



Special Use Permit #2018-0030
2425 Eisenhower Avenue – Umbrella Special Use Permit
for Outdoor Uses

Application	General Data	
Public hearing and consideration of a request for outdoor food and crafts markets and amusement enterprises on an undeveloped lot.	Planning Commission Hearing:	June 5, 2018
	City Council Hearing:	June 23, 2018
Address: 2425 Eisenhower Avenue	Zone:	CDD #2
Applicant: 2425 Eisenhower Avenue Acquisitions, LLC	Small Area Plan:	Eisenhower East

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

Staff Reviewers:

Radhika Mohan, radhika.mohan@alexandriava.gov

Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 5, 2018: By unanimous consent, the Planning Commission recommended approval of Special Use Permit #2018-0030.



I. DISCUSSION

The applicant, 2425 Eisenhower Avenue Acquisitions, LLC, requests Special Use Permit approval to operate outdoor “pop-up,” interim uses -- food and crafts markets, and amusement enterprises – in addition to permitted uses on an undeveloped lot at 2425 Eisenhower Avenue.

SITE DESCRIPTION

The subject property is one lot of record with 8,488 feet dedicated for a public street along Eisenhower Avenue. The total lot area is 18,303 square feet. The lot is part of Block 6C identified in Eisenhower East Small Area Plan. The site is undeveloped and contains grass, some trees, shrubs, light poles, and utilities box screened by plantings. A covered bus stop with a bench is adjacent to the site along Eisenhower Avenue.

The subject property is adjacent to other commercial uses, including a commercial/office building with ground floor retail and associated parking garage to the north and west. In addition, the parking garage located at 2461 Eisenhower Avenue contains over 2,800 parking spaces. Seven hundred and one of these spaces are dedicated to the applicant and Block 6C, as approved in the Hoffman Town Center DSUP. Retail in the adjacent building consists of Starbucks, Ted’s Montana Grill, Cold Stone Creamery, California Tortilla,



Galae Thai, and Delia’s Mediterranean Grill and Brick Oven Pizza. To the north is a hardscaped plaza with seating and parking fronting the retail establishments. To the east is the newly constructed National Science Foundation with CVS Pharmacy located on the ground floor. Across Eisenhower Avenue is a surface parking lot slated for future redevelopment adjacent to the Eisenhower Avenue Metrorail Station. Other uses to the north of the site include the existing AMC Hoffman movie theater and the San Antonio Bar and Grill. Blocks 4, 5 and 6A north of the subject property have recent approvals for redevelopment.

BACKGROUND

The subject property is vacant, unobstructed open space anticipated to be developed in the near future. The parcel is identified as Block 6C in the Eisenhower East Small Area Plan, which envisions this parcel as a future office building with ground floor retail ranging from 10-15 stories tall. The Plan area is poised to receive new activity with recent development approvals for Blocks 4, 5, and 6A north of the site and the addition of the National Science Foundation to the east of the site.

PROPOSAL

The applicant would like to activate the subject property with temporary, outdoor “pop-up” uses in order to create a sense of place and an attraction to the site, prior to development while meeting the needs of nearby office workers and residents. The applicant requests umbrella SUP approval for outdoor food and crafts markets and amusement enterprises to activate the entire 18,000 square foot site.

Private commercial schools offering fitness-related classes such as yoga, pilates, and Zumba for up to 30 people would also be featured at the lot, however, these are permitted uses and do not require SUP approval. Special events, featuring amplified musical entertainment would be also scheduled on an occasional basis at the site. These events require a separate special event permit issued by the Recreation, Parks, and Cultural Activities department and do not require SUP approval. On-premises alcohol sales that may be part of a special event would require a Virginia ABC special events license, which is also separate of the SUP review. All of the by-right and SUP uses would operate on the lot at different times or at the same time; some uses could overlap such as a farmers’ market and a yoga class.

Additional amenities at the outdoor site would include public art displays, temporary gardens, and moveable seating. Detailed descriptions of the proposed special uses are:

Outdoor Food and Crafts Market Uses

Food Trucks

Up to three food trucks vendors would be at the site at any one time;

Seating for up to 30 people;

6 a.m. to 9 p.m., Sunday through Thursday and 9 a.m. to midnight, Friday and Saturday.

Farmers’ and Craft Markets

Seating for up to 30 people;

On and off-premises alcohol sales;

11 a.m. to 2 p.m. on one weekday; 4 to 7 p.m., Friday; 8 a.m. to 1 p.m., Saturday and Sunday.

Amusement Enterprise Uses

Outdoor entertainment would include musical performances and lawn games, such as bocce ball, corn hole, and croquet for up to 30 people

10 a.m. to 9 p.m., Sunday through Thursday and 10 a.m.- 10 p.m., Friday and Saturday.

Temporary loading and unloading for these uses can be conducted in the applicant-owned parking areas located on the parcel at 2461 Eisenhower Avenue. Trash would be stored at a dumpster located behind 2461 Eisenhower Avenue and collected by either the user as part of their agreement to use the site and/or collected by a janitorial company under contract with the applicant.

PARKING

Although the parking requirements for outdoor amusement enterprise and outdoor food and crafts market uses are one space for every 400 square feet, the Eisenhower East Small Area Plan supersedes this requirement with a maximum of two spaces for every 1,000 square feet for commercial and entertainment uses. For the 18,303 square foot lot, the parking requirement is 37 spaces. City Council approved DSUP #2000-0028 for the Hoffman Town Center which included 701 parking spaces in the Town Center Parking Garage for uses attributed to Block 6C. The applicant, therefore, satisfies its parking requirement.

