

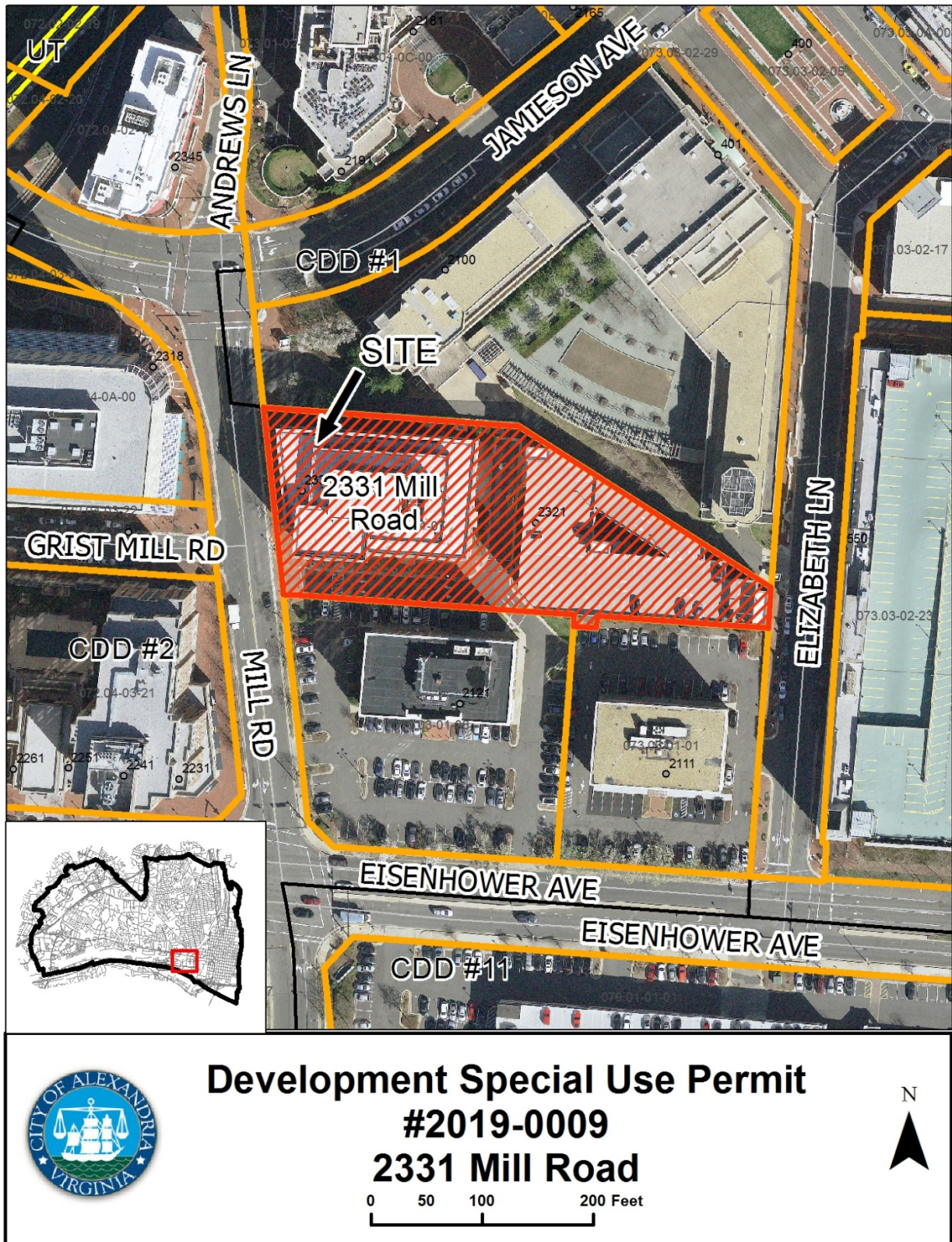
**DOCKET ITEM #4**  
**Development Special Use Permit #2019-0009**  
**2331 Mill Road – Eisenhower Center III Amendment**

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**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

<b>Applicant</b>	<b>General Data</b>	
<b>Project Name:</b> Eisenhower Center III Amendment  <b>Location:</b> 2331 Mill Road  <b>Applicant:</b> Eisenhower Mill Properties LLC, c/o Simpson Development Co.	PC Hearing:	June 4, 2019
	CC Hearing:	June 22, 2019
	If approved, DSUP Expiration:	N/A – Existing Building
	Site Area:	1.377 acres (59,984 square feet)
	Zone:	CDD #2
	Proposed Use:	Office and Retail
	Gross Floor Area:	98,618 square feet (Existing)
	Small Area Plan:	Eisenhower East
	Green Building:	N/A – Existing Building
<b>Purpose of Application</b>		
Approval of an amendment to an existing Development Special Use Permit to allow flexibility for office and other additional uses for 9,134 SF of ground floor retail space in the existing office building in the Eisenhower Center III (Phase 1) development (DSUP2004-0041).		
<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>		
<b>Staff Reviewers:</b> Rob Kerns, AICP; Development Division Chief <a href="mailto:rob.kerns@alexandriava.gov">rob.kerns@alexandriava.gov</a> Nathan Imm; Principal Planner <a href="mailto:nathan.imm@alexandriava.gov">nathan.imm@alexandriava.gov</a> Bill Cook; Urban Planner <a href="mailto:william.cook@alexandriava.gov">william.cook@alexandriava.gov</a>		



PROJECT LOCATION MAP

## **I. SUMMARY**

### ***A. Recommendation***

Staff recommends ***approval*** of this application, subject to compliance with the staff conditions. Approval of this application will allow flexibility for office or retail uses in 9,134 square feet of ground floor space in the existing office building located at 2331 Mill Road, designated as Block 23 in the Eisenhower East Small Area Plan.

Providing flexibility for additional ground floor uses would not only provide additional ability for the applicant to find a tenant to occupy vacant retail space, but would also present the opportunity to allow a variety of uses that could provide additional services to nearby residents and workers in the greater Eisenhower East area.

### ***B. Project Description***

The owner of the building at 2331 Mill Road (Block 23) has requested an amendment to DSUP2004-0041 to allow the flexibility for both office and retail uses within the existing ground floor of the office building. The ground retail space, based on the conditions of approval, currently only allows retail uses.

The overall Eisenhower Center III development was approved by City Council with DSUP2004-0041 in September 2005. The approved development includes a 6-story office building with ground floor retail suites and an adjacent 5-level parking structure located east of the office building. Total square footage for the office building is 98,618. The ground floor consists of 9,134 sq. ft. and the remainder of the building consists of 89,484 sq. ft.

## **II. BACKGROUND**

### ***A. Site Context***

The office building at 2331 Mill Road is located slightly south of the intersection of Mill Road and Jamieson Avenue. The building has frontage on Mill Road, while the adjacent parking garage has frontage on Elizabeth Lane.

A 6-story, 57,000 sq. ft. office building (2331 Eisenhower Avenue), a 5-story, 36,000 sq. ft. office and retail building (2111 Eisenhower Avenue), and accompanying surface parking lots are located to the south. These buildings are part of the same complex and are identified in the Eisenhower East Small Area Plan as Phase 2 of the Eisenhower Center development. All four structures are part of Block 23 as designated in the Plan.

To the north of the site is the United States District Courthouse, and farther north are the Carlyle Towers condominiums. A hotel (Marriott Residence Inn) is located to the northwest.



To the east is the PTO west parking garage, which is fronted by 65 ft. tall office townhouses along the façade.

To the west is the Mill Race development which includes the office building at 2318 Mill Road located directly across the street from the subject property. This building was also constructed with space for retail on the ground floor, and the original DSUP also limited ground floor uses to retail and similar pedestrian-oriented uses. Staff notes that similarly to the application under review, DSUP#2016-0028 was approved in October, 2016 to modify conditions to allow office and additional uses on the ground floor of 2318 Mill Road.

### ***B. Project Evolution & Procedural Background***

The applicant, Eisenhower Mill Properties, LLC, completed construction of the building at 2331 Mill Road in 2007. The Development Special Use Permit required the inclusion of retail on the ground floor, and the ground floor was constructed with a floor-to-floor height of 18 feet which is a standard that supports retail uses. The building was also designed to feature ample storefront windows with awnings on the ground floor facing Mill Road (Figure 1).

According to the applicant, after construction of the building, no retail tenants were found to occupy the ground floor. Simpson Real Estate Services, a real estate broker, occupied a portion of the space, and Intelligent Office, an executive office hosting a wide variety of businesses occupied the remainder of the space.

Condition #10 of DSUP#2004-0041, in addition to several retail uses, permits “similar uses deemed by the Director of Planning and Zoning to meeting the intent of providing active, pedestrian-oriented, neighborhood-serving retail uses.”

A letter from the City Zoning Administrator dated March 28, 2007 found that the characteristics of Intelligent Office satisfied the intent of providing pedestrian-oriented activity on Mill Road, and thus the business services use qualified it to occupy the designated ground floor retail space.

Retail tenants have been consistently sought since the building’s construction but without success. Intelligent Office signified its intent to vacate the space, and the applicant has advertised the property for retail use since August 2018 utilizing several commercial real estate listing services. Interest in the property has been from potential office tenants rather than retail.

