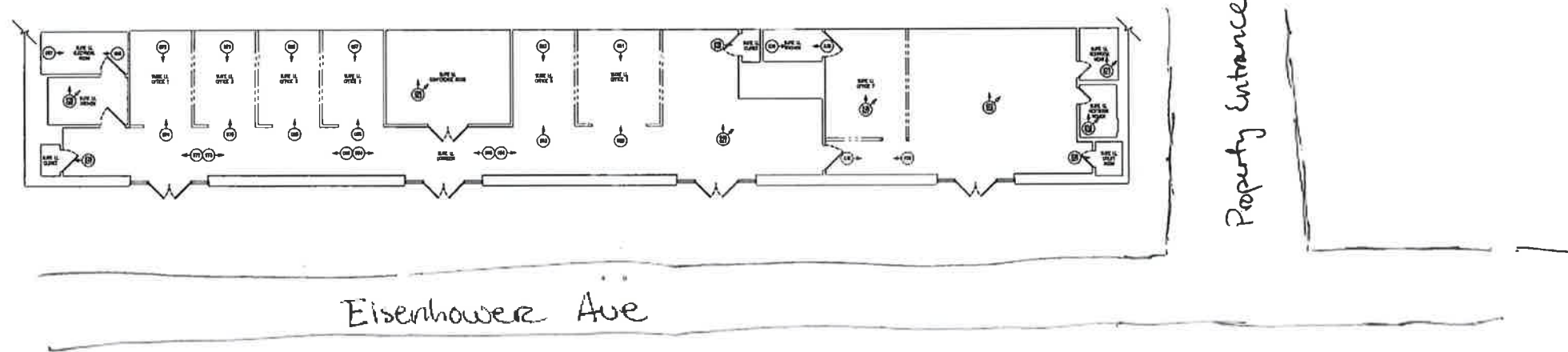
Building One

space: Lower Level

Description: Office

Status: Vacant

Total SF: 2,281 SF



Page 1



COAST 2 COAST

7704 BASSWOOD DR.
CHATTANOOGA, TN 37416
PH. 423.296.9000
www.c2csurveys.com

BOUNDARY COMPANIES
4445 WILLARD AVE, SUITE 720
CHEVY CHASE, MARYLAND 20815

Drawn By: A. HURT

Checked By: J. CLOOS

Project Number: A2017612

BUSH HILL INDUST. PARK
5380 EISENHOWER AVE
ALEXANDRIA, VA 22304

NO.	REVISION	DATE

Page Size: 24" x 36"

Scale: 1/8" = 1'-0"