ZONING/MASTER PLAN DESIGNATION

The parcel is zoned as CDD#2 (part of the Hoffman Town Center), which allows of a mix of uses including office, residential, and retail along with active and passive recreation opportunities. The underlying zone in CDD #2 is the OC/Office Commercial zone. Amusement enterprises require Special Use Permit approval, according to Section 4-803(A) of the Zoning Ordinance. Section 4-803(W.1) requires food and crafts markets that exceed the administrative standards of Section 11(513) to receive SUP approval. As the food and crafts market vendors may serve alcohol, prepare food on-site, operate more than two days a week, and have hours after sundown, a full-hearing SUP is required for the outdoor food and crafts market uses.

The lot is also located in the Eisenhower East Small Area Plan which designates the site for commercial uses.

II. STAFF ANALYSIS

Staff supports the applicant's request for an umbrella SUP for various outdoor food and crafts market and amusement enterprise uses. The 2003 Eisenhower East Small Area Plan envisioned the area as a "new 'city within a city,' with distinctive architecture, a mix of businesses, residences and retail spaces, grand boulevards, and parks and gardens, creating a location and an address complementary to and compatible with Old Town and the surrounding residential neighborhoods." This vision is actively building out, allowing new office and residential buildings to coexist adjacent to vacant lots and surface parking. As these remaining lots redevelop over time, activity and retail is needed to support the existing daytime and nighttime populations. Some of these activities and retail can be in the form of "pop-ups," or temporary uses such as food trucks, lawn games, outdoor dining, and farmers markets. These uses will help activate the area and respond to Carlyle and Eisenhower East area resident and employee needs while activating vacant parcels until they are ready to develop as described in the Plan. These temporary uses are also compatible with uses identifies in the Plan's vision.

Given that commercial uses surround the lot and the umbrella uses are temporary, staff believes residential impacts would be negligible. First, staff does not anticipate parking impacts as most of the patrons for the proposed uses will be area employees or residents, who already have parking spaces allotted to them at their place of work or homes. For those who drive, parking can be accommodated at the nearby Town Center parking garage and parking lots. In addition, the applicant is required to inform patrons of the parking garage and lot parking in Condition 7. Employees and vendors must park off-street and will be encouraged to use public transportation

(e.g. the Eisenhower Metro and buses), as required in Conditions 4 and 5, respectively. The applicant must also inform patrons of alternative forms of transportation to the site through its marketing efforts, as stated in Condition 6.

Although noise from the amusement enterprise uses may be audible at the property line at times, staff finds that the proposed umbrella uses would have no impact on residential properties as commercial uses surround the lot for two blocks. Further, the potential for noise would be outweighed by the benefits of providing a lively streetscape and amenities for area residents and employees. Nonetheless, amusement enterprise uses would be required to conclude at 9 p.m., Sunday to Thursday and 10 p.m. on Friday and Saturday, as stated in Condition 20. The applicant must also comply with the noise ordinance for uses other than occasional special events, as required in Condition 17.

Trash and litter would be controlled through several conditions. Condition 18 requires the applicant to remove litter from the premises at least three times a day and Condition 11 mandates the appropriate disposal and storage of trash and the requirement that trash containers shall be stored at an off-site location at the conclusion of daily activities.

In addition, staff has included Condition 19(a-1) which outlines that requirements for the operation of the food trucks and the farmers' and crafts markets. As additional impacts are not expected, staff has standardized the hours for the farmers' and crafts markets to 11 a.m. to 7 p.m., daily, to provide the applicant with flexibility in scheduling.

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

III. RECOMMENDED CONDITIONS

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

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The applicant shall conduct employee and vendor training sessions on an ongoing basis, including as part of any orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z)
3. The applicant shall submit applications for Special Event Permits for Recreation, Parks, and Cultural Activities Department approval, prior to conducting an event. (P&Z)
4. The applicant shall require its employees and vendors who drive to use off-street parking. (T&ES) (P&Z)
5. The applicant shall encourage its employees and vendors to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov

for information on establishing an employee transportation benefits program. (T&ES) (P&Z)

6. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
7. The applicant shall encourage patrons to park off-street through the provision of information about the Town Center garage and nearby parking lots on advertising and on the businesses' websites. (T&ES)
8. The applicant shall conduct temporary loading and unloading in the applicant-owned parking areas located on the parcel at 2461 Eisenhower Avenue. (P&Z)
9. Chemicals, detergents or cleaners shall be stored in an enclosure with a roof at an off-site location. (T&ES) (P&Z)
10. Used cooking oil shall be stored in a drum that shall be kept securely closed with a bung when not receiving used oil. The drum shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. The drum shall be stored at an off-site location. (T&ES) (P&Z)
11. Trash and garbage shall be stored 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. 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. Trash and garbage storage containers and temporary trash receptacles shall be removed from the lot at 2425 Eisenhower Avenue and stored at an off-site location at the conclusion of activities each day. (P&Z) (T&ES)
12. Kitchen equipment, including floor mats, shall not be cleaned on site, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
13. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the site or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
14. 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)
15. Any power generator used on site shall be of the quiet type and shall be installed inside a noise-insulating enclosure to the satisfaction of the Department of Transportation and Environmental Services. (T&ES)

16. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
17. With the exception of performances associated with RPCA-approved special events where appropriate City permits are required for each event, the use must comply with the city's noise ordinance. (T&ES)
18. 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)
19. Additional conditions for Outdoor Food and Crafts Market uses:
 - a. A market layout plan shall be submitted to the Director of Planning & Zoning for approval. All vendors shall be located on the 2425 Eisenhower Avenue lot and shall not encroach on the public right-of-way. (P&Z)
 - b. The applicant shall designate one person to serve as the Market Master, and at least one other person to serve as alternate and shall provide to the Director of Planning & Zoning an up-to-date listing of the names of those persons and their contact information. (P&Z)
 - c. The Market Master or his/her designee shall be present prior to the opening of the market and at the closing of the market and shall oversee the cleanup of the properties and adjacent sidewalk areas at the end of the market day. (P&Z)
 - d. The Market Master shall maintain a set of rules for the operation of the market. The rules of operation for the market shall state who is eligible to sell goods in the market and under what conditions. Any changes to these rules require review and approval by the Director of Planning & Zoning. Copies of those rules shall be given to each vendor and made available upon request to nearby residents, businesses and to civic associations in the vicinity. (P&Z)
 - e. The Market Master shall maintain a list of vendors with addresses and contact information. (P&Z)
 - f. On-site food preparation shall be permitted with Health Department approvals. (P&Z)(Health)
 - g. On and off-premises alcohol sales are permitted with a valid Virginia ABC license.
 - h. The design of the outdoor dining areas and all its components must comply with the King Street Outdoor Dining guidelines. Any outdoor seating areas, including

umbrellas, shall not include advertising signage. The applicant shall submit illustrations and specifications to the Director of Planning & Zoning for review and approval. (P&Z)

- i. The outdoor dining area shall be cleaned and washed at the close of each business day that it is in use.
 - j. The hours of operation for food trucks shall be 6 a.m. to 9 p.m., Sunday through Thursday and 6 a.m. to 12 midnight, Friday and Saturday. (P&Z)
 - k. The hours of operation for farmers' and craft markets shall be 11 a.m. to 7 p.m., daily. (P&Z)
 - l. No food, beverages, or other material shall be stored outside, with the exception of materials specified in other conditions. (P&Z)
20. Additional conditions for Amusement Enterprises
- a. The hours of operation for outdoor entertainment and lawn games shall be 10 a.m. to 9 p.m., Sunday through Thursday and 10 a.m.- 10 p.m., Friday and Saturday. (P&Z)
 - b. Outdoor entertainment shall not be amplified unless associated with a RPCA-approved special events permit. (P&Z)
21. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Mary Christesen, Acting Division Chief, Department of Planning and Zoning
Radhika Mohan, Principal Planner
Ann Horowitz, Principal 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 Parking for this block was approved in the Hoffman Town Center DSUP to be provided in the Town Center parking garage. In addition, there is a cap on new parking spaces in the area. Therefore, parking for these uses is determined to be compliant through the existing parking garage.
- C-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- C-2 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- C-3 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- C-4 The applicant shall encourage patrons to park off-street through the provision of information about the Town Center garage and nearby parking lots on advertising and on the businesses' websites. (T&ES)
- C-5 Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- C-6 If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES)
- C-7 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)
- C-8 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)
- C-9 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)

- C-10 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)
- C-11 Any power generator used on site shall be of the quiet type and shall be installed inside a noise-insulating enclosure to the satisfaction of the Department of Transportation and Environmental Services.
- C-12 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- C-13 With the exception of performances associated with RPCA-approved special events where appropriate City permits are required for each event, the use must comply with the city's noise ordinance. (T&ES)
- C-14 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)

Code Enforcement:

- C-1 Depending on the scope of the event a building permit may be required.

Fire:

- C-1 Depending on the event, a fire prevention permit may be required.

Health:

- C-1 For mobile food truck vending, all food truck vendors must be permitted by the Alexandria Health Department. Food truck vendors that are not based out of the City of Alexandria must apply for a temporary event permit with the city in order to operate. The Mobile Food Truck permit or Temporary Event permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. A Permit application fee may be required.
- C-1 A pop-up café must obtain a temporary event permit. For the outdoor market, only vendors that prepare food on site will require a Temporary event permit. Temporary Event permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. A Permit application fee may be required.

Parks and Recreation:

No comments received

Police Department:

No comments received



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 2425 EISENHOWER AVENUE

TAX MAP REFERENCE: 072-04-03-31 ZONE: CDD#2

APPLICANT:

Name: 2425 EISENHOWER AVENUE ACQUISITIONS LLC

Address: C/O RUBENSTEIN PARTNERS, 2929 ARCH STREET, 28th FL
PHILADELPHIA, PA 19104-2868

PROPOSED USE: _____

UMBRELLA SPECIAL USE PERMIT FOR A VARIETY OF USES

☒ 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.

Craig Zolot
Print Name of Applicant or Agent

2929 Arch Street, 28th Floor
Mailing/Street Address

Philadelphia, PA 19104-2868
City and State Zip Code

Craig Zolot
Signature

3/27/18
Date

215-563-3558 215-563-4110
Telephone # Fax #

CZolot@rubensteinpartners.com
Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2425 EISENHOWER AVE, I hereby
 (Property Address)
 grant the applicant authorization to apply for the UMBRELLA SPECIAL USE PERMIT use as
 (use)
 described in this application.

