



# eisenhower east

a blueprint for a complete community

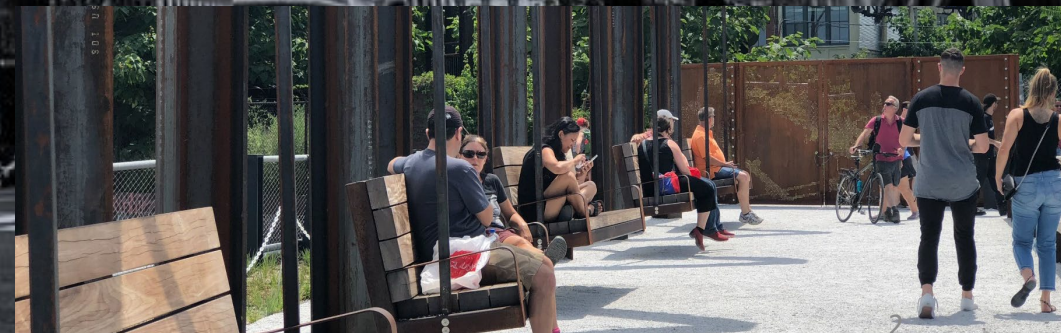
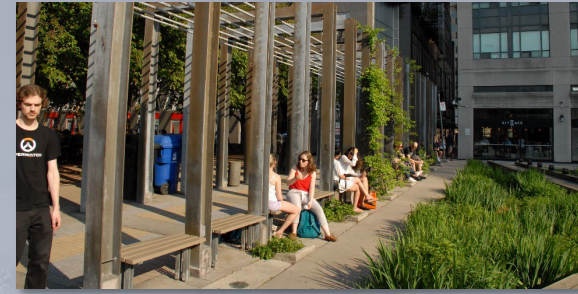
Carlyle Design Review Board – 11.21.2019



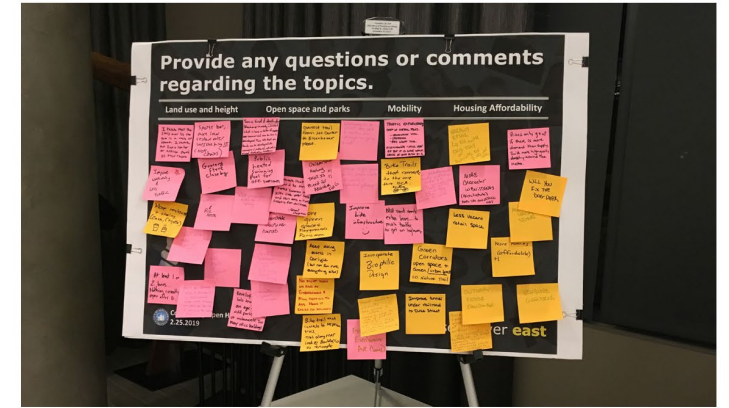
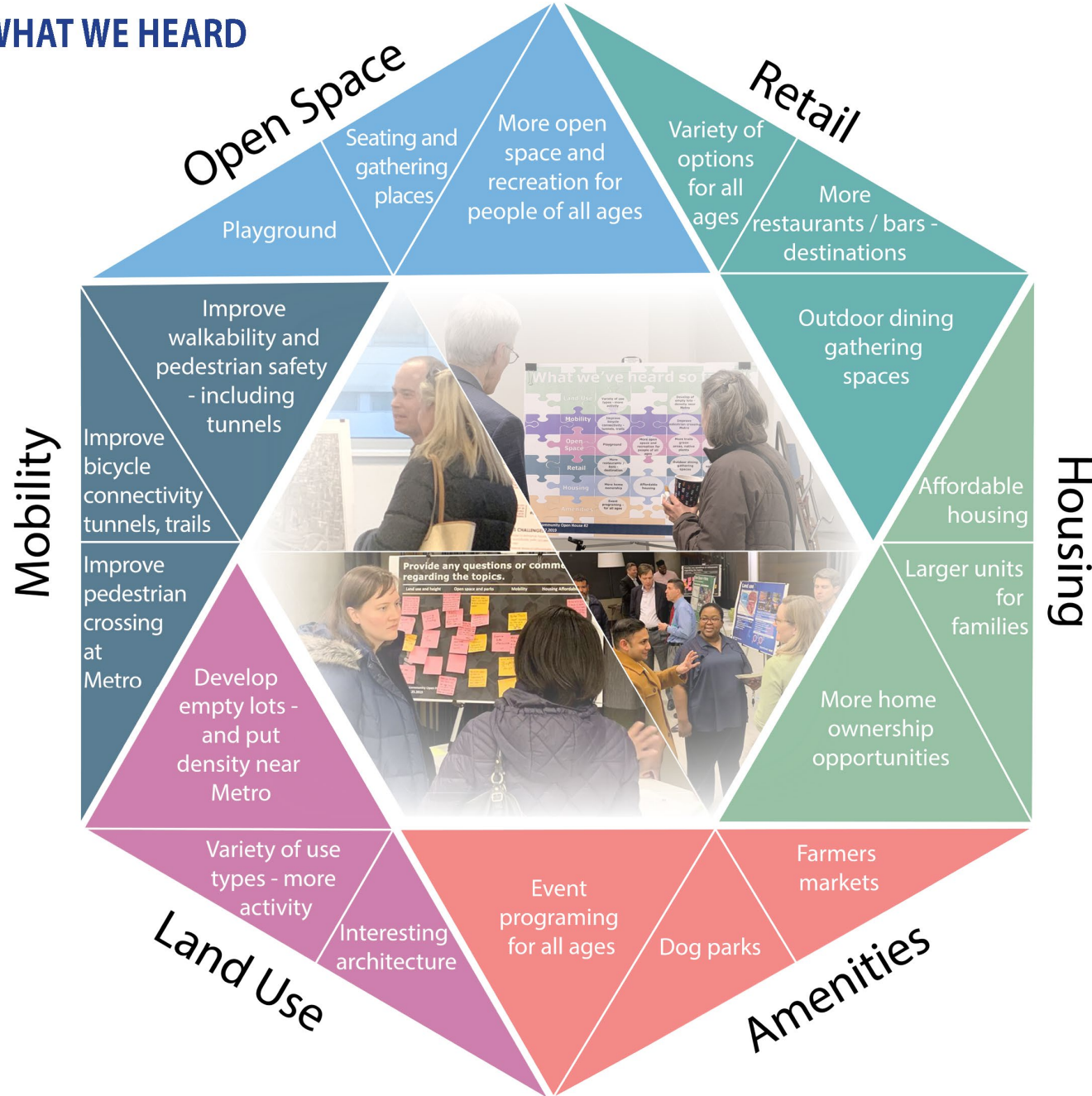
CITY OF ALEXANDRIA, VA

# Why a Plan Update?

1. **Flexibility in land uses** that adapt to the existing and future market
2. **Additional square footage and height** to promote transit oriented development
3. **Retail/entertainment serving two neighborhoods** and regional visitors
4. **Additional open space and connectivity**
5. **Safety and accessibility**
6. **Additional affordable housing**
7. **Community facilities and schools**



