



APPLICATION

CDD DEVELOPMENT CONCEPT PLAN

CDD # _____

[must use black ink or type]

PROPERTY LOCATION: 2461 Eisenhower Avenue

TAX MAP REFERENCE: 072-04-03-30 **ZONE:** CDD #2

APPLICANT'S NAME: 2461 EISENHOWER ACQUISITIONS LLC

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

PROPERTY OWNER NAME: Same as applicant

ADDRESS: Same as applicant

REQUEST: Amendment to CDD Chart to allow flexibility for up to 22,088 sf. of
ground floor office or retail use on Block 6B.

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

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

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

6/30/2016

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

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

DO NOT WRITE IN THIS SPACE OFFICE USE ONLY

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

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

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

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

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 landscaped 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.



**RUBENSTEIN
PARTNERS**

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

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

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

Dear Mr. Moritz:

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

Very truly yours,

By: 
Name : Craig G. Zolot

Its: Principal

Date: 6/14/10

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.

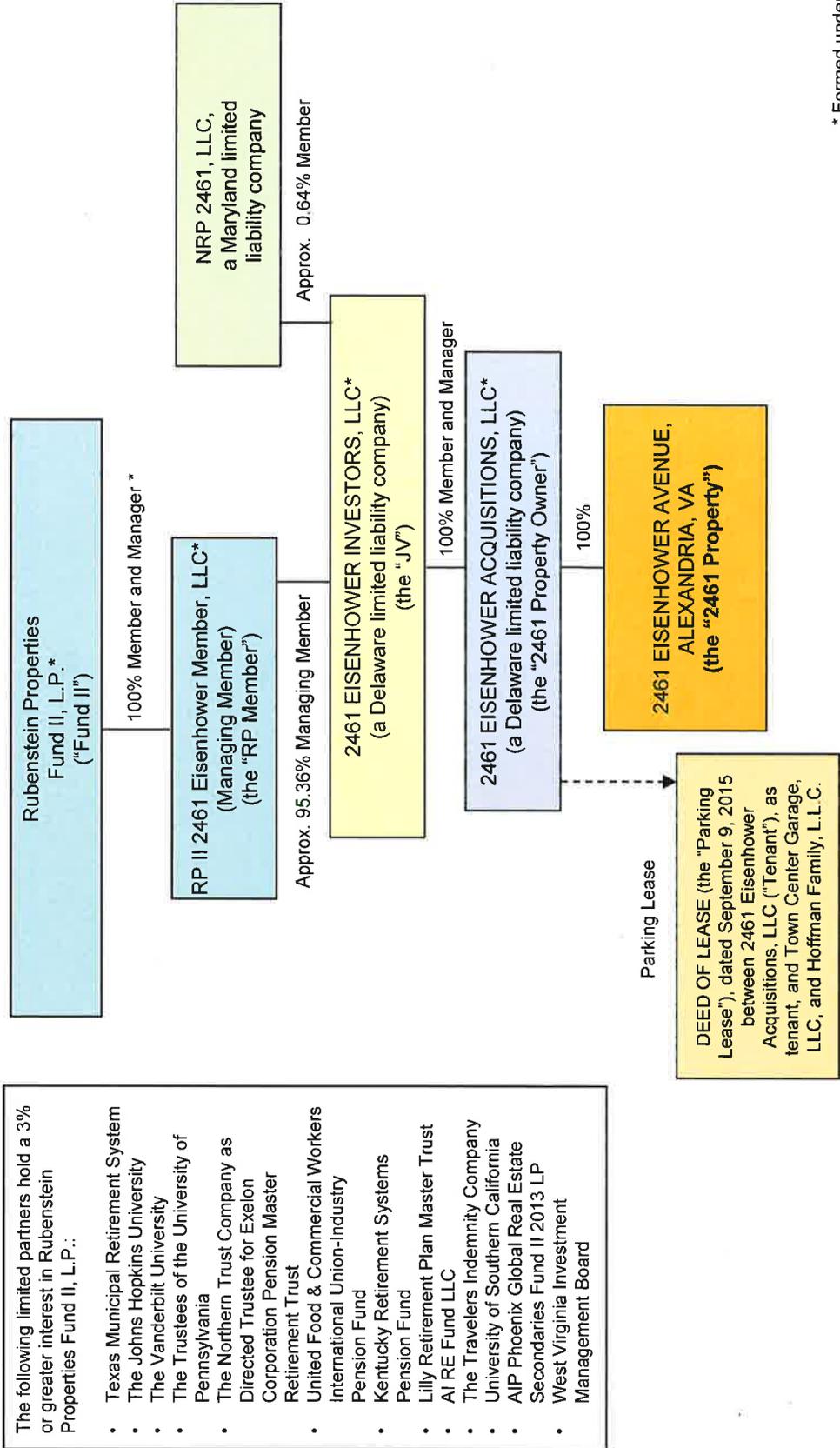
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/14/16
Date

Craig G. Zolot
Printed Name


Signature

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



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

* Formed under the laws of the State of Delaware