Name: Craig Zolot Phone: 215-563-3558
 Please Print
 Address: 2929 Arch Street, 28th Floor, Philadelphia, PA 19104-2868 Email: CZolot@rubensteinparkers.com
 Signature: *Craig Zolot* Date: 3/27/18

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

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

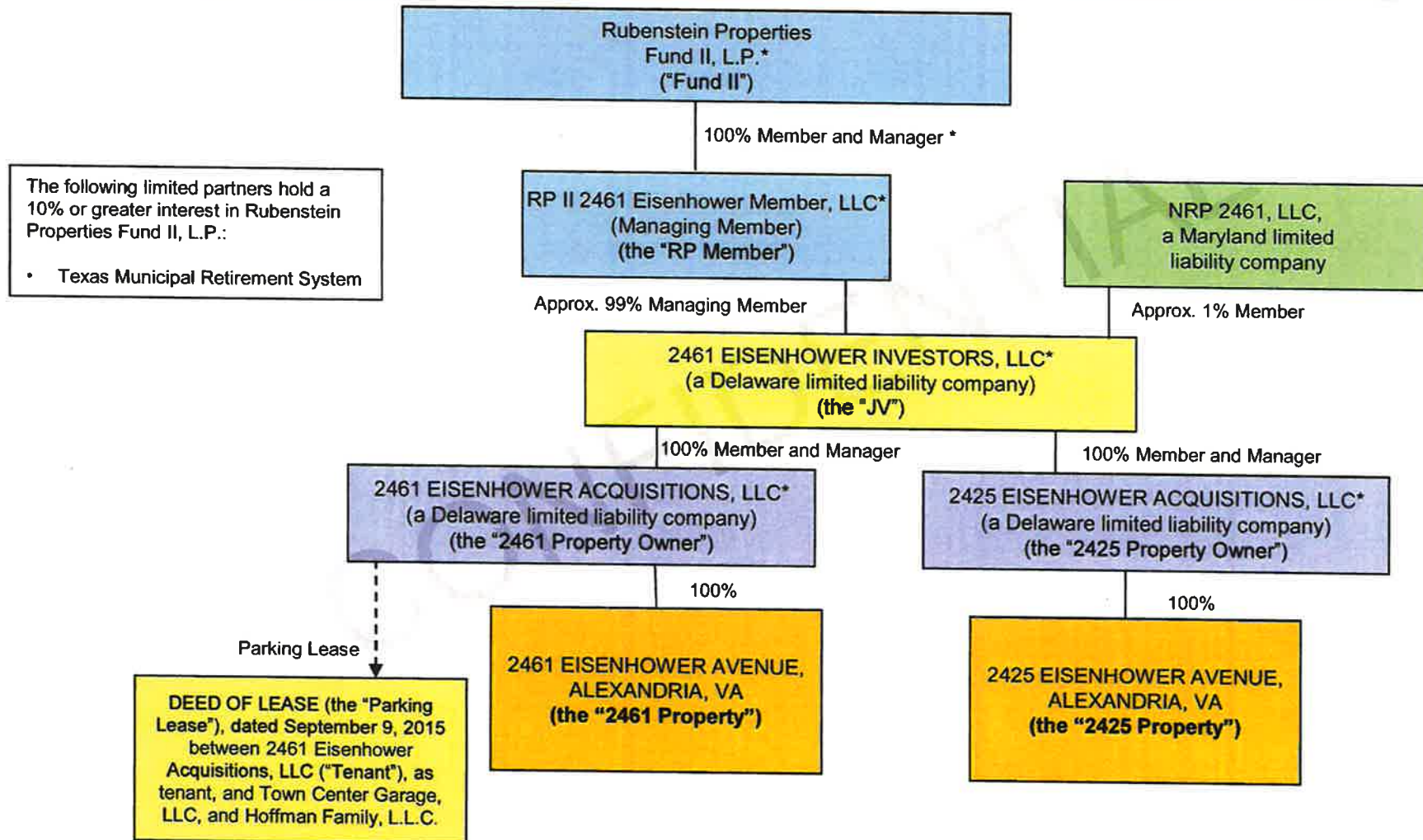
☐ Other: _____ of the subject property.

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

SEE ATTACHED

2461 and 2425 EISENHOWER AVENUE, ALEXANDRIA, VA

Organizational Structure as of November 5, 2015



* Formed under the laws of the State of Delaware

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

☐ **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.)

SEE ATTACHED

2425 Eisenhower Avenue Acquisitions, LLC c/o Rubenstein Partners (“the Applicant”) are the owners of 2425 Eisenhower Avenue known as Block 6C (“the Property”) located in close proximity to the Eisenhower Metro station within the Carlyle neighborhood. The Applicant seeks an umbrella Special Use Permit for temporary activation of the Property which is currently a green space.

There are no existing structures on this lot. The lot size of Block 6C is 18,303 square feet and is zoned CDD #2.

It is anticipated that several projects within the East Eisenhower neighborhood will be undergoing development in the next few years. In order to create a sense of place and community before construction starts, the Applicant seeks to activate this space through year-round programming and events. An umbrella SUP would allow the Applicant flexibility to activate the green space with uses that would bring vibrancy and interest to this emerging neighborhood during periods of proposed additional development, improve the marketability of nearby office space, and provide exposure for existing businesses in the area.

The slate of programming and activity would include input from the City, its residents, and employers based in East Eisenhower and Carlyle neighborhoods. Programming would be developed with all age groups and audiences in mind and would work towards an overarching goal of creating safe environments for communities to relax and the enhancement of individuals’ quality of life.

The audiences for this programming will be the workers (including those in the recently occupied National Science Foundation), as well as residents of the East Eisenhower and Carlyle neighborhoods.