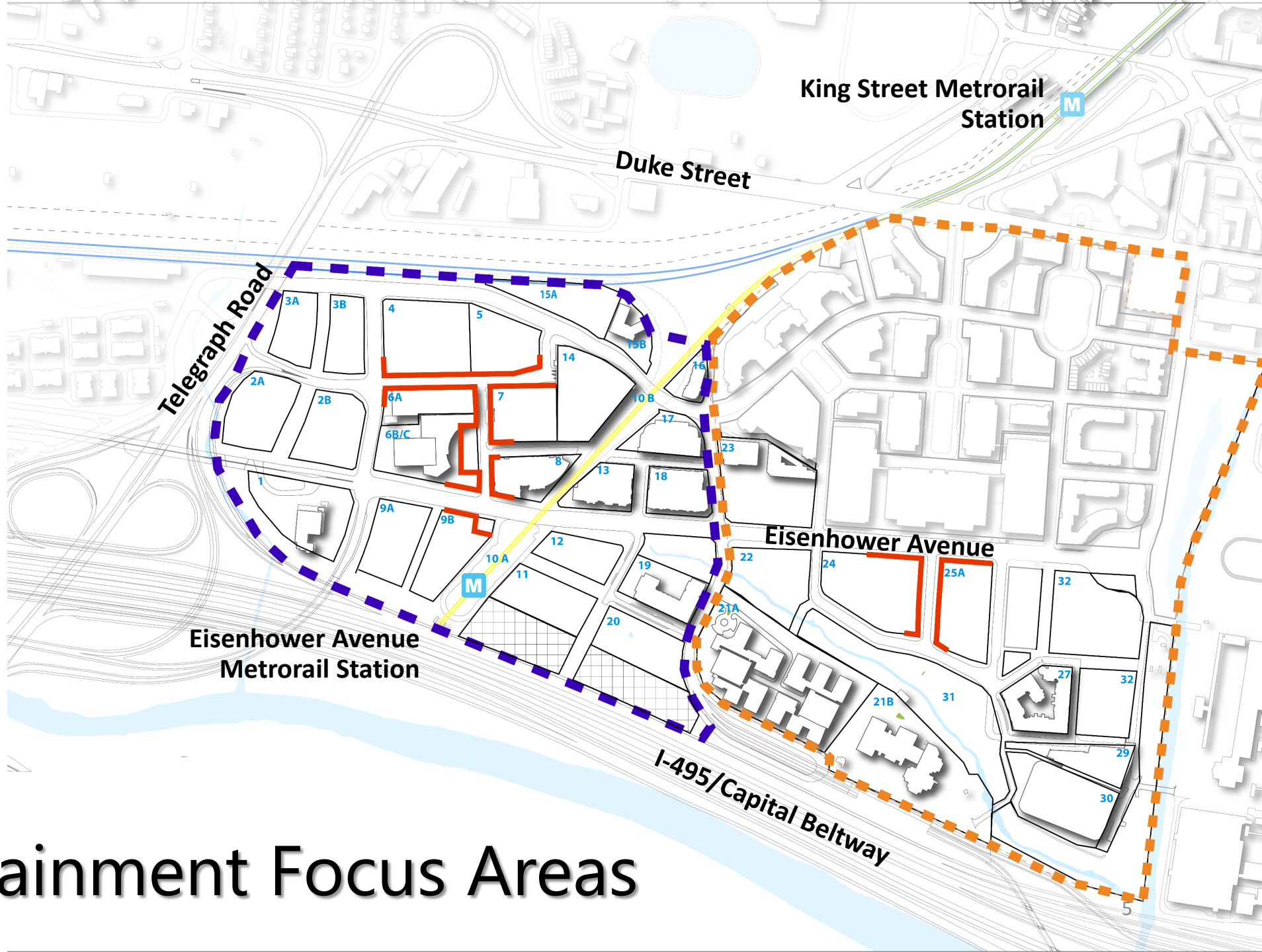
# WHAT WE HEARD



- Legend:**
- Neighborhood 1
  - Neighborhood 2
  - Carlyle (CDD #1)
  - # Block Designation



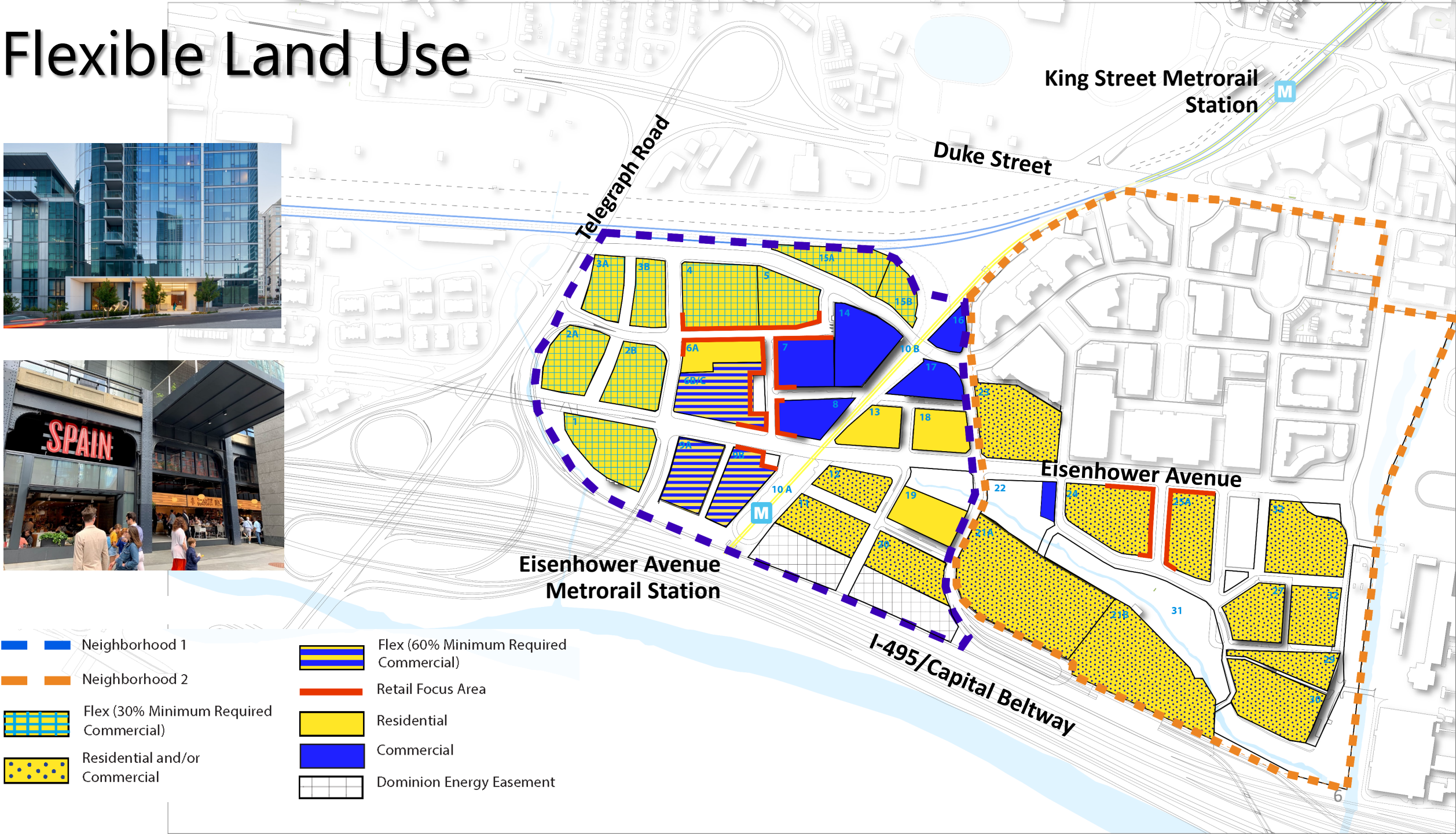
# Walkable Neighborhoods



- Neighborhood 1
- Neighborhood 2
- Retail Focus Area (Ground Floor active retail required)
- # Block Designation
- Dominion Energy Easement