Date: 09/27/17

BUILDING 1 LOWER
LEVEL FLOOR PLAN

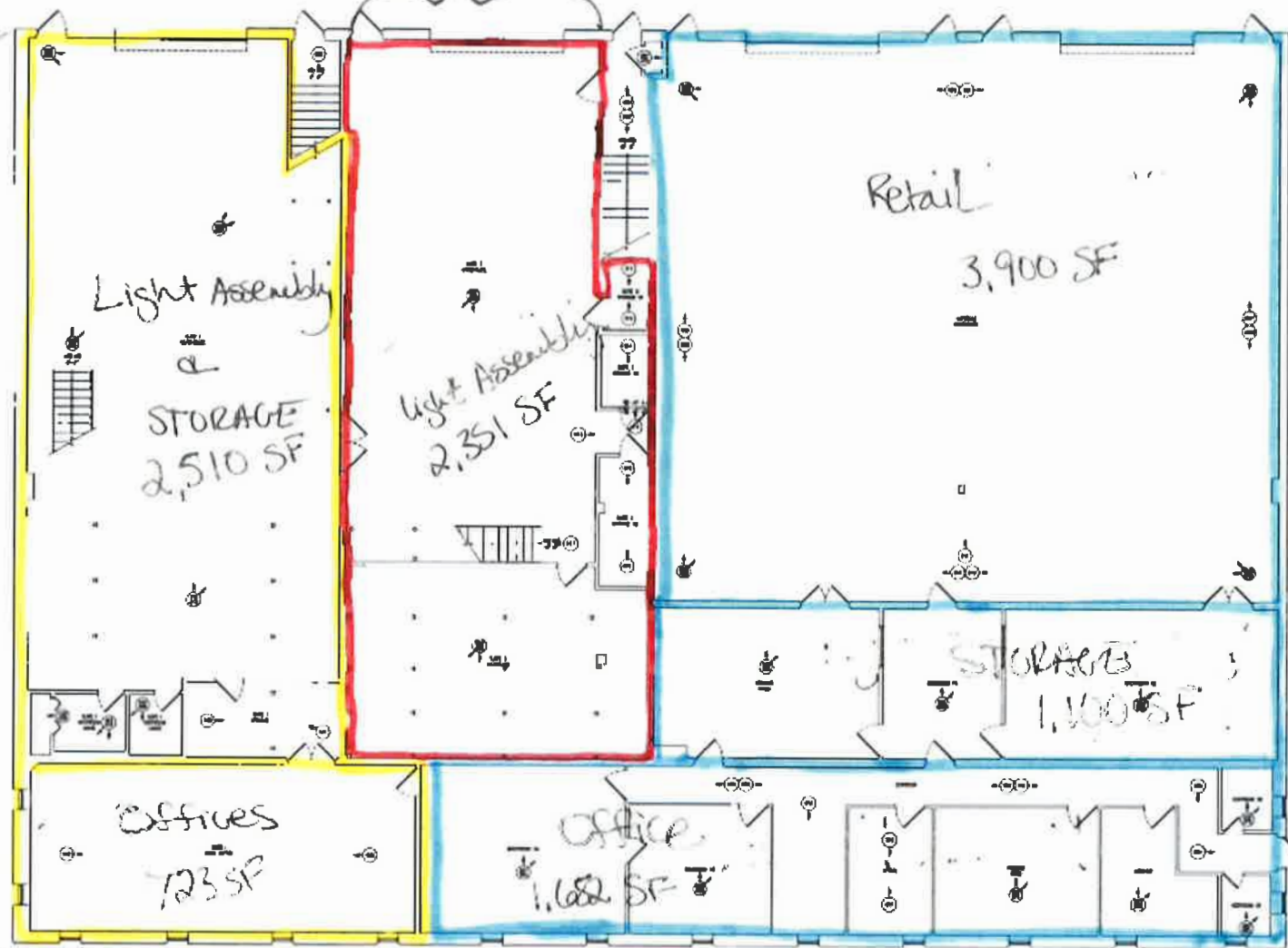
A201

Building One
second floor

7M Signs

American
Backstage