It is anticipated that activities will be scheduled both during the work week and on the weekends throughout the year, with offerings changing based on the seasons and weather. Offerings could include:

Use	Description	Structure	Hours	Capacity (max people)	Noise/Odors
Food Truck Vending	Seating and hook ups for food truck vending	Potential seating and shade structures	Mon-Fri: 6-10 am, 11-3 pm, 4-9 pm; Sat/Sun: 9 am-midnight	Continuous flow of people. Estimated 30 people present at any given time	Noise of people talking, food odors from cooking, consuming, trash
Public Art/Seating	Art that can also be used for seating	Necessary equipment to display art	Mon-Sun: Sunrise to Sunset	30 people present at any given time	Noise of people talking
Exercise Classes/Games	Site for fitness classes or lawn games	Soft flooring/paneling	Mon-Fri: 6-10 am, 11-3 pm, 4-9 pm; Sat/Sun: 10 am – 10 pm	30	Noise of people talking

Outdoor Market	Farmers/Flea/Art and Craft markets to sell produce and prepared foods and crafts	Yes, maybe for shade	One Weekday: 11 am-2 pm; Friday 4-7 pm; Sat/Sun 8 am- 1 pm	Continuous flow of people Estimated 30 people present at any given time	Noise of people talking, music
Pop-up Café	Prepared foods and drinks	Tent and table for vendor	Weekdays: 7 am – 9:30 am; 3:30 – 6 pm	Continuous flow of people. Estimated 15 people present at any given time	Noise of people talking, music
Pop-up Gardens	Container plants and seating	Seating and shade structures	Mon-Sun: Sunrise to Sunset	Continuous flow of people Estimated 30 people present at any given time	Noise from people talking

Parking requirements would be minimal as the target audience for these events will be office workers or neighborhood residents, thus not resulting in increased traffic or parking requirements beyond their daily routines. A public parking garage located behind the theater provides 2,883 space garage, over 701 spaces dedicated to the ownership. Although the precise number of events cannot be predicted, the request would require parking primarily in the evening hours and weekends.

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: INTERIM USES

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).

SEE ATTACHED

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

WILL VARY BY TENANT

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

SEE ATTACHED USE CHART

Day:

Hours:

_____	_____
_____	_____
_____	_____
_____	_____

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

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

NOISE FROM PEOPLE TALKING, MUSIC AND

ANY GENERATORS SUPPORTING FOOD TRUCKS OR CAFES

- B. How will the noise be controlled?

MINIMAL NOISE

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

NO UNUSUAL ODORS ARE ANTICIPATED

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

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

TRASH IS THE RESPONSIBILITY OF THE TENANT AND
WILL BE CONTAINED IN APPROPRIATE TRASH RECEPTICLES

- 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?

TRASH SHALL BE REMOVED ON A SCHEDULED,
REGULAR BASIS

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

HANDLED BY TENANT OR PROPERTY OWNER

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

[] Yes.

☒ No.

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

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

☒ Yes. ☒ No.

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

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

ALCOHOL SALES

13.

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

☒ Yes ☐ No

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

IF TENANT PROPOSES TO SELL ALCOHOL
TENANT SHALL 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:

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

SEE ATTACHED

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?

2380 MILL ROAD, PUBLIC GARAGE

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? ONSITE PARKING LOT

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? on site

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

MORNING OR EVENING

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?

N/A

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

18,303 sq. ft. (existing) + 0 sq. ft. (addition if any) = 18,303 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: GRASS COVERED PARCEL OF LAND

End of Application

In response to the communication received from the City of Alexandria, Department of Planning and Zoning regarding the Special Use Permit #SUP2018-0030 from 2425 Eisenhower Avenue, please find below the response to questions received on April 6, 2018.

1. Outline area where events would occur on site plan. Will this occur within the boundaries of 2425 Eisenhower Ave. only?
 - a. Yes, events would occur within the boundaries of 2425 Eisenhower Ave.
2. How many seats at Pop-up café?
 - a. No more than 15 seats.
3. Update narrative: include event timing, i.e. would activities occur simultaneously?
 - a. Yes, events could occur simultaneously such as pop up café and an outdoor market.
4. Question 9A: Would trash receptacles be placed on site?
 - a. Yes, trash receptacles will be placed on site temporarily for the events.
5. Question 9B: Estimate amount of trash generated.
 - a. Estimate of less than 1 pound of trash per person.
6. Question 9C: Explain how often trash will be collected.
 - a. It will be collected periodically during the events by event vendors with a final pick-up occurring after the event concludes by the applicant's day porter.
7. Question 11: Confirm whether yes or no is the answer to the question about organic compounds.
 - a. No
8. Question 12: Provide an answer.
 - a. The applicants and permitted event vendors will take every precaution to ensure the safety of nearby residents, employees and patrons. Examples of these precautions will include securing any tents or other temporary structures erected for events; taping down any cords that are laid for events; having a first aid kit on hand for minor injuries; setting up the event in such a way that would keep patrons from coming too close to traffic/streets.
9. Question 15A: Please identify on site plan where loading would occur.
 - a. There is a loading zone behind 200 Stovall or two parking spaces in the circular drive immediately in front of 2425 Eisenhower will be provided as necessary by the applicant.
10. Question 15B: Identify the exact location of the loading facilities.
 - a. See site plan.
11. Question 15D: Estimate number of loading and unloading operations
 - a. One unload and one load per event.
12. Question 16: Answer yes or no
 - a. None is required. Street access exists and is believed to be sufficient.

From: Ann Horowitz
Sent: Monday, May 21, 2018 4:27 PM
To: Kristen Walentisch
Cc: Radhika Mohan
Subject: FW: SUP revised Hours

For PC materials

From: Christina Mindrup <Mindrup@alexecon.org>
Sent: Monday, May 21, 2018 4:08 PM
To: Ann Horowitz <ann.horowitz@alexandriava.gov>
Subject: SUP revised Hours

Ann, please revise our SUP application at 2425 Eisenhower to reflect the Weekday hours from Sunday to Thursday and Weekend hours for Friday and Saturday for both amusement enterprises and food trucks.