The purpose of this amendment is to allow the applicant flexibility to use the 9,134 square feet of retail ground floor area for different possible uses, including retail, personal service, and office uses. The amendment proposes amending Condition #10 to permit such uses.

### III. ZONING

The following table summarizes the permitted zoning requirements per the current CDD and Small Area Plan and the proposed changes associated with this application.

<b>Property Address:</b>	2331 Mill Road	
<b>Total Site Area:</b>	1.377 acres (59,984 sq. ft.)	
<b>Total Affected Floor Area:</b>	9,134 sq. ft.	
<b>Zone:</b>	CDD #2/Coordinated Development District	
<b>Current Use:</b>	Office	
<b>Proposed Use:</b>	Office, Retail and similar uses	
	<b>Existing: DSUP2004-0041</b>	<b>Proposed: DSUP2019-0009</b>
<b>Building SF</b>	98,618	Unchanged
<b>Office SF</b>	89,484	89,484 to 98,618
<b>Retail SF</b>	9,134	0 to 9,134
<b>Parking</b>	178 Office 18 Retail 127 Other <sup>1</sup>	196 Combined 127 Other
<b>Total Parking</b>	323	Unchanged
<sup>1</sup> Per DSUP2004-0041, includes spaces allocated for juror parking for the adjacent courthouse, and office parking for Eisenhower Center Buildings I and II.		

### IV. STAFF ANALYSIS

Staff supports this request for flexibility to allow office and other similar uses within the area designated for ground floor retail at 2331 Mill Road. Allowing additional uses within the existing ground floor space would create opportunity for the introduction of non-retail uses for residents and daytime workers in this location of Eisenhower East, while allowing for retail uses should market conditions change in the future.

#### *A. Eisenhower East Small Area Plan*

The proposed request for flexibility of a ground floor uses is consistent with the principles and intent of the EESAP. First, the Small Area Plan strives for a mixture of uses that would establish 7 day-a-week activity spread over many hours in addition to daytime office hours. The applicant requests to have flexibility to permit uses that are not currently listed as allowed uses in the DSUP, such as health profession offices, private commercial schools, and food and beverage production facilities. These additional uses could provide services and amenities to residents and workers within the Eisenhower East area.

Although the original DSUP for the building at 2331 Mill Road included a condition for retail uses on the ground floor, the Small Area Plan currently does not designate this location for primary retail (Figure 2).

Planning for updates to the Eisenhower East Small Area Plan is underway. While preliminary, a revised and updated plan envisions limiting the locations for required retail in Eisenhower East and Carlyle. Retail locations would be focused in two primary nodes. The subject site is not envisioned for retail activity, thus the location is not considered by Staff as a location with potential for high retail traffic. While the updated Small Area Plan focuses retail in certain areas, retail would still be permitted in all of Eisenhower East as market conditions demand. The DSUP amendment as proposed would expand the types of ground floor uses allowed at this site, and further support proposed Plan objectives to permit flexibility in providing various goods and services in Eisenhower East if market conditions change.

### ***B. Eisenhower East Retail Strategy***

A retail study was conducted for the Eisenhower East and Carlyle area and a summary of the findings was presented to the Planning Commission and City Council in December 2010. The purpose of this retail study was to identify the appropriate amount of retail for Eisenhower East including nearby shopping centers in the region. One of the main findings by the retail consultants was to expand the definition of retail to include more uses, increase density to increase the office worker and residential populations to support retail nodes, and to cluster retail where possible rather than spread it throughout the area.

Staff believes that these recommendations from the 2010 retail study are still relevant and pertinent within Eisenhower East. There continues to be a need to focus retail activity within several activity nodes within the Eisenhower East area. Staff believes that the general idea of identifying target areas for clusters of retail and allowing greater flexibility outside of these target areas, as recommended in the retail study, is an appropriate strategy to implement. In conjunction with the fact that the EESAP does not designate this location for primary retail, this amendment allows a broader array of uses on the ground floor that would support the recommendations of the 2010 retail study.

This building is outside the target areas for retail recommended by the retail study, and the retail study has informed future updates to the Eisenhower East Small Area Plan.

### ***C. Traffic and Parking***

The approved Site Plan for DSUP2004-0041 provides a total of 323 parking spaces within the 5-level above grade parking garage located east of the office building. The garage entrance is internal to the site and vehicular access can be made from Mill Road, Elizabeth Lane, or Eisenhower Avenue. The total parking is comprised of 196 parking spaces for the office building and 127 spaces allocated to other nearby users in accordance with the original DSUP approval.

These include spaces for the Eisenhower Center I and II buildings as well spaces reserved for jurors serving at the adjacent Federal courthouse.

There are no existing conditions specifically related to signage of the 18 retail spaces. Depending on the future tenant occupancy, Staff expects that the retail spaces will be appropriately re-signed or allocated accordingly.

The applicant provided a memorandum to Transportation and Environmental Services (TES) with requested existing and proposed development trip generation data. Trip generation for offices uses is lower than retail uses, so the proposed amendment could result in fewer daily trips compared to the existing approval.

#### ***D. City Policies***

This proposal is to permit flexibility of uses for an existing office building with an approved site plan and does not involve new construction. The project predates the Public Art Policy and Green Building policy, therefore adherence to those policies is not required. Prior to the original DSUP approval, the building design was reviewed by the Carlyle/Eisenhower East Design Review Board for compliance with the intent of the Design Guidelines, and was recommended for approval with conditions. The applicant made a voluntary contribution in accordance with the affordable housing policy at the time of approval, participated in the Eisenhower East Open Space Fund, and participated in an Eisenhower East Transportation Management Plan (TMP).

### **V. COMMUNITY**

The Eisenhower Partnership has indicated support of this proposal. The City presented the Federation of Civic Associations with information regarding the proposed project at its May general meeting.