6,652 SF

Professional Electric
3,233 SF



PAGE 2

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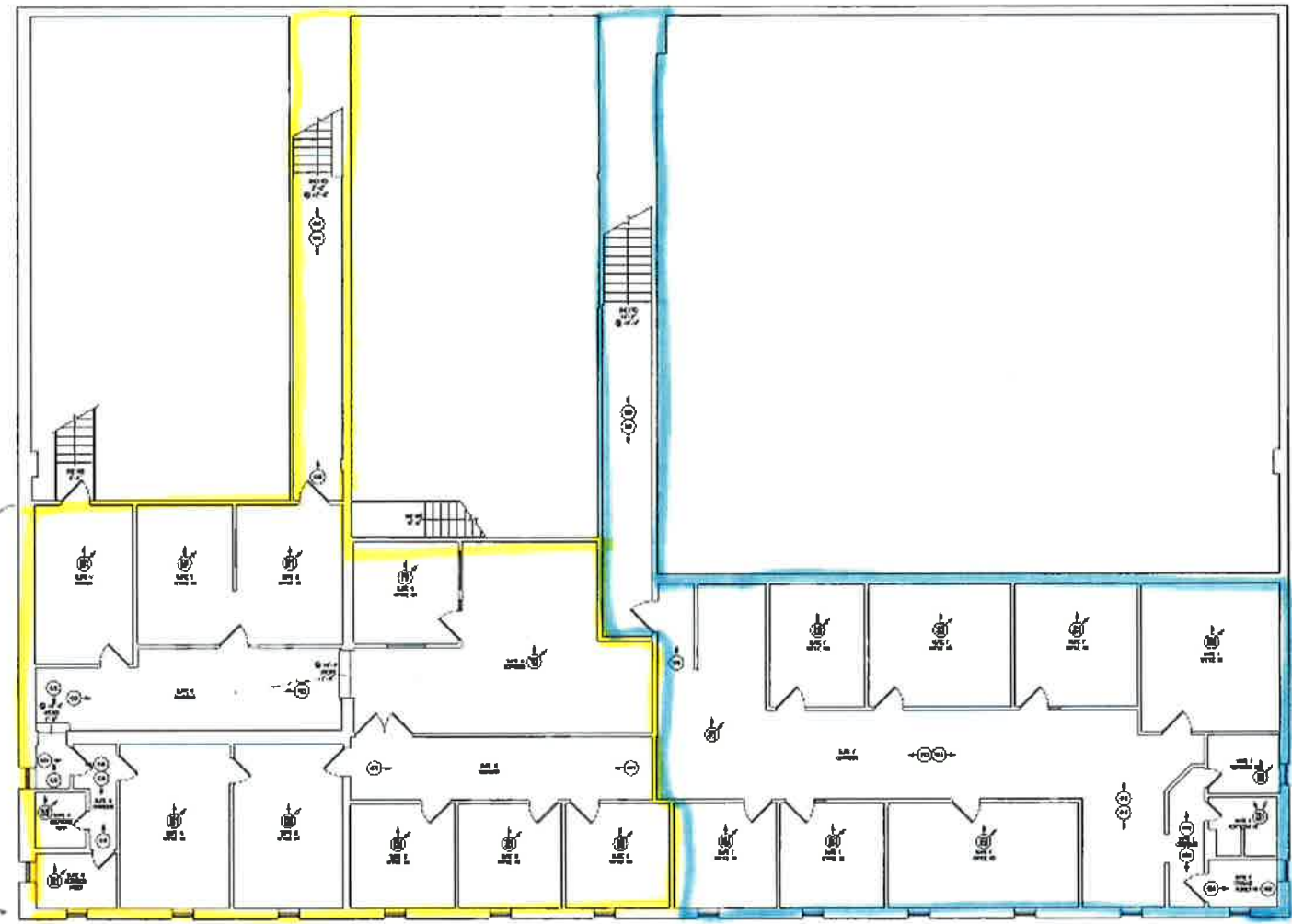
Date: 09/27/17

