



**APPLICATION**

**DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN**

**DSUP #** \_\_\_\_\_ **Project Name:** \_\_\_\_\_

**PROPERTY LOCATION:** 2461 Eisenhower Avenue

**TAX MAP REFERENCE:** 072.04-03-30 **ZONE:** CDD #2

**APPLICANT:**

Name: 2461 Eisenhower Avenue Acquisitions LLC

Address: C/O RUBENSTEIN PARTNERS, 2929 ARCH STREET, 28TH FLOOR, PHILADELPHIA PA 19104

**PROPERTY OWNER:**

Name: Same as applicant

Address: Same as applicant

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

**MODIFICATIONS REQUESTED** \_\_\_\_\_

**SUP's REQUESTED** \_\_\_\_\_

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

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

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

M. Catharine Puskar

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

2200 Clarendon Blvd, Ste. 1300

Mailing/Street Address

Arlington, VA 22201

City and State Zip Code

*M. Puskar*

Signature

703-528-4700 703-525-3197

Telephone # Fax #

cpuskar@thelandlawyers.com

Email address

6/30/2016

Date

**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 ten percent.

See attached

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

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

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

N/A



RUBENSTEIN  
PARTNERS

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

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

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

Dear Mr. Moritz:

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

Very truly yours,

By: \_\_\_\_\_

Name : Craig G. Zolot

Its: Principal

Date: \_\_\_\_\_

6/14/10

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

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

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2461 Eisenhower Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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

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

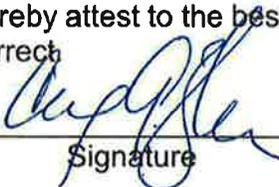
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
2461 EISENHOWER ACQUISITIONS, LLC		
1.	None	None
2.		
3.		

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

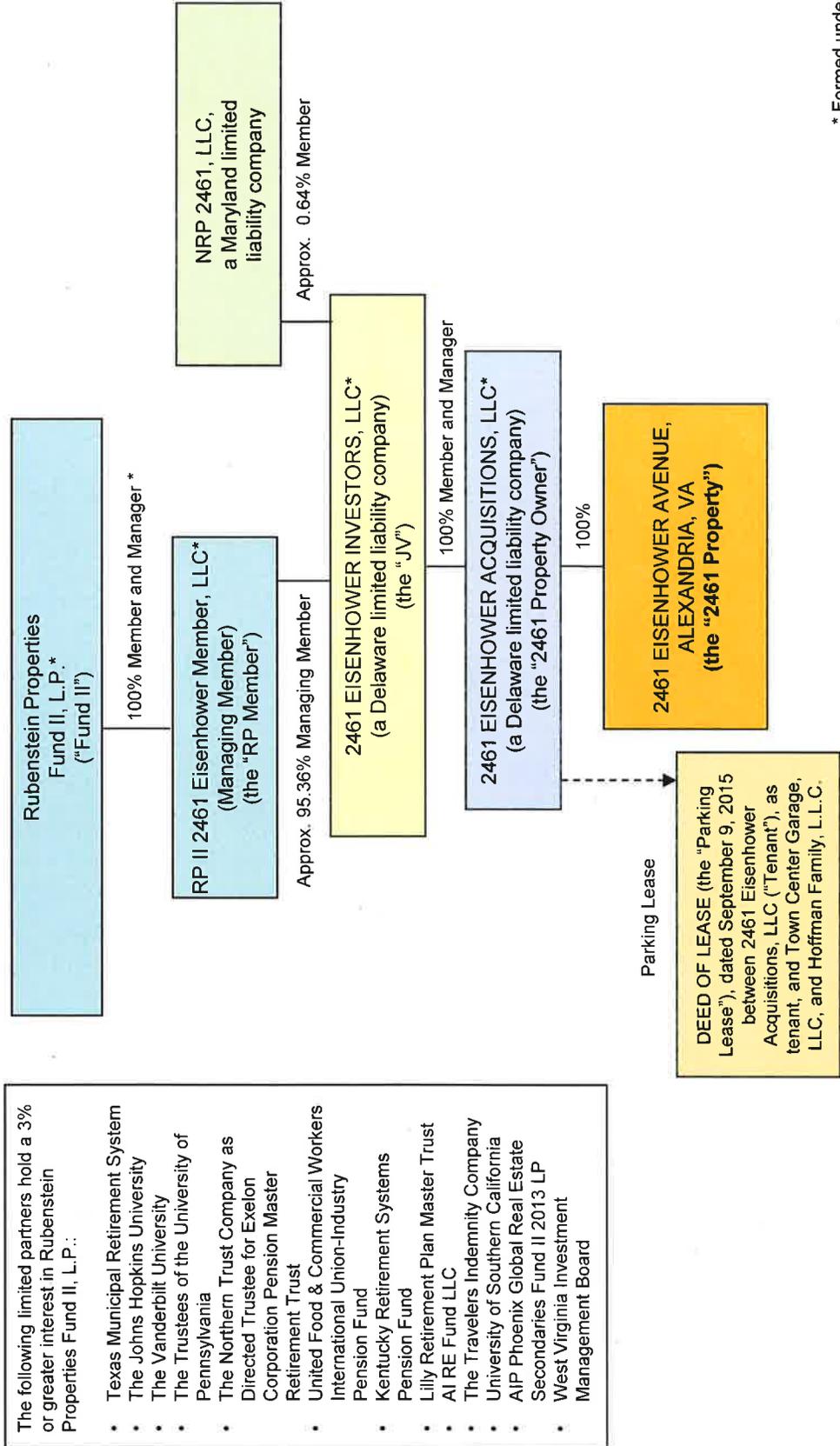
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/14/10  
Date