CHRISTINA MINDRUP

Vice President of Business Development
Alexandria Economic Development Partnership
625 North Washington Street, Suite 400
Alexandria, VA 22314

[703.652.5341](tel:703.652.5341) | alexecon.org | [Twitter](#) [Facebook](#) [LinkedIn](#)

To: Ann Horowitz
Subject: RE: SUP for 2425 Eisenhower Avenue

From: Christina Mindrup <Mindrup@alexecon.org>
Sent: Monday, May 21, 2018 9:23 AM
To: Ann Horowitz <ann.horowitz@alexandriava.gov>; Marie Plishka <plishka@alexecon.org>
Cc: Radhika Mohan <radhika.mohan@alexandriava.gov>; Stephen Evans <SEvans@rubensteinpartners.com>
Subject: RE: SUP for 2425 Eisenhower Avenue

Hi ,Ann...

Spoke with Steve Evans with Rubenstein and I'm happy to have a phone call or meet you at your offices to walk through the responses below:

1. During events, spaces within this parking lot can be reserved for temporary loading and unloading. Rubenstein owns the 2461 Eisenhower office building and adjoining retail center. There is a loading area behind the retail that can be used as an alternate location, if necessary. The parking spaces in the lot across Eisenhower are not owned by Rubenstein. The lots are owned by the Hoffman family and are currently being used as public paid parking.
2. Rubenstein has a dumpster and loading dock in the location noted in the attached. Trash will be collected by either the user as part of their agreement to use the site and/or collected by a janitorial company under contract to Rubenstein.
3. Up to three food trucks at any one time would be proposed in parking spaces, reserved by owner, as noted on the attached. If you would, please elaborate on the requirement for an SUP? Based upon what is indicated in the amendment ordinance, as long as the food truck has a food truck permit, a business license, health permit and fire prevention permit, we don't see where a SUP would be required on private property.
4. It is anticipated that no more than one farmers market and/or craft vendors will be on site at any one time. Weekday – Monday thru Friday and Weekend – Saturday and Sunday
5. We have removed movies from our proposal and do not anticipate planning for live performances on this site.

Thank you!
Christina



CHRISTINA MINDRUP

Vice President of Business Development
Alexandria Economic Development Partnership
625 North Washington Street, Suite 400
Alexandria, VA 22314

[703.652.5341](tel:703.652.5341) | alexecon.org | [twitter](#) [facebook](#) [linkedin](#)

From: Ann Horowitz [<mailto:ann.horowitz@alexandriava.gov>]
Sent: Thursday, May 17, 2018 1:53 PM
To: Marie Plishka <plishka@alexecon.org>; Christina Mindrup <Mindrup@alexecon.org>
Cc: Radhika Mohan <radhika.mohan@alexandriava.gov>
Subject: SUP for 2425 Eisenhower Avenue

Marie and Christina,

As we develop the SUP report, there are a few more points that we need clarified for the document. Please send us this information as soon as possible as the report deadline is looming. It would be best to send this to us no later than Monday at noon.

1. Please provide an alternative for deliveries (unloading and loading) to the site. The location you noted is a congested parking lot and deliveries to this area would worsen existing conditions. Please suggest another location. Does Rubinstein own the adjacent shopping center or office building, where a loading dock may be used? Would parking spaces in the lot across Eisenhower be available for deliveries?
2. Identify where trash would be stored? Again, does Rubinstein have access to a dumpster at the shopping center or office building? Trash would not be permitted to be stored at 2425 Eisenhower Ave. How often would trash be collected?
3. Provide the estimated number of food trucks. These would be permitted with SUP approval only on private property, namely within the parcel boundaries of 2425 Eisenhower Ave.
4. Provide the estimated number of farmers' market and craft market vendors.
5. In your application you frame the proposed hours for all uses as "weekday" and "weekend." Shall we interpret weekday as Sunday through Thursday or Monday through Friday and weekends as Friday and Saturday or Saturday and Sunday?
6. For the outdoor entertainment uses, you state the number of participants/patrons would be 30. Do you think more would be likely to attend movies and performances? If so, please provide a higher estimate.