BUILDING: 151
LEVEL: FLOOR PLAN

A202

Building One
Third Floor

Office Suite F
(VACANT)
2,250 SF



DPC Security
Office
2,651 SF

PAGE 3



COAST 2 COAST
7704 BASSWOOD DR.
CHATTANOOGA, TN 37416
PH. 423.285.9000
www.c2csurveys.com

BOUNDARY COMPANIES
4445 WILLARD AVE, SUITE 720
CHEVY CHASE, MARYLAND 20815

Drawn By: A. HURT
Checked By: J. CLOOS
Project Number: A2017612

BUSH HILL INDUST. PARK
5380 EISENHOWER AVE
ALEXANDRIA, VA 22304

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Date: 09/27/17

BUILDING 1 2ND
LEVEL FLOOR PLAN

A203

Building 2
First Floor.

Dominion Electric

SEE
A205

Landlord STORAGE 11,673 SF

STORAGE

10,007 SF

Retail
1,256 SF

Office

505 SF

PAGE 4


COAST 2 COAST
7730 EAGLEWOOD DR.
DALLAS, TEXAS 75249
P.O. BOX 200,000
www.coast2coast.com

BOUNDARY COMPANIES
4445 WILLARD AVE, SUITE 720
CHEVY CHASE, MARYLAND 20815

Drawn By: A. HURT
Checked By: A. HURT
Project Number: A20412

BUSH HILL INDUST. PARK
5380 E. SENECA AVE.
ALEXANDRIA, VA 22304

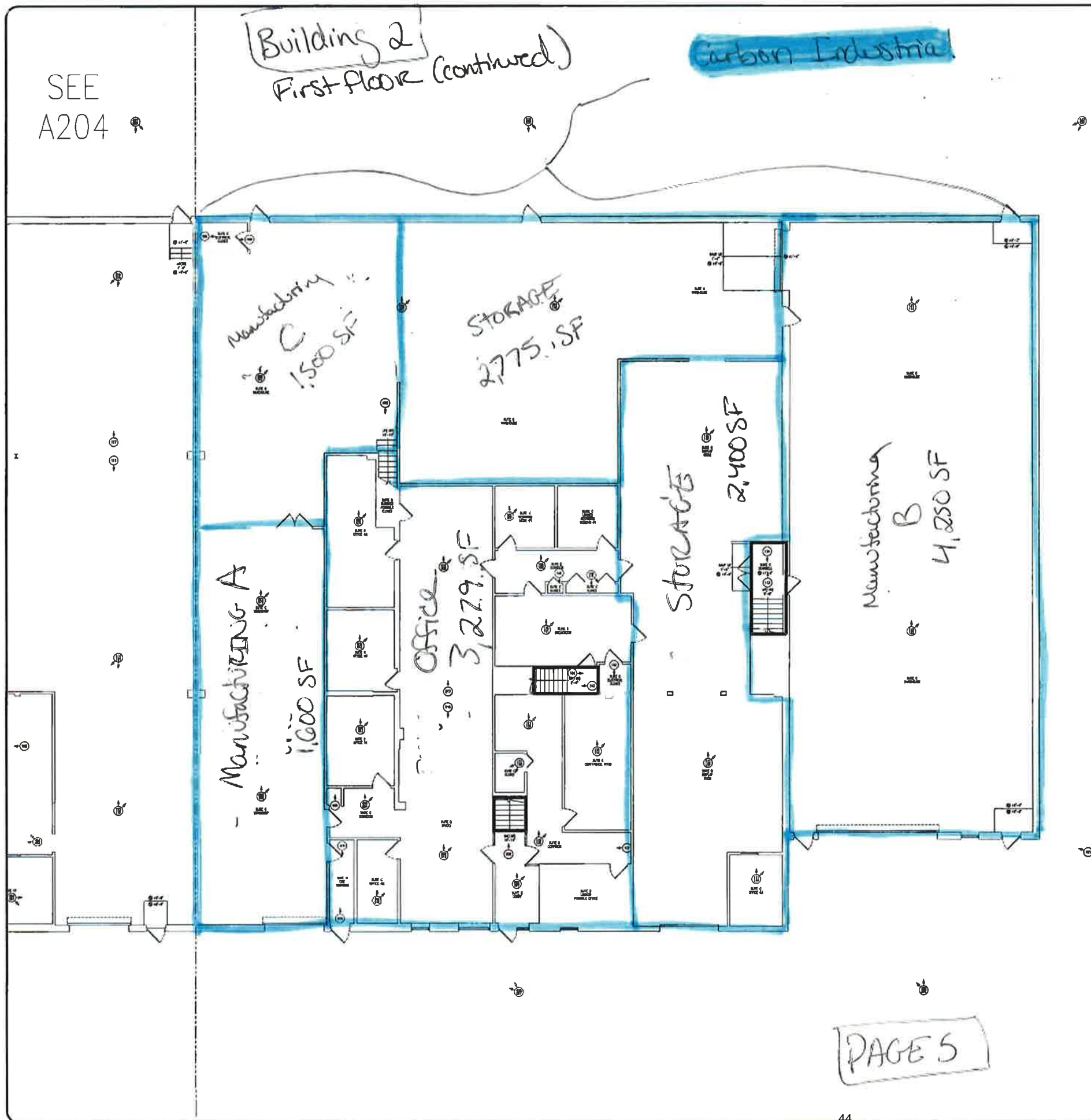
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DATE: 08/21/11
BUILDING 2 1ST
LEVEL FLOOR PLAN