### **VI. CONCLUSION**

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

VII. GRAPHICS

Eisenhower East / Carlyle Blocks

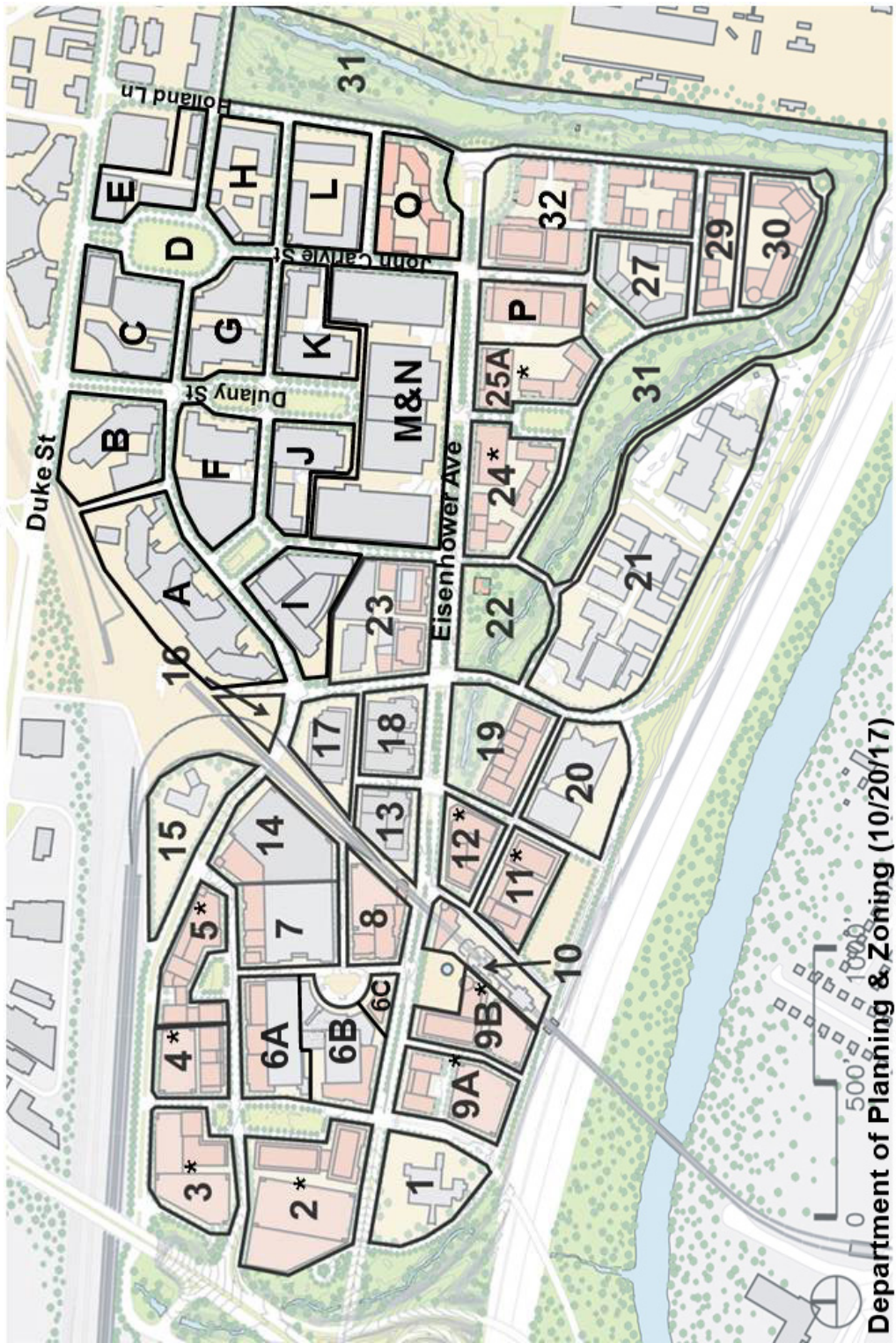






Figure 1: Mill Road Elevation

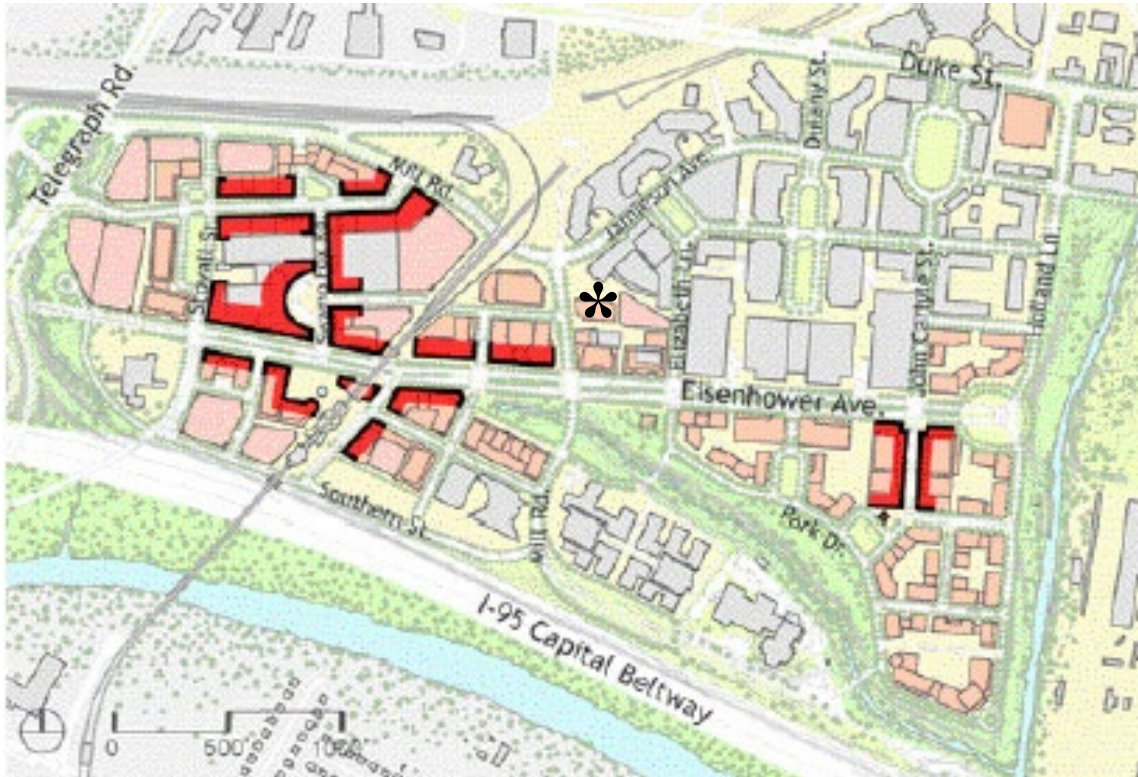


Figure 2: Required ground floor retail locations, Figure 4-11 from current Eisenhower East Small Area Plan (June 2006) \* Subject Site

## **VIII. STAFF RECOMMENDATIONS**

Staff recommends **approval** subject to compliance with all applicable codes and ordinances. The following conditions have been carried forward from the previously approved conditions of DSUP#2004-0041 with amendments to Condition #10:

### **A. MASS TRANSIT INCENTIVES:**

1. The applicant shall create a program and implement a reporting system to encourage the use of mass transit, carpooling, teleworking, and ridesharing and discouraging the use of single occupancy vehicles to the satisfaction of the Directors of P&Z and T&ES by providing the following:
  - a. A TMP coordinator with experience in this occupation shall be designated for the project upon application for the certificate of occupancy permit for the building. The TMP coordinator shall have an on-site office, and the name, location and telephone number of the coordinator will be provided to the City at that time, and the City will be notified at the time of any changes. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project, and for providing biannual reports to the Office of Transit and Programs in the Department of T&ES. The biannual reports will include an assessment of the effects of the previous six month's TMP activities on carpooling, vanpooling, and transit ridership; an accounting of receipts and disbursements for any TMP accounts, and a work program for the subsequent six months. The TMP coordinator shall be provided for the individual project until the overall TMP for Eisenhower East is implemented.
  - b. The applicant shall participate with other developments in the Eisenhower East TMP in the mutually agreed upon cooperative planning and implementation of transportation activities.
  - c. Transit, ridesharing, staggered work hours/compressed work weeks, parking restrictions, the elements of the parking management plan and the other program elements shall be promoted to prospective tenants and to employers and their employees.
  - d. Information about all transit, ridesharing, and other TMP elements shall be distributed and displayed to employers, and employees—including transit schedules, rideshare applications and information, incentive information, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be provided in a prominent location within each building and a web site with this information and appropriate links to transit providers will be provided and maintained.
  - e. A ridesharing program shall be established that includes not only participation in the regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site-specific matching efforts.
  - f. A Guaranteed Ride Home Program shall be established and promoted as part of the ridesharing and transit marketing efforts.
  - g. A share car program shall be established and marketed as part of the ridesharing and transit marketing efforts for all buildings. At a minimum at least two parking spaces

should be reserved for the location of carshare vehicles. These spaces should be in a convenient location for tenants and residents and the TMP Coordinator will arrange with any of the carshare companies for placement of vehicles in this project. (Currently, Zipcar and Flexcar both have vehicles in the Alexandria area.). For those individuals that take transit, carpool/vanpool, walk, or bike to work the TMP program will pay the registration and annual membership fees (not the usage fees) to use the carshare vehicles.

- h. Discounted bus and rail fare media shall be sold on-site to employees of the project including during hours that are convenient for residents who work. The fare media to be sold will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by employees and/or the Office of Transit Services and Programs. The availability of this fare media will be prominently advertised.
- i. The project shall have a goal of a minimum of 43% of the employees using transportation other than single-occupancy vehicles during the peak time periods.
- j. At full occupancy of the building, a survey of employees shall be conducted to determine the number of employees, their place of residence/employment, modes of transportation, arrival and departure times, willingness and ability to use carpooling and public transit, and such additional information as the City may require. This survey will be conducted annually.
- k. The applicant and/or building tenants shall encourage use of a staggered work hour program for office workers including the promotion of the program among existing and prospective employees, the registration of staggered work hour participants, issuing stickers and/or electronic cards to verify vehicles participating in the program and monitoring the program.
- l. The applicant shall provide two (2) showers per gender to the satisfaction of the Director of T&ES and P&Z. A minimum of eight (8) clothes storage lockers per gender shall be installed. The lockers shall be accessible to all tenants of the building to the satisfaction of the Director of T&ES.
- m. The applicant shall participate in Ozone Action Days and other regionally sponsored clean air, transit, and traffic mitigation promotions by advertising such promotions in a manner and at such locations within the building acceptable to the applicant.
- n. The applicant shall fund at an annual rate per occupied square foot of commercial space a transportation management account to be used exclusively for the transportation activities listed above. The amount of the funding shall be consistent with the approved Eisenhower East Transportation Management Plan. As determined by the Director of T&ES and P&Z, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use. (P&Z)

**B. PARKING:**

- 2. The applicant shall provide a parking management plan which outlines mechanisms to maximize the use of the parking structure to the satisfaction of the Directors of P&Z and T&ES. At a minimum the plan shall include:

- a. Parking rates for the parking within the parking structure shall be consistent with market rates of comparable buildings located in adjoining developments within the City of Alexandria, except that free parking may be provided for retail patrons. All office employees shall be required to pay market rates for parking; no parking may be provided free or at reduced rates or with costs reimbursed by the employer unless that employer provides an equivalent benefit to all employees who utilize transit options to commute; i.e., if an employer provides a \$100 parking space to an employee free of cost, that employer must also offer a pretax benefit for transit of \$100 to all transit users.
- b. Parking spaces for carpool vehicles shall be conveniently located adjacent to garage entrances and exits, and/or elevator locations.
- c. The retail businesses stipulate that their employees who drive to work to use off-street parking.
- d. The applicant shall provide controlled access into the parking structure.
- e. The controlled access to the parking structure for short-term spaces shall be designed to allow convenient access for employees, visitors, and retail patrons.
- f. Spaces defined as “short-term” parking shall be solely utilized for use by the retail use and shall include all appropriate signage.
- g. The spaces within the parking structure shall be part of the maximum number of parking spaces permitted for Phase I and Phase II and the overall development shall be consistent with the parking requirements of the Eisenhower East plan.
- h. The walls and ceilings in the garages are to be painted white unless the photometric lighting plan demonstrates that sufficient lighting is being provided, to the satisfaction of the Police Chief and the Director of T&ES.
- i. The applicant agrees to provide parking for all construction workers without charge to the workers or shall provide subsidy for the construction workers in order that they may use Metro, DASH, provide a van for van pooling, or another method of providing for construction workers to arrive at the site. Compliance with this condition shall be based on a plan, which shall be submitted to the Department of Planning & Zoning and Transportation and Environmental Services prior to the issuance of the Excavation/Sheeting, and Shoring Permit. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of Metro, carpooling, vanpooling, and other similar efforts. The plan shall also provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes, and carpooling and vanpooling information. If the plan is found to be violated during the course of construction, a correction notice will be forwarded to the applicant. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)