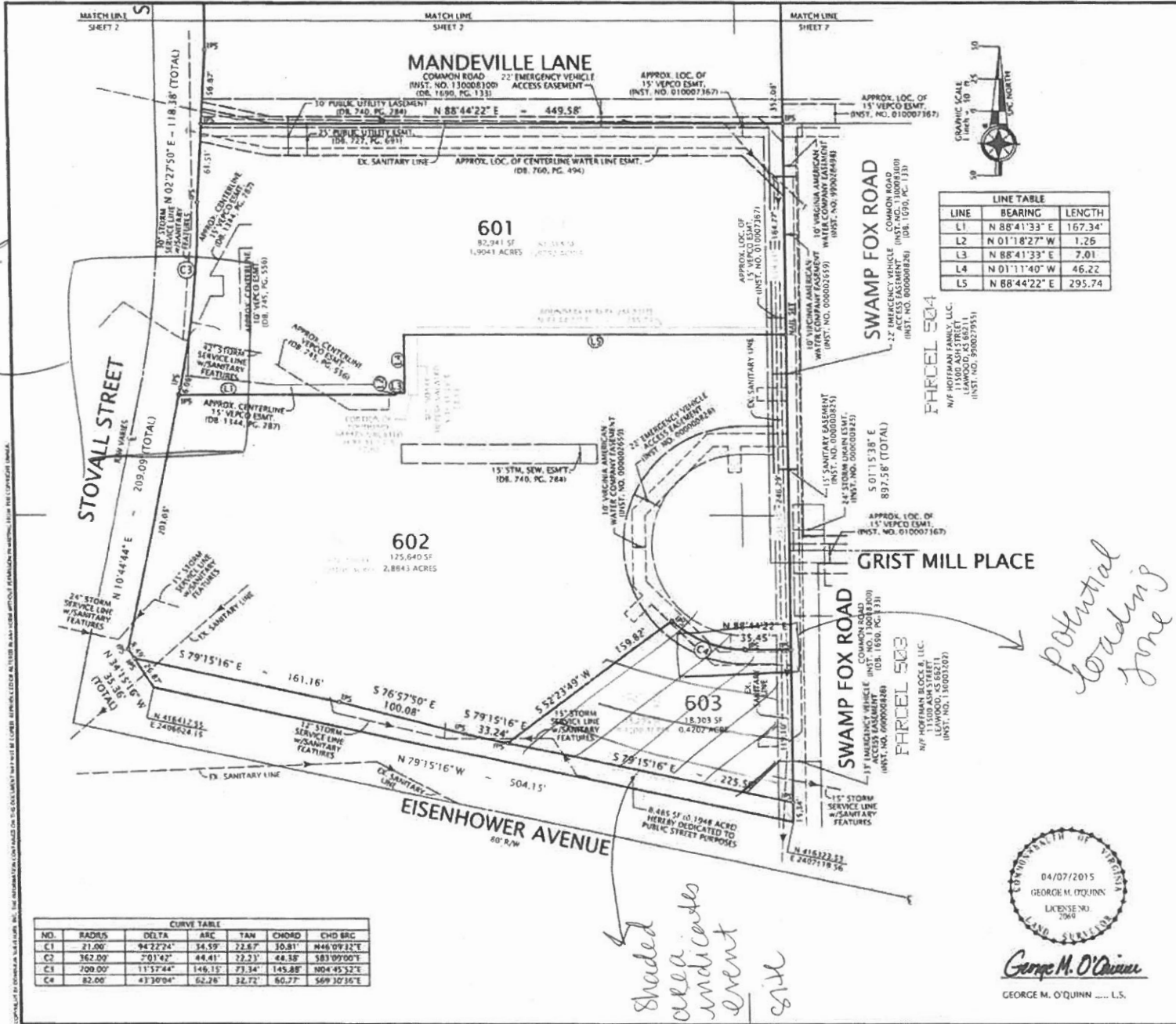
Thank you very much!

Ann

DRAFT Programming Vision Board for 2425 Eisenhower Ave

<p>Summer 2018 (June-Aug)</p>	<p>Lunch Box Social (weekly) (Rotating food truck, special eatery, live music, lawn games, fashion truck)</p> <p>TGISF – Thank God Its Sweet Friday (a sweet themed event for June National Candy Month or July National Ice Cream Month) (weekly or every other week)</p> <p>Fresh Markets – Farmers Market (weekly)</p> <p>Paint & Sip Pop-Up w/ AR Workshop Alexandria Maker Monday’s DIY Series Father’s Day Pop-Up w/ Penny Post</p> <p>Planted on Eisenhower – Plant Sale (one time event)</p> <p>Community Yard Sale/Tech Cleanse (once a season)</p> <p>National Donut Day – June 1</p> <p>National Dog Day Sunday Social – August 26</p>
<p>Fall 2018 (Sept-Nov)</p>	<p>Last Day of Summer Social (Sept 21)</p> <p>National Drink Beer Day – Pop Up Happy Hour with Port City or Porters (Sept 28)</p> <p>Artisan Market (Sept) (4 weeks)</p> <p>Fresh Markets – Farmers Market (weekly)</p> <p>Vino Happy Hour Series (October) (4 weeks)</p> <p>Pop Up with Penny Post</p> <p>Sunday Sweat 5K Run with Pacers (or Spring 2019)</p>

Handwritten note: 1/2" storm service line w/ sanitary features



APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VIRGINIA

CHAIRMAN _____ DATE _____

DIRECTOR OF PLANNING _____ DATE _____

PUBLIC IMPROVEMENTS BONDS/ISSUED APPROVED

DIRECTOR T. & S. _____ DATE _____

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'

Handwritten note: potential loading zone

Handwritten note: shaded area indicates event site

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHD BRG
C1	21.00'	94°22'24"	34.59'	22.87'	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'	77.34'	145.88'	N04°45'52"E
C4	82.00'	43°30'04"	62.76'	32.72'	60.77'	S69°30'36"E



Signature: George M. O'Quinn
GEORGE M. O'QUINN, L.S.

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



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
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APPROVED