# Retail/Entertainment Focus Areas

# Flexible Land Use



- Neighborhood 1
- Neighborhood 2
- Flex (30% Minimum Required Commercial)
- Residential and/or Commercial

- Flex (60% Minimum Required Commercial)
- Retail Focus Area
- Residential
- Commercial
- Dominion Energy Easement

# Building Heights



King Street Metrorail Station 


Duke Street

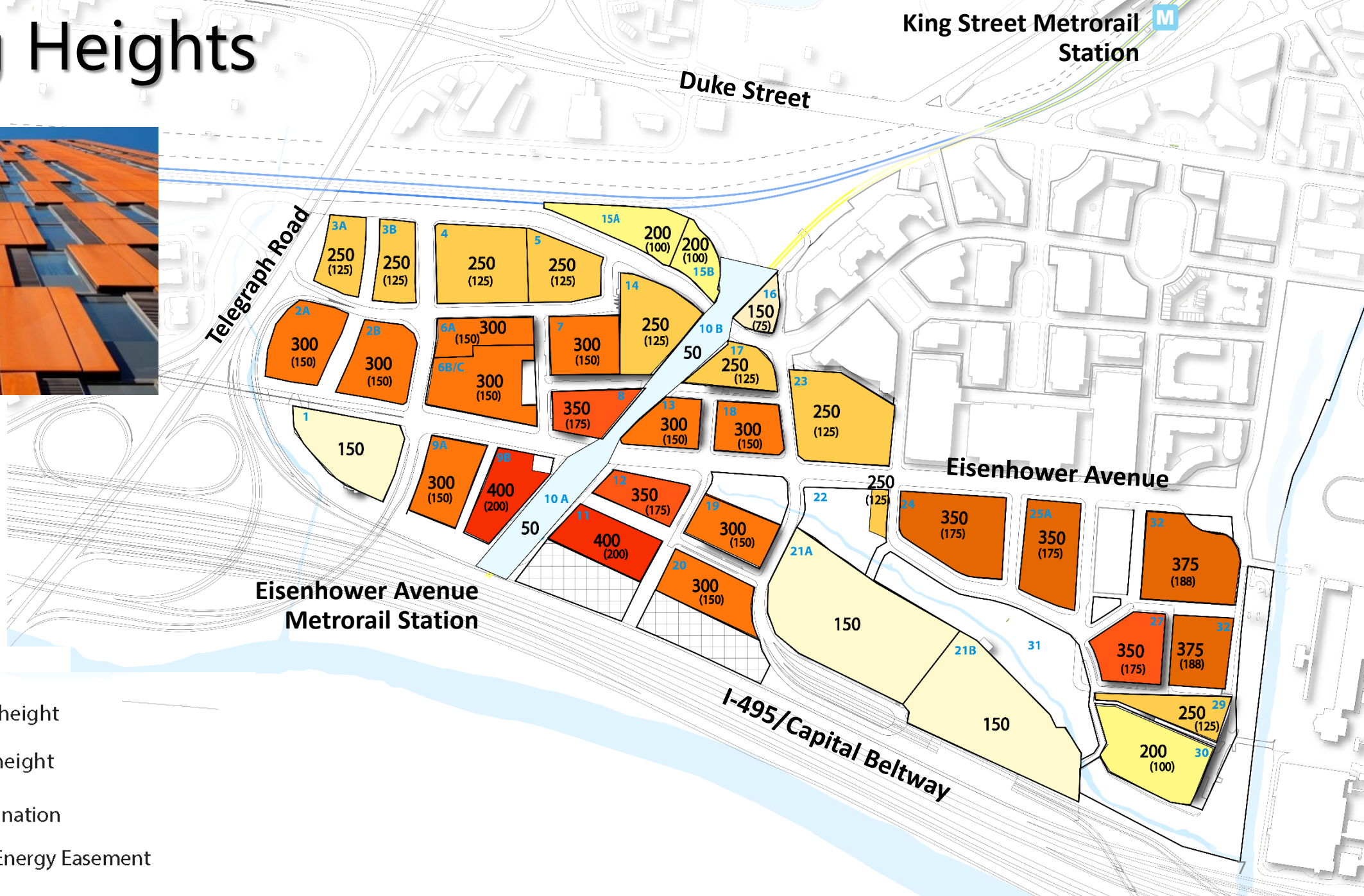
Telegraph Road

Eisenhower Avenue

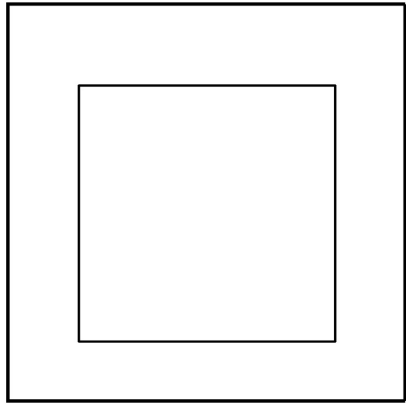
Eisenhower Avenue Metrorail Station

I-495/Capital Beltway

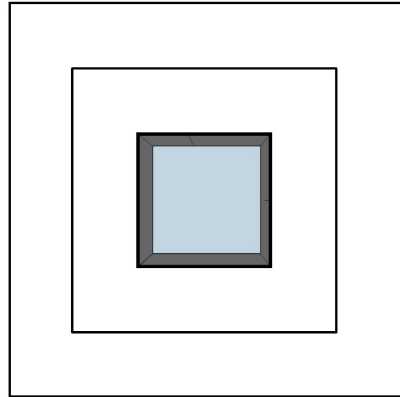
- # Maximum height
- (#) Minimum height
- # Block Designation
-  Dominion Energy Easement