A204



NO.	REVISION	DATE

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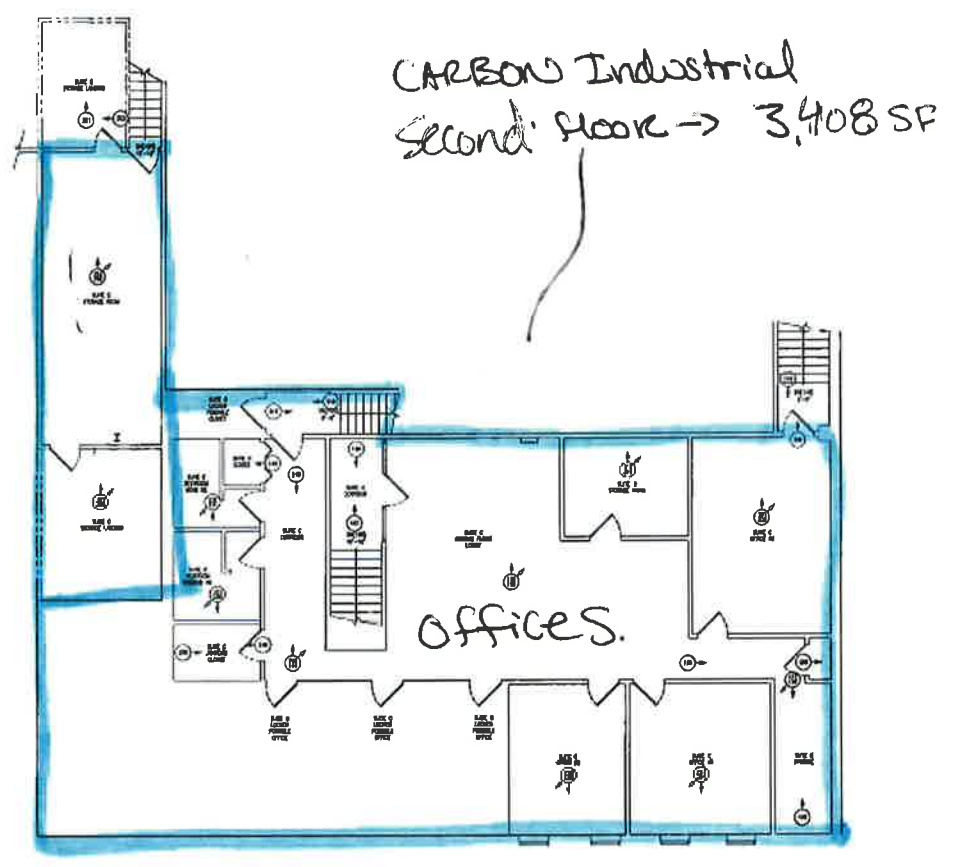
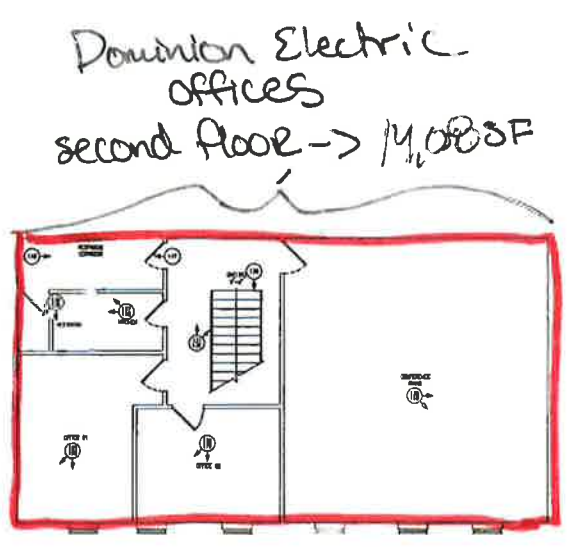


Date: 09/27/17

BUILDING 2 1ST
LEVEL FLOOR PLAN-2

A205

Building 2
Second Floor



PAGE 6

BOUNDARY COMPANIES
4445 WILLARD AVE, SUITE 720
CHEVY CHASE, MARYLAND 20815

Drawn By: A. HURT
Checked By: J. CLOOS
Project Number: A2017612

BUSH HILL INDUST. PARK
5380 EISENHOWER AVE
ALEXANDRIA, VA 22304

NO.	REVISION	DATE

Page Size: 24" x 36"
Scale: 1/8" = 1'-0"



From: Ann Horowitz
Sent: Friday, October 06, 2017 1:27 PM
To: Kristen Walentisch
Cc: Madeleine Sims; Alex Dambach
Subject: FW: SUP request - 5380 Eisenhower Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

From: RICHARD JONES [<mailto:richard.j.jones@comcast.net>]
Sent: Friday, October 06, 2017 1:26 PM
To: Ann Horowitz
Subject: Re: SUP request - 5380 Eisenhower Avenue

Dear Ms. Horowitz,

As a resident of the West End, and of the Seminary Heights Condominium bordering John Adams Elementary school, I request the Planning Commission to deny the request for reduced parking.

The competition for parking spaces and the congestion of streets we already experience in the area of N. Van Dorn Street and S. Pickett should not be allowed to spread.

Sincerely,

Richard J. Jones

2455 N. Stevens Street

703-823-3186

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 9, 2017

TO: CHAIRWOMAN MARY LYMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #3 - SPECIAL USE PERMIT #2017-0100 - 5380 EISENHOWER AVENUE

The applicant has recently informed staff that the existing 64,650 square footage for the buildings at 5380 Eisenhower Avenue is inconsistent with the 56,059 square feet of floor area approved through Site Plan #82-0029. The additional 8,591 square feet is primarily area added since 1982 as interior mezzanines. The applicant is required to apply for a minor site plan amendment to capture the changes in the parking layout and associated reductions. In this instance, the staff finds that the additional square footage may also be updated as part of this amendment because they are all interior to the existing buildings and the parking and use questions are being addressed as part of the SUP.

The background section of the report will be revised to reflect this supplemental information and Condition 4 will be amended as follows:

4. **CONDITION AMENDED BY STAFF PLANNING COMMISSION:** A minor site plan amendment of SIT #82-0029 is required to address the parking lot and additional square footage changes since the site plan was approved in 1982. ~~(P&Z)~~ (PC)

Staff recommends approval of SUP 2017-0010 with the amendment to Condition 4.