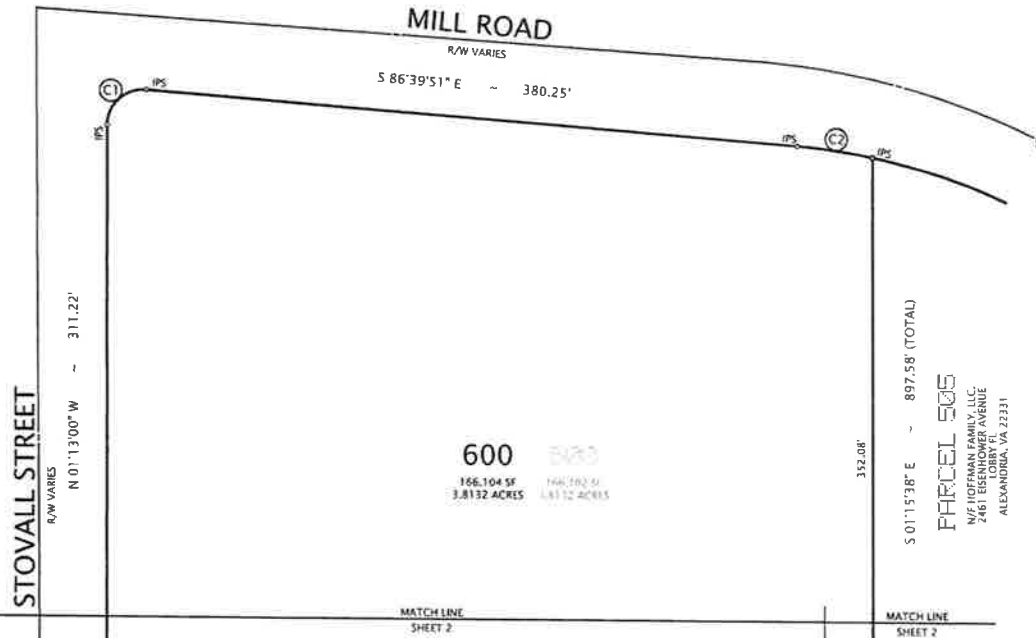
CITY PLANNING COMMISSION
ALEXANDRIA, VIRGINIA

CHAIRMAN _____ DATE _____

DIRECTOR OF PLANNING _____ DATE _____

PUBLIC IMPROVEMENTS BOND(S) APPROVED

DIRECTOR T. & E.S. _____ DATE _____

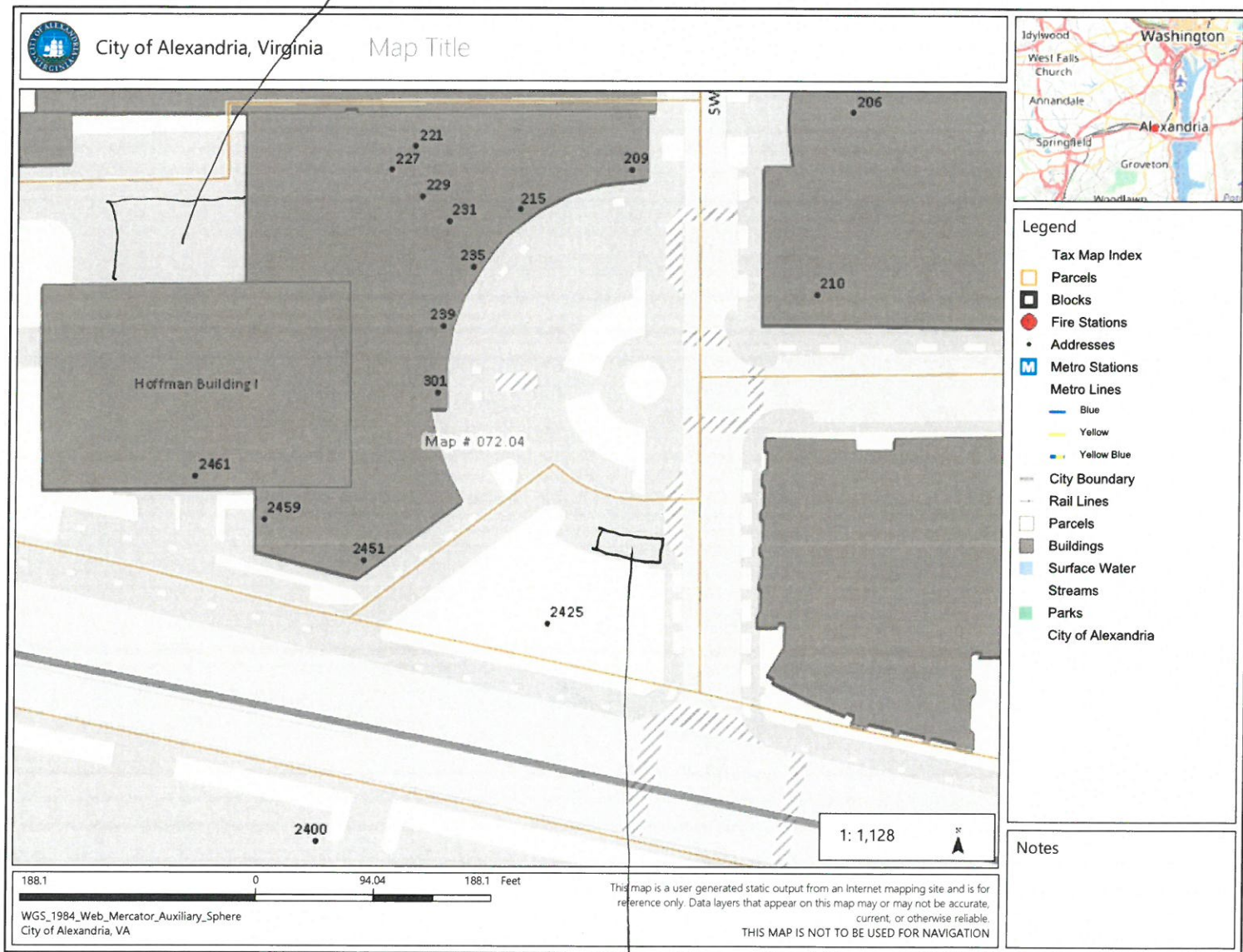


George M. O'Quinn
GEORGE M. O'QUINN, L.S.

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Handwritten: Dumpster Loading Dock



Handwritten: Food Truck Parking