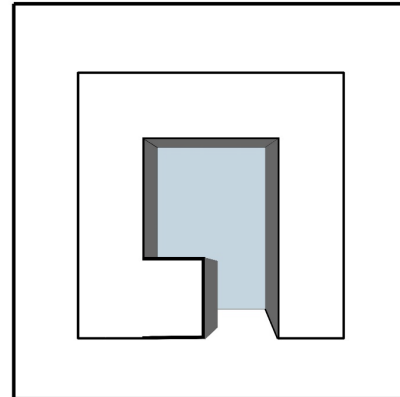
Maximum Coverage



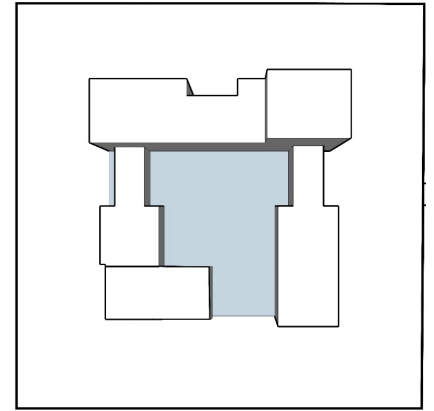
Building Code



Open Space

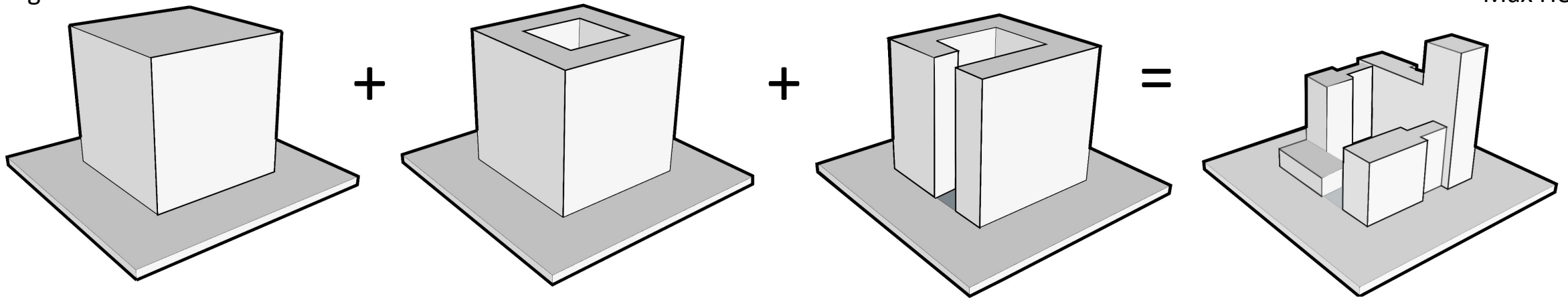


Development Review



Max Height

Max Height

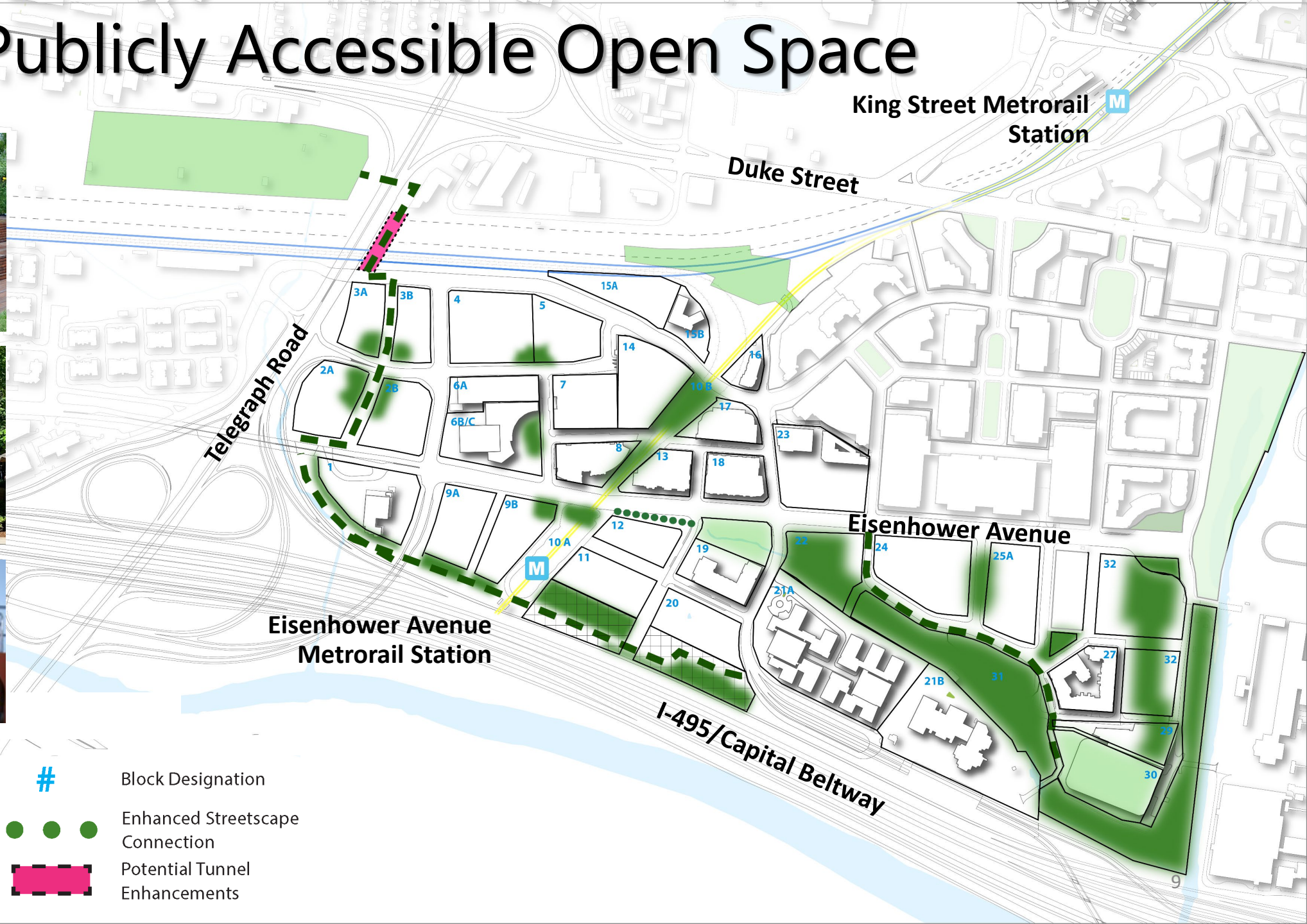
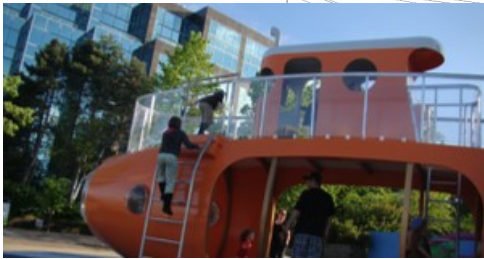





# Building Volume




(Building Setbacks + Max. height)



# 26 AC of Publicly Accessible Open Space



-  Open Space Connection
-  Existing Public Open Space
-  Proposed Publicly Accessible Open Space

-  Block Designation
-  Enhanced Streetscape Connection
-  Potential Tunnel Enhancements