Craig G. Zolot  
Printed Name

  
Signature

# 2461 EISENHOWER AVENUE, ALEXANDRIA, VA Organizational Structure as of November 5, 2015



- The following limited partners hold a 3% or greater interest in Rubenstein Properties Fund II, L.P.:
- Texas Municipal Retirement System
  - The Johns Hopkins University
  - The Vanderbilt University
  - The Trustees of the University of Pennsylvania
  - The Northern Trust Company as Directed Trustee for Exelon Corporation Pension Master Retirement Trust
  - United Food & Commercial Workers International Union-Industry Pension Fund
  - Kentucky Retirement Systems Pension Fund
  - Lilly Retirement Plan Master Trust
  - AIRE Fund LLC
  - The Travelers Indemnity Company
  - University of Southern California
  - AIP Phoenix Global Real Estate
  - Secondaries Fund II 2013 LP
  - West Virginia Investment Management Board

\* Formed under the laws of the State of Delaware



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

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

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

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

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

LAND USE AND CIRCULATION



Figure 4-11 Retail Locations



A hardscaped public open space on a retail street



Nightlife activity spilling onto the sidewalk along a retail street

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

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

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

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

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

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

N/A

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

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

N/A

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

Day	Hours	Day	Hours
N/A			

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

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

N/A

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B. How will the noise from patrons be controlled?

N/A

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

N/A

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

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

N/A

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

N/A

C. How often will trash be collected?

N/A

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

N/A

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

Yes.     No.    N/A

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

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

Yes.     No.    N/A

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

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

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

\_\_\_\_\_

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A

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

- C. Where are off-street loading facilities located?