**C. PEDESTRIAN - STREETSCAPE:**

3. The applicant shall provide pedestrian streetscape improvements that at a minimum shall provide the level of improvements depicted on the preliminary site plan and shall provide the following, consistent with the Eisenhower East Design Guidelines to the satisfaction of the Director of P&Z and T&ES:
  - a. All sidewalks shall be City standard red brick and shall be a herringbone pattern.
  - b. The brick sidewalks shall continue over the proposed curb cut on Mill Road to provide a continuous uninterrupted brick sidewalk.
  - c. A TimberForm Restoration Series, Model #2118 public bench shall be required for the Mill Road frontage.
  - d. An Iron Site Bethesda Series, Model S-42 decorative black metal trash can shall be provided for the Mill Road frontage.
  - e. A minimum unobstructed sidewalk width of 15 feet on Mill Road, 6 feet on Elizabeth Lane, and 7 feet on southern sidewalk.
  - f. The design of the bus shelter shall match that which was approved for Carlyle, as is depicted in *Attachment 1*.
  - g. A minimum of 1 bicycle parking space per 20 vehicular parking spaces, to the satisfaction of the Director of T&ES. Bicycle parking spaces for employees shall be secure. Outdoor bicycle rack(s) for use by retail patrons and visitors shall be decorative.
  - h. Street lighting for all streets shall be a single acorn luminaires as specified in the Design Guidelines (W.J. Whatley Washington series fiberglass pole, General Electric Edison III luminaire, and Hadco Victorian III series refractive globe).
  - i. All pedestrian and traffic signage in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES.
  - j. All driveway entrances, sidewalks, curbing, etc. in public ROW or abutting public ROW shall meet City design standards.
  - k. All existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken shall be replaced.
  - l. All streetscape improvements shall be completed prior to the issuance of a certificate of occupancy permit. (P&Z) (T&ES)
4. The applicant shall provide lighting within the project and the adjoining rights-of-way pursuant to a plan approved by the Director of T&ES and Director of P&Z in consultation with the Chief of Police; the lighting plan shall incorporate the following requirements and elements:
  - a. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in lumens or watts.
  - b. Provide manufacturer's specifications for and installation schedule indicating the number of each fixture to be installed.
  - c. Provide lighting calculations and photometric plan to verify that lighting meets City Standards. Lighting plan to cover site, adjacent right-of-way and properties. (T&ES)

**D. OPEN SPACE - LANDSCAPING:**

5. The applicant shall participate and contribute the monetary open space contribution as required by the Eisenhower East Open Space Fund, as approved and directed by the Planning Commission. The contribution shall be paid prior to the release of a certificate of occupancy for the building. (P&Z) (RPCA) (PC)
6. A perpetual public access easement shall be granted for the sidewalk on Mill Road located outside the public right-of-way. All easements and reservations shall be approved by the City and recorded prior to the release of the final site plan. (P&Z)
7. A final landscape plan shall be provided with the final site plan to the satisfaction of the Director of P&Z and RP&CA. The plan shall use industry standard nomenclature, shall include the level of landscaping depicted on the preliminary landscape plan, and shall at a minimum also provide:
  - a. A combination of deciduous and evergreen plantings on the southern portion of the parking structure. The spacing for the evergreen plants should be approximately 10 ft. on-center, while the deciduous trees should be approximately 25 ft. on-center.
  - b. Foundation plantings and shrubs along the southern portion of the building.
  - c. Additional trees and landscaping on the northwestern portion of the site between the building and the property line. Low growing shade tolerant shrubs/plants shall be planted beneath the proposed trees on northern portion of the site between the proposed and existing building.
  - d. Provide landscaping on the northeastern portion of the parking structure.
  - e. Provide an additional Japanese Zelkova tree on Elizabeth Lane.
  - f. Board and batten fencing and other measures if identified by the City Arborist shall be provided to protect the existing street trees on Elizabeth Lane during construction. Should any pruning of the existing trees be necessary during construction such pruning must be undertaken by a certified arborist. All tree protection shall be installed prior to any demolition, grading or construction.
  - g. All street trees shall be planted in a continuous planting trough with aeration, drainage and irrigation systems. The trough shall be large enough to provide sufficient arable soil volume to support adequate moisture for the tree. Troughs shall be a minimum of thirty inches deep and six feet wide from the face of curb.
  - h. Groundcover shall be provided within each tree well.
  - i. The street trees shall be a minimum of 3.5" to 4" caliper at the time of planting.
  - j. The location of all light poles shall be coordinated with the street trees.
  - k. The final landscape plan shall be prepared by a licensed landscape architect.
  - l. All utility lines shall be located away from the proposed landscaped areas to minimize the impact upon the proposed landscaping. Any switch boxes or transformers shall be located on the final site plan to the satisfaction of the Directors of P&Z and T&ES.

- m. All plant specifications shall be in accordance with the current and most up to date edition of the American Standard For Nursery Stock (ANSI Z60.1) as produced by the American Association for Nurserymen; Washington, D.C.
- n. All proposed plant sizes are to be indicated (“B&B” is not a caliper designation, and “2” is not a size designation).
- o. Designation of “Acer rubrum cultivar” is not sufficient. Provide both genus and species names. Provide correct spelling of “Prunus” Provide species designation for Ilex x meserveae.
- p. All work shall be performed in accordance with the latest and most current edition of the Landscape Specifications Guidelines, as produced by the Landscape Contractors Association (LCA) of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
- q. Depict all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or property. When such a location is not feasible, such structures shall be located behind the front building line and screened.
- r. All landscaping shall be maintained in good condition and replaced as needed. (P&Z) (RP&CA)

**E. BUILDING:**

- 8. The final architectural elevations shall be consistent with the level of quality and detail provided in the preliminary architectural elevations dated August 10, 2005, and shall comply with the approved elevations of the Design Review Board. The applicant shall provide refinements to the satisfaction of the Director of P&Z that shall include:
  - a. The facade materials for the front, side and rear of the building other than the screening for the mechanical equipment shall be entirely masonry (brick, precast, stone).
  - b. For the parking structure, all windows which face Elizabeth Lane, as well as the first set of windows (all five levels) at the east end of the south and north facades, shall be vision glass.
  - c. The height of the upper parapet of the parking structure shall be limited to 45 ft., as measured from the level of the Elizabeth Lane public sidewalk at the northeast corner of the property.
  - d. In order to reduce the visibility from Elizabeth Lane of light poles on top of the parking structure, the use of freestanding light poles on the top level of the parking structure shall be minimized and the height shall be the minimum necessary. The use of bollard lighting or similar light sources other than freestanding poles is encouraged.
  - e. The screening for the mechanical equipment shall be reduced in size to the extent feasible and shall incorporate design elements of the building such as panelization.
  - f. The applicant shall provide wall-mounted light fixtures as depicted on the site plan. The style and locations shall be designed as an integrated part of the facade to enhance nighttime visual interest of the building.
  - g. The applicant shall provide larger scale drawings to evaluate the retail base, cornice brackets, entrance canopies and sign bands and that the final detailing, finish and color

of these elements. These detail elements shall be submitted prior to review and approved prior to the release of the final site plan.

- h. The entrance canopies shall be a high quality metal and/or comparable material.
- i. Color architectural elevations (front, side and rear) shall be submitted with the final site plan.
- j. Provision shall be made for constructing exhaust vent shafts and grease traps within the building to accommodate future ground floor restaurant uses.
- k. The screening for the proposed dumpster enclosure shall be brick with an opaque metal gate.
- l. Low-level lighting at the retail base as an integral part of the facade design to add nighttime visual interest to the buildings. Accent lighting is encouraged. (P&Z) (PC)

9. The applicant shall demonstrate the use of green building and sustainable techniques for building systems design for the project. The applicant shall provide examples as identified in the following list to the satisfaction of the Directors of P&Z and T&ES:

*Sustainable Sites*

- a. Utilize an Energy Star rated membrane roofing that exhibits a high reflectivity and emissivity. This roof can reduce cooling load, and thus HVAC size, by as much as 10%.
- b. Minimize exterior lighting fixtures. Provide shielding to exterior lights to ensure that there is no direct beam light trespass onto adjacent property lines.
- c. Provide bicycle storage facilities and showers as well as other methods to encourage alternative transportation to the site.

*Water Efficiency*

- d. Utilize native or adaptive plant species for the exterior planting beds and boxes.
- e. Provide water efficient fixtures.

*Energy and Atmosphere*

- f. Perform fundamental building commissioning prior to occupancy to ensure optimal performance of the building's systems.
- g. Minimize the need for artificial lighting for the interior spaces by maximizing day-lighting opportunities.