**trails**



**under metrorail tracks park**



**recreational**



**playgrounds**

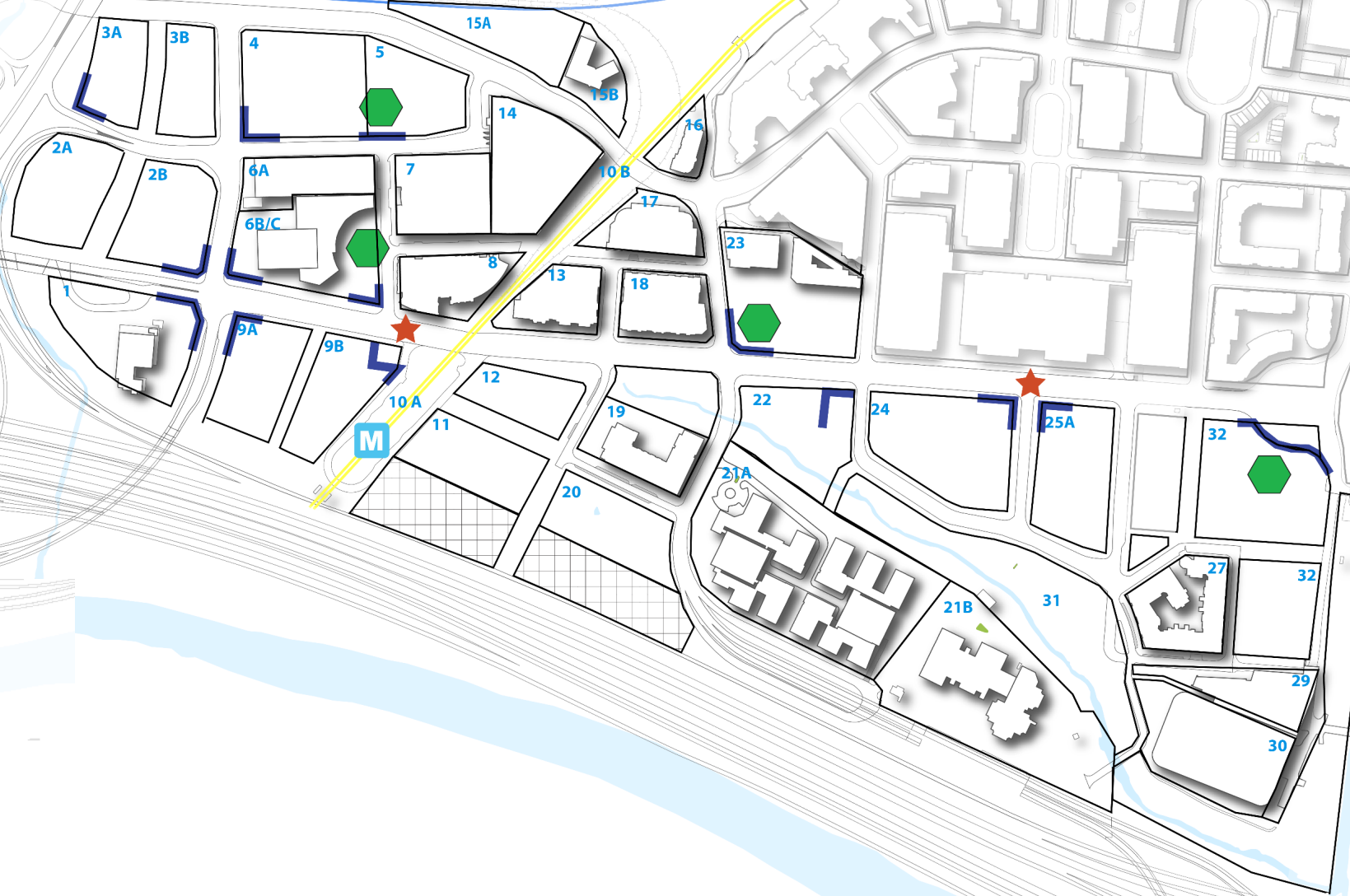
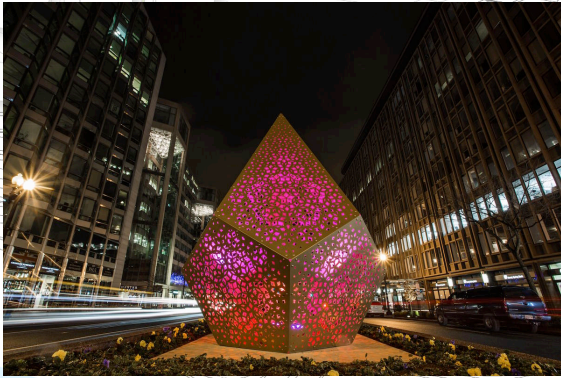