\_\_\_\_\_

N/A

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

\_\_\_\_\_

N/A

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

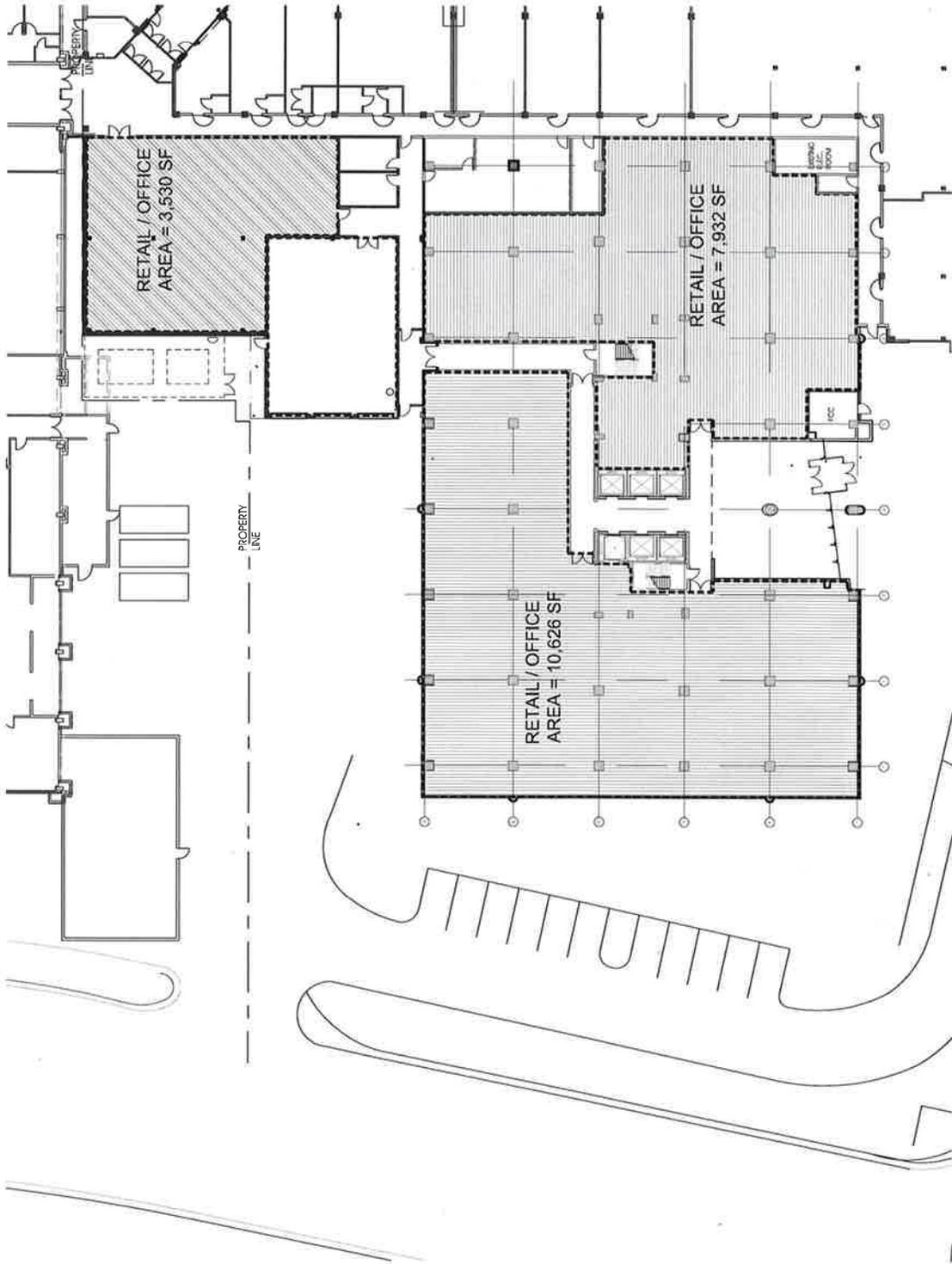
\_\_\_\_\_

N/A

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

\_\_\_\_\_

N/A



FIRST FLOOR PLAN

**NORITAKE**  
*associates*  
 605 PRINCE STREET, ALEXANDRIA, VA 22314  
 T. 703.799.9666 F. 703.799.9481

SHEET NUMBER TITLE: A-1 FIRST FLOOR AREA

SCALE	DATE	REVISION
NTS	June 14, 2016	
Preliminary Draft		



**CARLYLE TOWER**

2461 EISENHOWER AVENUE  
 ALEXANDRIA, VIRGINIA

**NORTHPOINT**  
 REALTY PARTNERS

**RUBENSTEIN PARTNERS**

**2461 Eisenhower Avenue  
Hoffman Building I**