*Materials and Resources*

- h. Work to reuse salvageable materials from the existing building on site and for leftover building materials upon completion of construction.
- i. Provide centralized recycling collection point(s) within the building.
- j. Provide a waste management plan to target a reduction of waste being transported to local landfills.
- k. Where practical utilize materials that have high recycled content, such as steel and concrete with flyash. Purchase locally harvested and manufactured materials where practical.
- l. Provide tenant fit-out guidelines to encourage that materials chosen are environmentally sensitive.

*Indoor Environmental Quality*



- m. Encourage open office spaces with low partitions along the perimeter of the building to maximize day-lighting into the space. Encourage the placement of enclosed spaces toward the core of the building and glass partitions or vision panels to take advantage of day-lighting.
  - n. Provide interior finishes such as paint and carpet with low VOC off-gassing. (P&Z)
10. **CONDITION AMENDED BY STAFF:** The ground floor retail tenant spaces, as depicted on the Preliminary Plan dated April 27, 2005, shall be solely utilized by retail uses including: a store engaged in the sale of goods for personal use that shall include bakeries, barber shop/beauty salon, banks, credit unions, bookstores, clothing, clothing accessories, copier/reproductions, department stores, drugstores, dry cleaners (not dry cleaning plant), florists, cigar shops, travel agencies, health and ~~sport~~ athletic clubs, groceries, jewelry, restaurants and any similar uses deemed by the Director of Planning and Zoning to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses. The floor-to-floor height of the retail space shall be a minimum of 18 ft. (P&Z)
- a. In addition to the retail and personal service uses listed above, commercial private school, food and beverage production exceeding 3,500 square feet, health profession office, and business and professional office, may be permitted on the ground floor of the office building at 2331 Mill Road. (P&Z)
11. The colors and materials of the retail tenant signs shall be designed of high quality materials and shall be designed as an integral part of the building that shall relate in materials, color and scale to the remainder of the building and to the retail bay on which it is displayed to the satisfaction of the Director of P&Z and shall comply with applicable codes and ordinances as well as the following:
- a. All signs must comply with the zoning ordinance requirements.
  - b. Illuminated or non-illuminated parapet signs or wall signs above the first level for retail uses are prohibited.
  - c. Signs applied to storefront windows shall cover no more than 20% of the glass.
  - d. Box signs shall be prohibited.
  - e. Any exterior decorative exterior banners/flags shall be deducted from the overall permitted sign area. Permanent or temporary advertising banners shall be prohibited.
  - f. Display cases, storage, carts or other obstructions shall not be designed to be temporarily or permanently located adjacent to the retail windows. Tables and other active uses adjacent to the window are encouraged.
  - g. Pedestrian scaled projecting signs over the sidewalk are encouraged for the retail uses.
  - h. Awnings are encouraged for retail and residential uses, but shall not be plastic or internally illuminated;
  - i. No freestanding signs other than traffic/directional signs shall be permitted. (P&Z)
12. The applicant shall provide a written letter of agreement between the applicant and the U.S. Marshals Service which provides a fire access easement on the northern portion of the parking structure to the satisfaction of the Director of Code Enforcement. The letter shall be submitted and approved prior to the submission of the final site plan. (Code)

13. The south face of the garage structure does not have ladder truck access. The applicant shall provide an emergency vehicle easement with the adjacent property owner prior to submission of final site plan. The easement shall be dedicated and recorded in the land records as an emergency vehicle easement. The easement shall be signed in accordance with City standards for emergency vehicle easements. Fire apparatus turning movements which show apparatus can safely negotiate 4 foot radii by Eisenhower Office I shall be provided. Specifications for tiller and rear mounted ladder trucks shall be used. (Code)
14. All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. (USBC 704.5). The proposed openings are in conflict with the USBC. Applicant shows bricked recesses in lieu of openings and 1 hour rated solid wall.
15. The office building shall provide an automatic sprinkler system. Provide data as part of fire protection plan in Building Code Analysis. The garage may require an automatic sprinkler system depending upon final design requirements and how they conform to the openness requirements of the USBC. (Code)
16. Provide two Siamese connections for each structure located to the satisfaction of the Director of Code Enforcement. Relocate FDC at Mill and Grist Mill to Mill Road side (West face of building). A separate tap is required for the building fire service connection. Provide tap and fire line for garage. Hydrants and taps are off dead end main. Loop main back to Mill Road. (Code)
17. The developer shall provide a building code analysis with the following building code data on the plan:
  - a. use group;
  - b. number of stories;
  - c. type of construction;
  - d. floor area per floor;
  - d. fire protection plan.Building Code Analysis must be updated to provide floor area per floor of garage and Fire Protection Plan. (Code)
18. The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement.(Code)

**F. SITE PLAN:**

19. Condition deleted by the Planning Commission. (PC)

20. The applicant shall be allowed to make minor adjustments to the building location if the changes do not result in the loss of off-street parking, loss of plaza open space, does not result in an increase in building height or increase in floor area. (P&Z)
21. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit for the building. (P&Z)
22. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z)
23. A temporary informational sign shall be installed on the site prior to approval of the first final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information: the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)
24. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with all adjoining property owners to review the hauling routes, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. Copies of plans showing the hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor before they commence work on the project. (P&Z)
25. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
26. The applicant shall submit a final as-built site plan (with landscape plan) and interior layout of the parking garage prior to issuance of a certificate of occupancy permit. (P&Z)
27. The applicant shall submit final plats of subdivision, and dedication that shall be approved prior by the Department of P&Z, T&ES and the City Attorney prior to release of the final site plan. (P&Z)
28. As required under Article XI of the City of Alexandria Zoning Ordinance, the special use permit and conditions attached thereto as granted by City Council, unless revoked or amended, shall run with the land and shall be mandatory and binding upon the applicant, all owners of the land and all occupants and upon all heirs, successors and assignees with whom sale or lease agreements are executed subsequent to the date of this approval. (P&Z)(T&ES)

29. The applicant shall participate in the consideration of a special service tax district, or another district having a comparable purpose, in the Eisenhower East area. (P&Z) (PC)
30. Provide detail for the 6' screening wall in relation to the dumpster and the dumpster pad. (T&ES)
31. Provide enough dumpster space for solid waste and recycling material. The applicant shall provide for private trash collection for the retail spaces. Provide a note on the plans indicating means and methods of collecting trash and recycling material and transporting it to the Alexandria Waste Energy Plant. (T&ES)
32. Provide labels for all sidewalks, handicap ramps and city standard manholes. Provide signage, striping and appropriate markings for the EVE, handicap parking spaces, and crosswalks. (T&ES)
33. Show proposed slopes for all ramps within the garage, and limit ramp slopes to no more than 10%. In the event that a 10% slope is unattainable and to alleviate the effect of having such a steep slope, the applicant shall provide adequate drainage at the driveway entrance, heated ramps with transverse grooving or other means acceptable to the Director of T&ES. (T&ES)
34. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
35. Clearly label all trees to be demolished in the existing site plan exhibit. (T&ES)
36. The 8'x16' bus shelter easement shall be labeled as an easement. (T&ES)
37. Provide the size of the storm sewer pipe indicated on the plans to be demolished. (T&ES)
38. Provide a 10 ft. water line easement for mains and hydrants out of the public right-of-way. (VAWC)
39. A security survey is to be completed for any sales or construction trailers that are placed on the site. This is to be completed as soon as the trailers are placed on site by calling the Community Relations Unit at 703- 838-4520. (Police)
40. All retail tenants shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and employees. (Police)
41. Additional Emergency Vehicle Easement signs shall be provided on fire lane entering from Mill Road and through new EVE along South face of garage. (Code)



**G. STORMWATER:**

42. Clarify that the existing 15" RCP storm pipe at eastern end of the property is publicly maintained; if so, provide evidence that there is an easement. The proposed BMP should be installed on the proposed pipe. The applicant is responsible for the maintenance of the bmp structure. (T&ES)
43. The applicant shall comply with adequate outfall requirement of Article XIII of the Alexandria Zoning Ordinance (AZO) and demonstrate this on the plans by means of computations. (T&ES)
44. The applicant is encouraged to involve the stormwater management designer at an early stage of the site plan process in order to ensure future submissions incorporate stormwater design aspects into the site design in accordance with Article XIII of the Zoning Ordinance. (T&ES)
45. The pre-development divides is showing the existing Eisenhower Center 1 building included, however the area has not been tabulated. The summation of the areas under the post development conditions exceeds the area under the pre development condition. Revise as needed for conformity. (T&ES)
46. Provide divisional arrows on all drainage divides. (T&ES)
47. Provide calculation to show that the 6" sanitary lateral is sufficient for the proposed office building. (T&ES)
48. Applicant should provide and receive approval of an erosion and sediment control plan for demolition before demolition permit is approved. (T&ES)
49. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (T&ES)
50. On Sheet 9, the line for the limits of clearing and grading is too similar to the drainage limits line. Make the distinction between these two more clear. Drainage divides are not clearly marked. It is impossible to determine, given the information provided, which draining areas drain to what storm sewer inlets. Provide complete drainage divide information for all existing and proposed storm sewer inlet location. Provide more topographic information to the north of the site to verify drainage divide along the property line and existing wall shown. (T&ES)
51. On Sheet 9 the fraction of CBPA drainage area served is incorrectly calculated. The figure should be .8578, with the load removed being 1.278 lbs/year. (T&ES)
52. Stormwater Narrative: Under Water Quality, it is still unclear how the "98% of the total impervious drainage area being treated by the aquaswirl" is being computed. (T&ES)

53. Project lies within the Cameron Run Watershed thus stormwater control must be such that post development stormwater runoff can not exceed 90% of the preexisting condition for the 2-year and 10-year events. (T&ES)
54. This project lies within 1000 feet of an old landfill. Due to the historic uses at the site and the potential for contamination, the applicant shall design and install a vapor barrier and ventilation system for the buildings and parking areas to prevent the migration or accumulation of methane or other gases under parking areas or into buildings, or conduct a study and provide a report signed by a professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Enforcement. (T&ES)
55. The final site plan shall not be released and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, the contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the proposed site.
  - b. Submit a Risk Assessment indicating any risks associated with the contamination.
  - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. "Clean" backfill shall be used to fill the utility corridors.
  - d. Submit a Health and Safety Plan indicating measures to be taken during any remediation and/or construction to minimize the potential risks to workers, the neighborhood, and the environment.
- Please submit 5 copies of each of the above. The remediation plan must be included in the Final Site Plan. (T&ES)
56. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
57. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (T&ES)
58. The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES)
59. The applicant is encouraged to participate in the City's "Adopt-a-Street" program. (T&ES)

60. 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)
61. During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them and sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services, and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws. (T&ES)

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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.