**rooftop**



**urban  
plazas**

# Placemaking



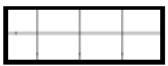
Prominent Placemaking Opportunities



Signature Facades

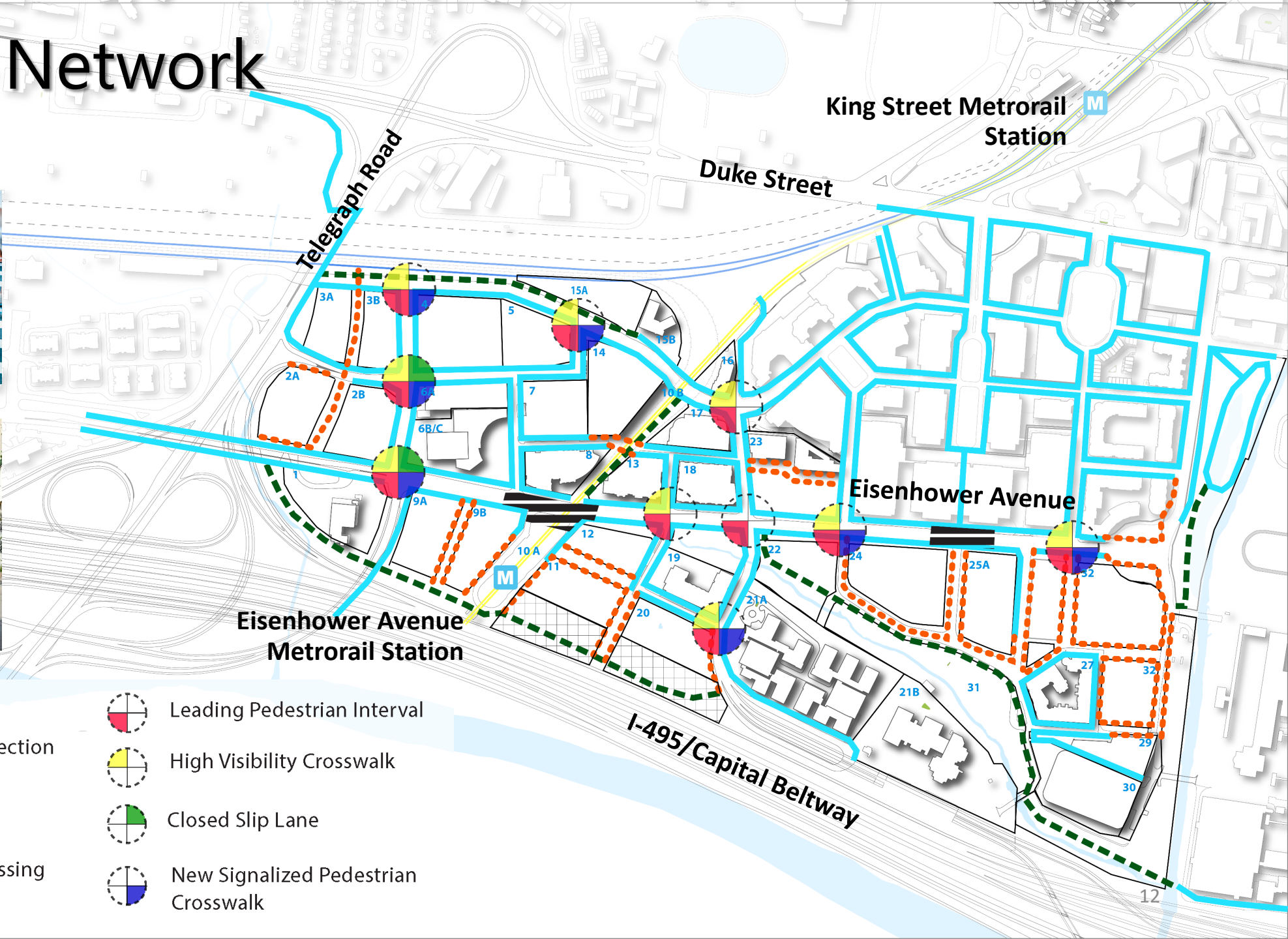






Architectural Features







Dominion Energy Easement

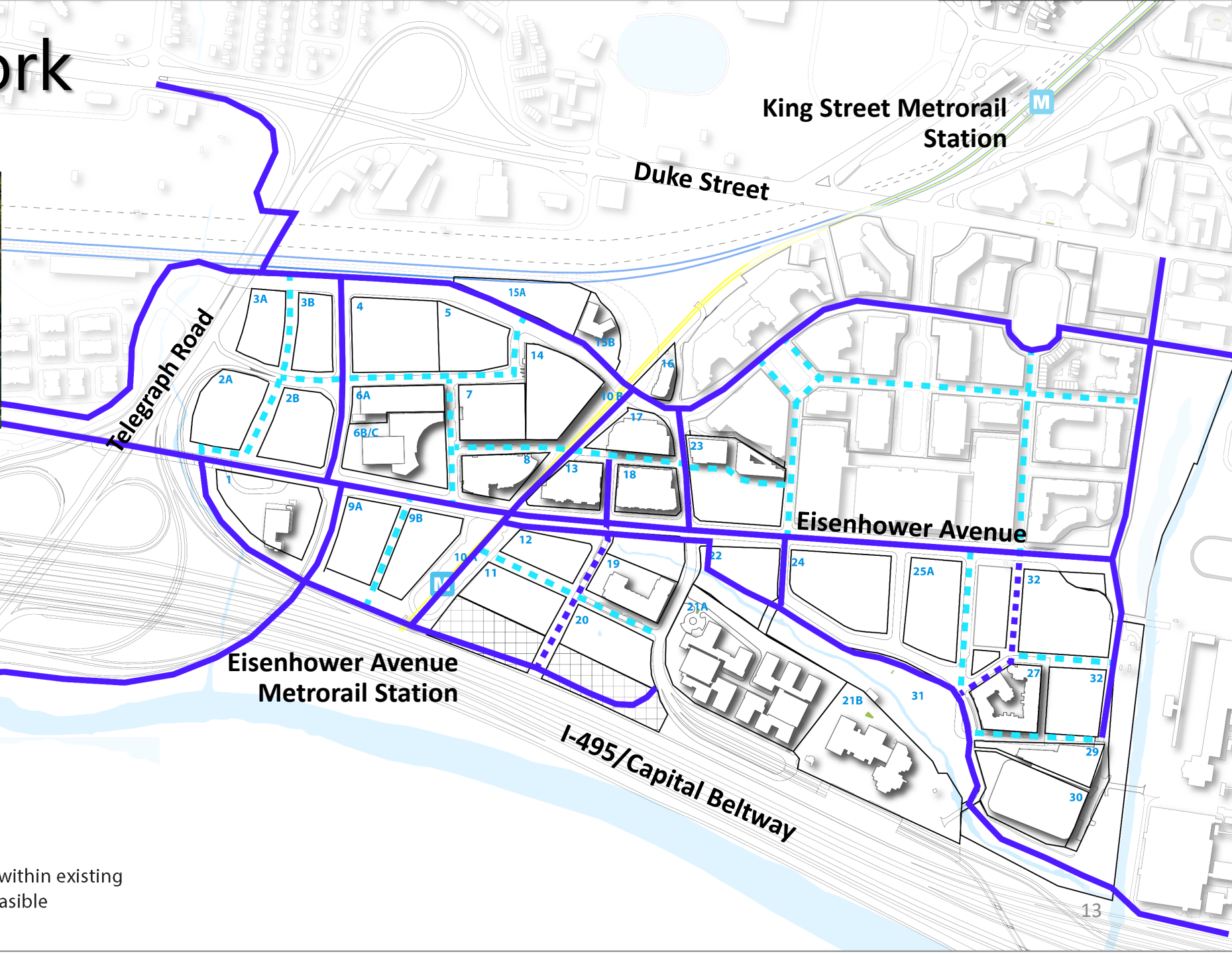
# Pedestrian Network






-  Proposed Multi- Use Trail
-  Existing Pedestrian Connection
-  Proposed Pedestrian Connection
-  Enhanced Pedestrian Crossing

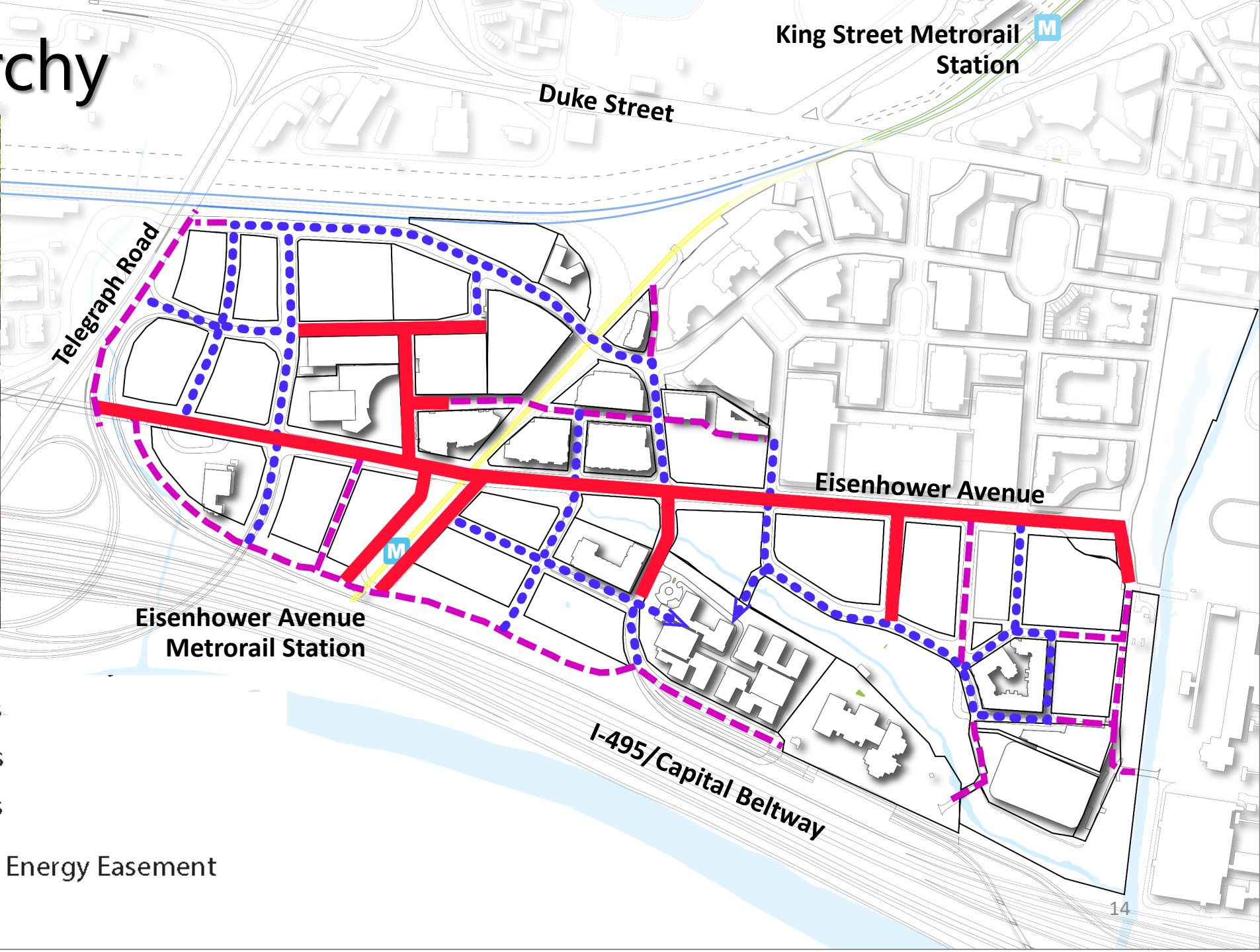
-  Leading Pedestrian Interval
-  High Visibility Crosswalk
-  Closed Slip Lane
-  New Signalized Pedestrian Crosswalk