CITY DEPARTMENT COMMENTS

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

Code Enforcement

Revised comments in **BOLD**

- F-1 Average finished grade has not been provided on plans.
- F-2 Garage layouts have not been provided showing locations of handicap parking.
- F-3 **Fire Service plan shows one vehicle pathway and 2 vehicle specs (pumper and rear mounted ladder truck. It is unclear which spec is depicted in turning movements. Submit turning movement plans separate from fire service plans which show turning movements for rear mounted ladder truck and tiller ladder truck.**
- F-4 **Provide additional Emergency Vehicle Easement signs on fire lane entering from Mill Road and through new EVE along South face of garage.**
- F-5 **Revise turning radii at Mill Road from R-20 to R25.**
- F-6 The North face of the garage and office are not ladder truck accessible. The adjacent emergency vehicle easement is located on Federal property and is not regulated by the City. The EVE on Federal property is subject to restricted access due to security concerns. As such, a written letter of agreement between the applicant and the U.S. Marshals Service is required which permits fire access to this easement in the event of an emergency on the applicant's property. The letter of agreement shall be signed and submitted as an attachment to Code Enforcement prior to submission of the Final Site plan review. Applicant indicates this agreement is in process. The agreement shall be in place and submitted to Code Enforcement prior to Final #1 plan submission.
- F-7 The South face of the garage does not have ladder truck access. The applicant shall negotiate a emergency vehicle easement with the adjacent property owner prior to submission of final site plan. The easement shall be dedicated and recorded in the land records as an emergency vehicle easement. The easement shall be signed in accordance with City standards for emergency vehicle easements. **Connection has been made to existing EVE. Provide fire apparatus turning movements which show apparatus can safely negotiate 4 foot radii by Eisenhower Office I. Use specifications for tiller and rear mounted ladder trucks.**

- F-8 The garage is shown as located along 2 interior lot lines. All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. (USBC 704.5). The proposed openings are in conflict with the USBC. Applicant shows bricked recesses in lieu of openings and 1 hour rated solid wall. Issue has been resolved.
- C-1 The office building will require an automatic sprinkler system. **Provide data as part of fire protection plan in Building Code Analysis.**
- C-2 The garage may require an automatic sprinkler system depending upon final design requirements and how they conform to the openness requirements of the USBC. Parking garage will be fully sprinklered per applicant.
- C-3 Provide two Siamese connections for each structure located to the satisfaction of the Director of Code Enforcement. Relocate FDC at Mill and Grist Mill to Mill Road side (West face of building). **Condition met.**
- C-4 A separate tap is required for the building fire service connection. **Provide tap and fire line for garage. Tap provided. Hydrants and taps are off dead end main. Loop main back to Mill Road.**
- C-5 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor ; e) fire protection plan. **Building Code Analysis is incomplete. Floor area per floor of garage is omitted, Fire Protection Plan omitted.**
- C-6 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. Provided.
- C-7 The final site plans shall show placement of fire easement signs. Acknowledged.
- C-8 A soils report must be submitted with the building permit application. **Acknowledged.**
- C-9 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. **Fire flow provided on 5/13/05, under**

**review.**

- C-10 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.0. **Condition met.**
- C-11 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Shown as Note on Sheet 2.

Transportation and Environmental Services

- C- 62 A performance Bond to guarantee installation of the required public improvements must be posted prior to release of a development plan.
- C- 63 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C- 64 The sanitary sewer tap fee must be paid prior to release of the plan.
- C- 65 All easements and/or dedications must be recorded prior to release of the plan.
- C- 66 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C- 67 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C- 68 All utilities serving this site to be placed underground.
- C- 69 Provide site lighting plan to meet minimum city standards.
- C-70 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-10 Provide a phased erosion and sediment control plan consistent with grading and construction per City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- C-11 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.
- C-12 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.

- C-13 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV).
- C-14 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a "Certified Land Disturber" on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10.1-563.B.
- C-15 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.

#### Housing

- S-1 The developer is encouraged to make a voluntary contribution for affordable housing. In consideration of the additional floor area being granted under the SUP approval, the suggested rate is \$1.50 per square foot of gross floor area.

#### Virginia American Water Company

- F-1 The existing water main that runs through this site is not shown correctly. Where the existing water main is currently shown as six-inch, it is actually eight-inch. A copy of the as-built was mailed to Bowman Consulting.
- F-2 VAWC will require a copy of the Code Enforcement-approved fire flow calculations for this project.
- C-1 As part of the final site plan submission, hydraulic calculations (computer modeling) will be required to verify main sizes. Profiles will be required for hydraulic calculations.
- C-2 A double detector check backflow prevention device is required on all fire services. If located inside the premise, it must have a remote reading meter in a separate accessible room.

Police

**(The following recommendations related to lighting have not been included as conditions; rather, staff has recommended that the applicant prepare a lighting plan to the satisfaction of the Director of T&ES in consultation with the police, which will likely result in lower lighting levels than those desired by the Police.)**

- R-1 The lighting for the parking garage is to be a minimum of 5.0 foot candle minimum maintained.
- R-2 The lighting for the surface lot and all common areas is to be a minimum of 2.0 foot candles minimum maintained.

Health

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
  - a. Permits are non-transferable.
  - b. Permits must be obtained prior to operation.
  - c. 5 sets of plans are to be submitted to and approved by the Health Department prior to construction of any facility regulated by the Health Department.
- C-2 Plans for food facilities must comply with the Alexandria City Code, title 11, Chapter 2, Food and Food Establishments. There is a \$135 fee for review of plans for food facilities.
- C-3 Personal grooming facilities must comply with Title 11, Chapter 7, Personal Grooming Establishments.
- C-4 Tanning Salons must meet State Code Title 59.1, Chapter 24.1, Tanning Facilities.
- C-5 Massage facility plans must comply with Title 11, Chapter 4.2, Massage Regulations. All massage therapists must possess a current massage therapist certification, issued by the Commonwealth of Virginia in accordance with the Code of Virginia Chapter 599, §54.1-3029 and must possess an Alexandria Massage permit in accordance with Alexandria City code title 11, Chapter 4.2 prior to engaging in any massage activity.
- C-6 Coin-operated dry cleaning facility plans must comply with Title 9, Chapter 4, Coin operated Dry Cleaning Establishments.
- C-7 Coin-operated laundry plans must comply with Title 9, Chapter 5, Coin Operated Laundries.
- C-8 Food must be protected to the point of service at any outdoor dining facility.



## APPLICATION

### DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSUP #** 2019.0009 **Project Name:** 2331 Mill Road

**PROPERTY LOCATION:** 2331 Mill Road Eisenhower East Block 23

**TAX MAP REFERENCE:** 073.03-01-07 **ZONE:** CDD #2

#### APPLICANT:

Name: Eisenhower Mill Properties LLC

Address: 2331 Mill Rd, Alexandria VA 22314

#### PROPERTY OWNER:

Name: Eisenhower Mill Properties LLC, c/o Simpson Development Co.

Address: 2331 Mill Rd., Alexandria VA 22314

**SUMMARY OF PROPOSAL** Amendment to DSUP 2004-0041 to allow flexibility in ground floor uses to include both office and retail uses

#### MODIFICATIONS REQUESTED

#### SUP's REQUESTED

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

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

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

Donald F. Simpson Jr, Managing Partner

Print Name of Applicant or Agent

2331 Mill Rd

Mailing/Street Address

Alexandria VA 22314

City and State

Zip Code

Signature

703-299-0029

Telephone #

Fax #

dsimpson@simpsondev.com

Email address

Date

2/15/19

#### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

Development SUP # \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

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

**1. The applicant is: (check one)**

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

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

Simpson Mill Rd Family LP	63%
Simpson Development Co.	25%
Donald F. Simpson Jr.	5%
Lawrence Kahn	5%
Fred Zamer	2%

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.

## 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.		see previous page
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2331 Mill Rd (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.		see previous page
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
<b>NONE</b>		
1.		
2.		
3.		