# Bicycle Network



-  Dedicated Bike Facility
-  Shared Lane Markings
-  Bike Facilities will be accommodated within existing streets ( curb to curb) to the extent feasible

# Street Hierarchy



"A" Streets



"B" Streets



"C" Streets



Dominion Energy Easement

# People- Oriented Public Realm

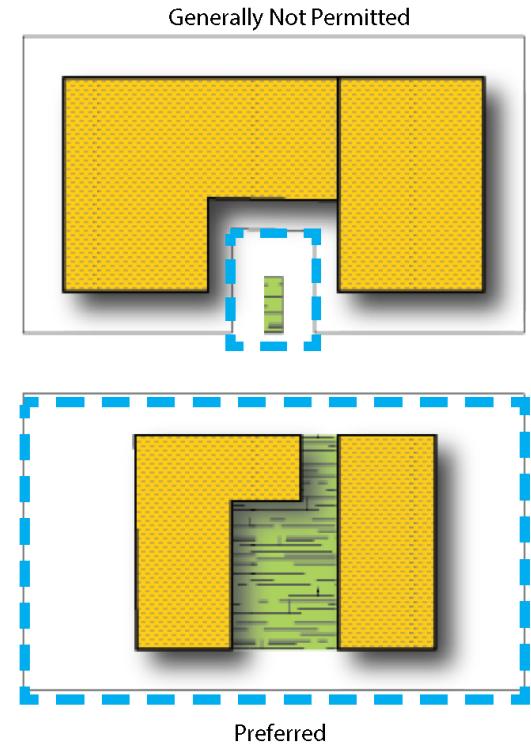
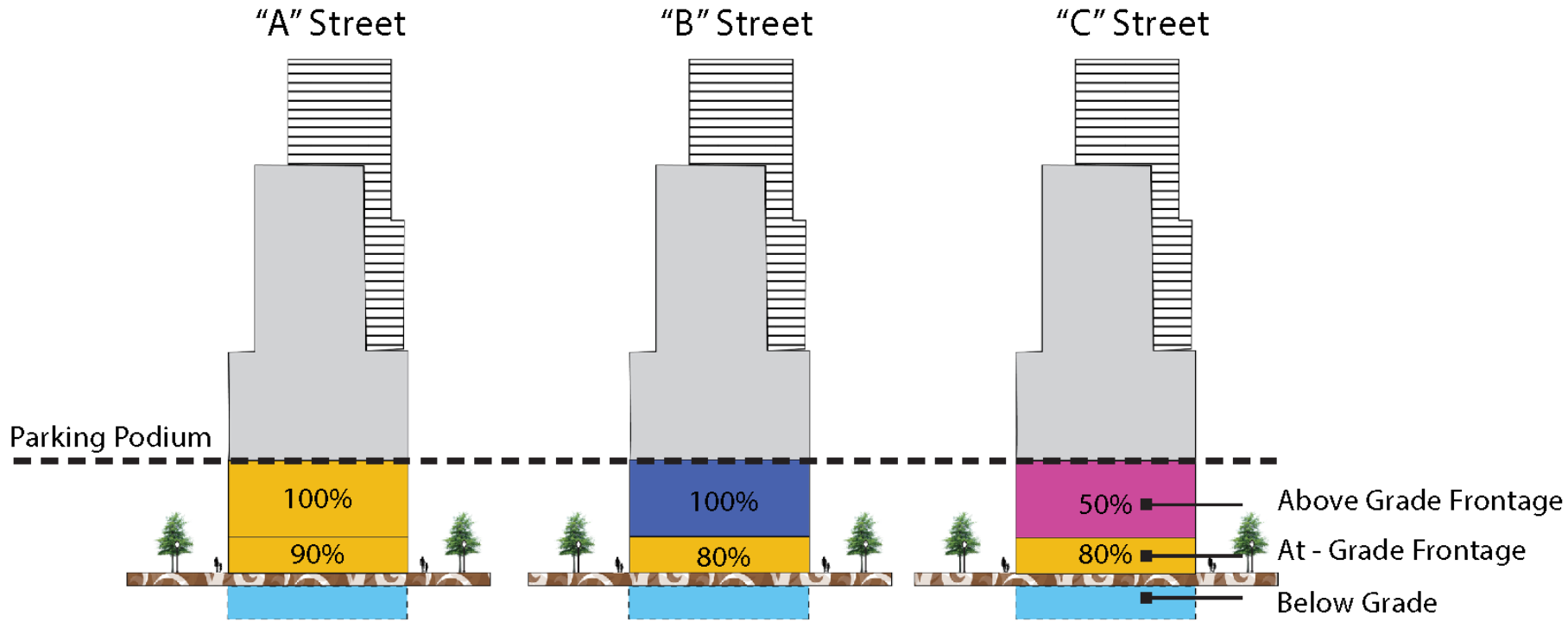
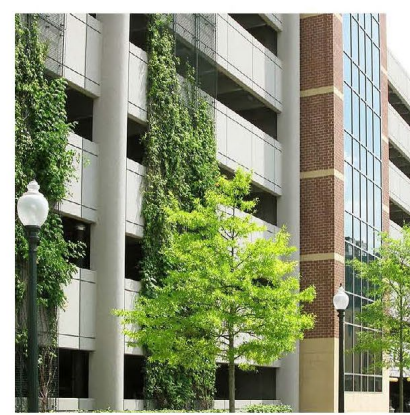
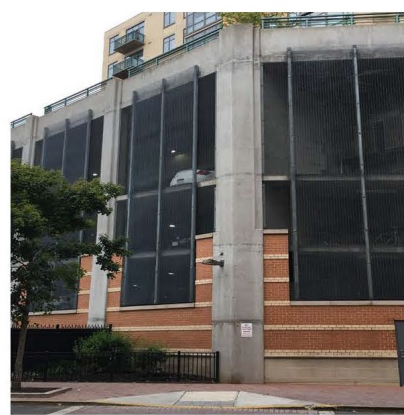
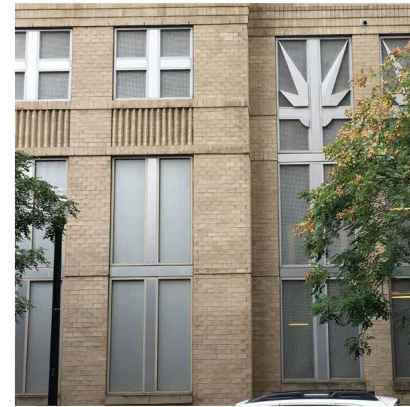
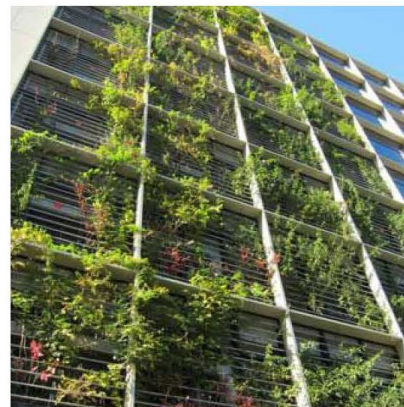