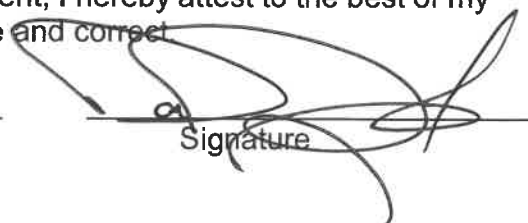
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

2/15/19  
Date

Donald F. Simpson Jr.

Printed Name

  
Signature

Development SUP # \_\_\_\_\_

- see attached

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.



## Narrative Description

### 2331 Mill Road

Eisenhower Mill Properties, LLC (the Applicant) requests an amendment to DSUP 2004-0041 to permanently allow flexibility for both office and retail uses in the ground floor commercial space at 2331 Mill Road (the Property). DSUP 2004-0041 was approved in September 2005 for a 98,618 square feet office building with ground floor retail as the third building in Eisenhower Center, replacing an obsolete one story commercial building. A new parking structure was part of the approval. The building completed construction in 2007.

After completion of the building, no traditional retail tenants were found to occupy the ground floor. Simpson Real Estate Services, a real estate broker, occupied a portion of the space, and Intelligent Office, an executive office hosting a wide variety of businesses occupied the remainder of the space in 2007. A letter dated March 28, 2007 from the City's Zoning Administrator found that the characteristics of Intelligent Office which provided pedestrian activity on Mill Road and high tech business services qualified it to occupy space designated for retail use.

Simpson Real Estate Services and Eisenhower Mill Properties, LLC have known for some time that Intelligent Office intended to move from its 6,905 sf, and has been diligently advertising the property for retail use since at least August 2018 through a listing on CoStar, the Washington area's commercial listing database, on LoopNet, through flyers and brochures, direct mail or email, at booths at regional events, and by personal contacts from its inhouse broker. Simpson Real Estate Services has followed up on the very few expressions of interest received to date; all of those were for office rather than traditional retail space.

The retail space, while nicely designed on the Mill Road frontage, is isolated from other retail in the area. There is insufficient foot traffic and visibility for retail. Retail uses enumerated in SUP #2004-0041 would be more likely to seek space in Carlyle, Hoffman Town Center, or along Eisenhower Avenue. Even the recent nearby presence of the National Science Foundation has not prompted interest on Mill Road. The adjacent building at 2318 Mill Road has been unsuccessfully marketing retail space for more than nine years. The Eisenhower East Small Area Plan does not show a retail location at 2331 Mill Road.

Providing additional flexibility to market the retail space as either office or retail space would allow the Applicant to be more successful in filling the space, and preventing blank windows on Mill Road. Leasing the space would generate more pedestrians to walk to and along the site, one of the City's objectives for the Carlyle/Eisenhower area. It would also add to the number of people present in the area during daytime hours, perhaps lending additional support to those retail spaces that do locate along Eisenhower Avenue.

The Applicant requests this DSUP amendment to allow for flexibility for office uses, including business and professional offices, commercial private schools and educational institutions, and health profession offices, in this location. The Applicant will continue to solicit retail tenants, but needs to have the flexibility to accommodate an office tenant(s) if that proves to be the only viable tenancy option.

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

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

M-F 7:30 am to 6 pm

10-20 users

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

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

7:30 am to 6 pm

10-20 employees

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

Day	Hours	Day	Hours
M-F	7:30 am to 6 pm	_____	_____
Saturday	8 am to 1 pm	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

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

none

B. How will the noise from patrons be controlled?

NA

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

None

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

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

primarily paper trash

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

office level of trash

- C. How often will trash be collected?

trash will be collected daily

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

Trash will be placed in on-site dumpsters

**9. 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:

NA

**10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?**☐ Yes. ☒ No.

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

NA

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

Building has fire alarm system, sprinklers, card reader security system

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

☐ Yes.     ☒ No.

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

NA

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PARKING AND ACCESS REQUIREMENTS****13. Provide information regarding the availability of off-street parking:**

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

Property is near the Eisenhower Metro Station (enhanced transit area) with a minimum of .25/1000 sf

\_\_\_\_\_

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

<u>48</u>	Standard spaces
<u>140</u>	Compact spaces
<u>8</u>	Handicapped accessible spaces
<u>-</u>	Other

- C. 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?  
NA

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?
- B. How many loading spaces are available for the use?
- C. Where are off-street loading facilities located?  
on site
- D. During what hours of the day do you expect loading/unloading operations to occur?  
No regularly scheduled loading or unloading operations
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
1-2 times a week

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

No improvements are needed

# RETAIL SPACE AVAILABLE

2331 Mill Road  
Alexandria, VA

For Leasing, contact::

Fred Zamer  
Vice President, Leasing  
E-mail: [fzamer@simpsondev.com](mailto:fzamer@simpsondev.com)

Ann Waller  
Leasing/Marketing  
E-mail: [awaller@simpsondev.com](mailto:awaller@simpsondev.com)

**Simpson Properties, Ltd.**  
2331 Mill Road  
Suite 150  
Alexandria, VA 22314  
Phone: 703-299-0029  
Fax: 703-299-0020

**Simpson!**  
*Real Estate Services*

## BUILDING/AREA FEATURES:

- Prime location! Walking distance to Eisenhower Avenue & King Street Metro
- Immediately adjacent to US PTO, US Federal Courthouse and National Science Foundation
- 5 Minutes to Ronald Reagan National Airport
- Property Management On-Site
- Garage Parking On-Site
- Free Shuttle Service to Eisenhower and King Street Metro and VRE

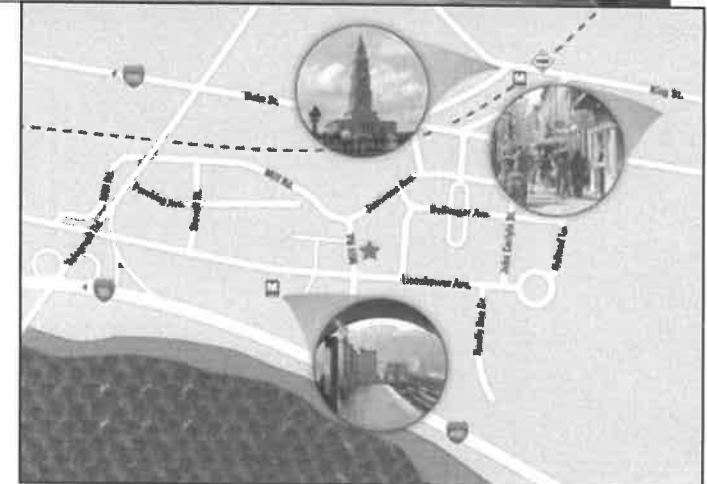


**LOCATION:** 2331 Mill Road  
Alexandria, VA

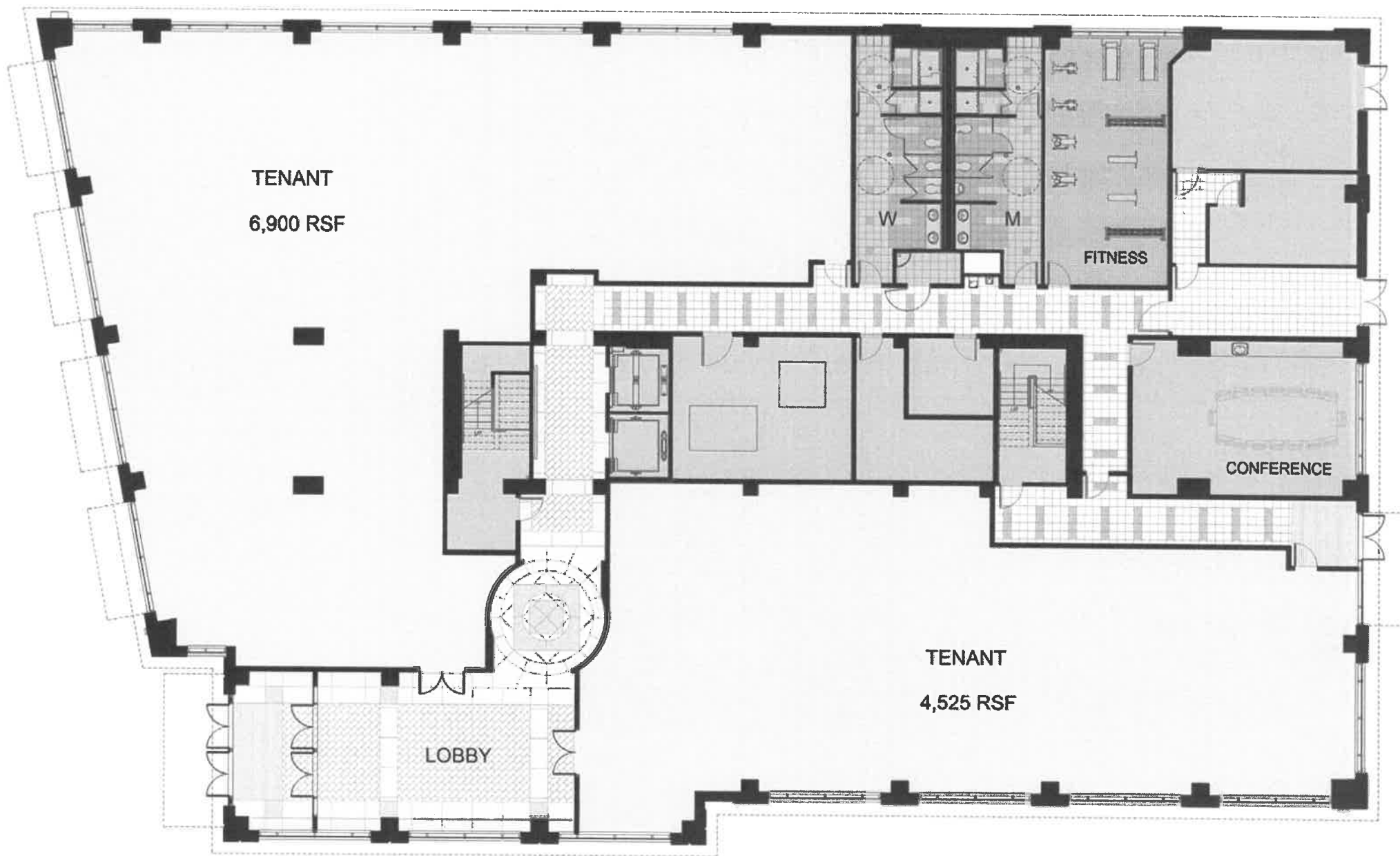
**RETAIL SPACE  
AVAILABLE:** 1st Floor-6,905 SF

**RENTAL RATE:  
ON-SITE** Negotiable

**PARKING:** 2/1,000 SF Available

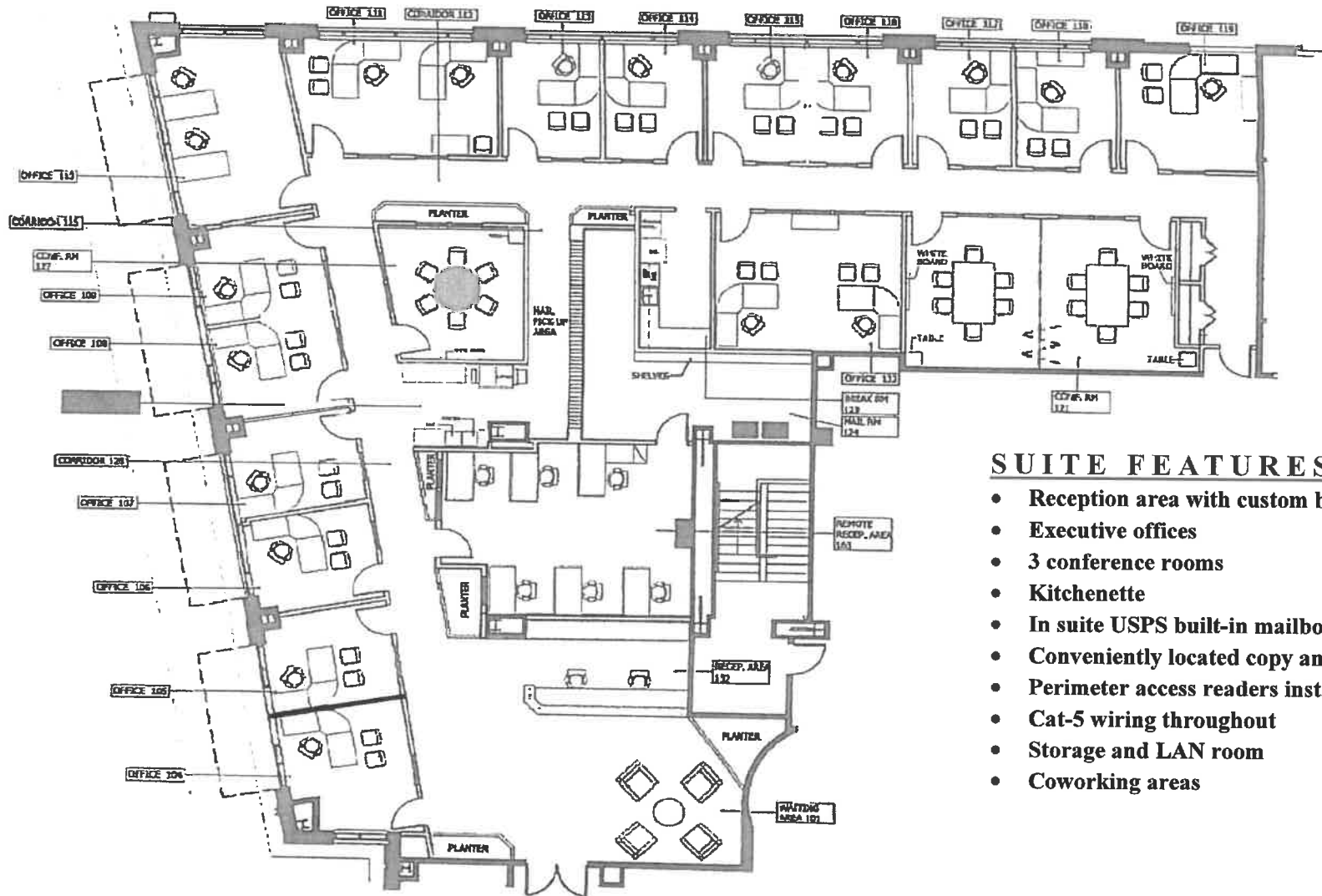






## 1ST FLOOR RETAIL SPACE AVAILABLE

## 1st Floor - 6,905 SF



### SUITE FEATURES:

- **Reception area with custom built-ins**
- **Executive offices**
- **3 conference rooms**
- **Kitchenette**
- **In suite USPS built-in mailboxes**
- **Conveniently located copy and work area**
- **Perimeter access readers installed**
- **Cat-5 wiring throughout**
- **Storage and LAN room**
- **Coworking areas**



## 2018 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria  
301 King Street, Room 1700, Alexandria, VA 22314  
Phone: 703.746.3903 <http://www.alexandriava.gov/>

License Number: 110522-2018  
Account Number: 110522  
Tax Period: 2018  
Business Name: SIMPSON DEVE  
Trade Name: SIMPSON DEVE  
INC  
Business Location: 2331 MILL RD I  
Alexandria, VA

SIMPSON DEVELOPMENT CO. INC  
P.O.Box 430  
Alexandria, VA 22313

License Classification(s):

Contractors  
9-079-009  
Other Contractors & Contracting

March 2, 2018

Dear Taxpayer:

This is your 2018 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, the license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Localities. We strive to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.3903.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

### City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

SIMPSON DEVELOPMENT CO INC  
2331 MILL RD UNIT:150  
Alexandria, VA 22314

License Number: 110522-2018  
Account Number: 110522  
Tax Period: 2018  
Business Name: SIMPSON DEVELOPMENT CO INC  
Trade Name: SIMPSON DEVELOPMENT COMPA  
Business Location: 2331 MILL RD UNIT:150  
Alexandria, VA 22314

License Classification(s): Contractors  
9-079-009  
Other Contractors & Contracting

# City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



**This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:**

ARTEMEL & ASSOCIATES, INC.  
3349 DUKE ST  
Alexandria, VA 22314

<b>License Number:</b>	115075-2018
<b>Account Number:</b>	115075
<b>Tax Period:</b>	2018
<b>Business Name:</b>	ARTEMEL & ASSOCIATES, INC.
<b>Trade Name:</b>	ARTEMEL & ASSOCIATES
<b>Business Location:</b>	3349 DUKE ST Alexandria, VA 22314
<b>License Classification(s):</b>	Business Svcs & Occupations 9-073-073 Other Business Svc/Occupant/Consult

# EISENHOWER PARTNERSHIP

May 22, 2019,

Dear Chairman and Members of Planning Commission,

On behalf of the Eisenhower Partnership, we are writing in support of DSUP 2019-0009, an amendment to DSUP 2004-0041 that would allow the ground floor of 2331 Mill Road to be used as office space, as it has not proven attractive to retail businesses.

The Eisenhower Partnership actively supports the City's focus on retail for strategically chosen locations where visibility, demand, and transportation create an active streetscape. However, 2331 Mill Road does not benefit from these conditions. It has limited visibility from Eisenhower Avenue, sits across from a long vacant building, and benefits from few pedestrians. 2331 Mill Road also sits at the intersection of an alley that cannot hold businesses and an inaccessible portion of the Federal Courthouse.

Should 2331 Mill Road continue to be subject to traditional retail requirements, it is likely to remain vacant, detracting from the energy of the area, deteriorating the pedestrian experience, and lowering property value.

However, office occupancy of 2331 Mill Road will generate property taxes for the City. Office workers will help provide a customer base for further retail viability in the area, such as Carlyle Tower, the Wegman's project, and other businesses being established on Stovall Road. Should these projects foster enough growth to make 2331 Mill Road viable, the owner should be allowed to pivot back to a retail space.

The Eisenhower Partnership advocates office space occupancy over retail vacancy to keep 2331 Mill Road visible, active, and economically viable. We appreciate your support and flexibility in zoning the property to make smart decisions for the citizens and businesses of Alexandria.

Thank you,



Chhaya Muth  
President  
Eisenhower Partnership