Figure 13: Preferred Passenger/Delivery drop-off or pickup

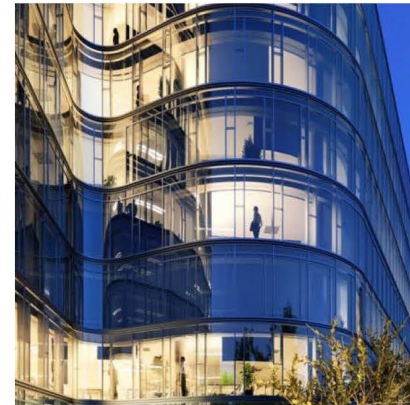
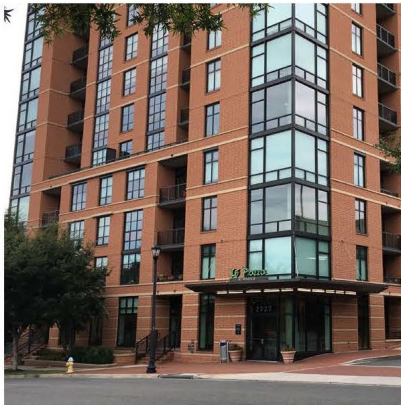
- Dashed Blue Line: Drop-off or Pickup Area
- Yellow: Building Footprint
- Green: Open Space



Prohibited Parking Screening



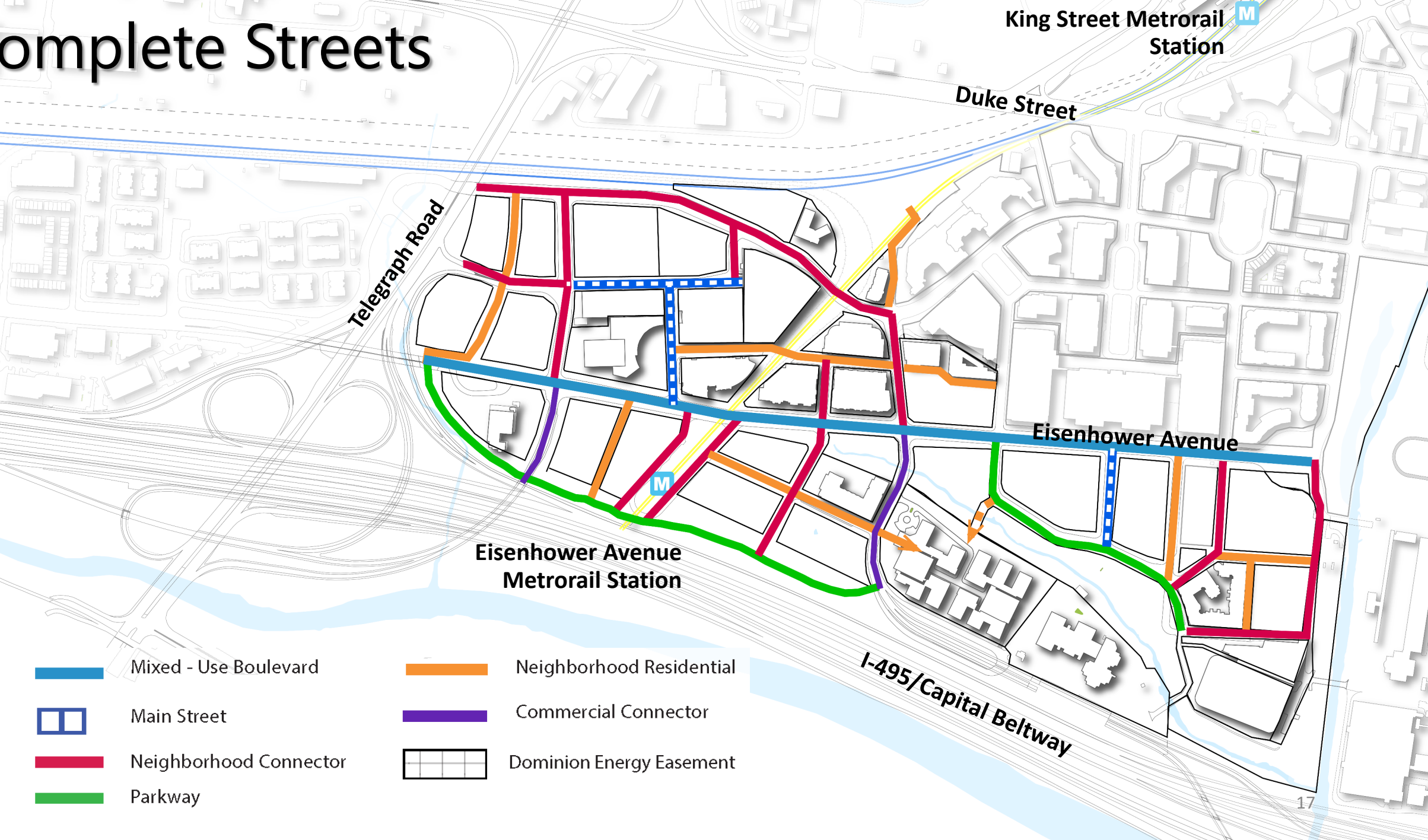
Architectural Treatment Parking Screening



Indistinguishable or Occupied Space Parking Screening

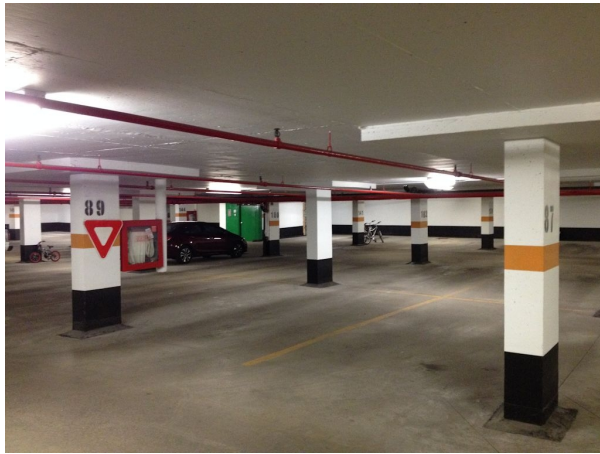
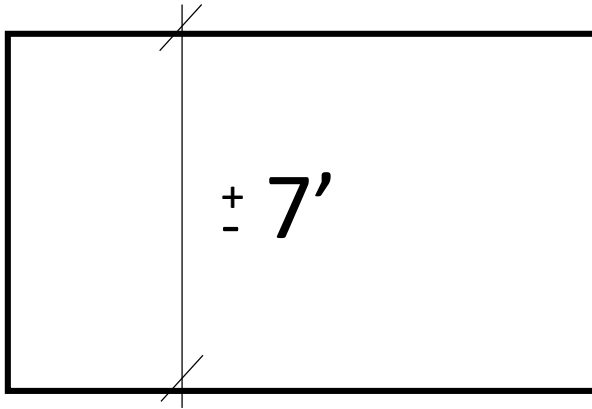


# Complete Streets

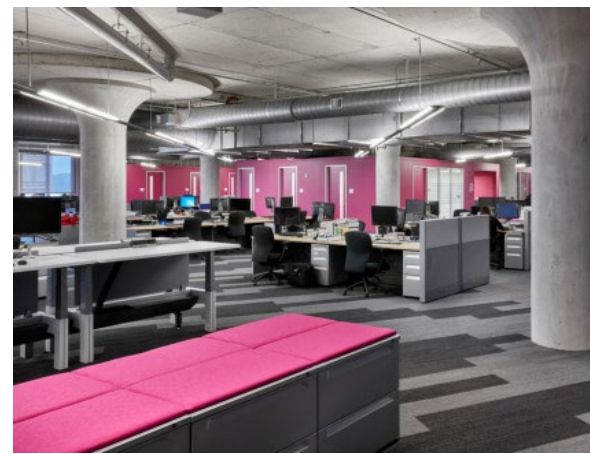
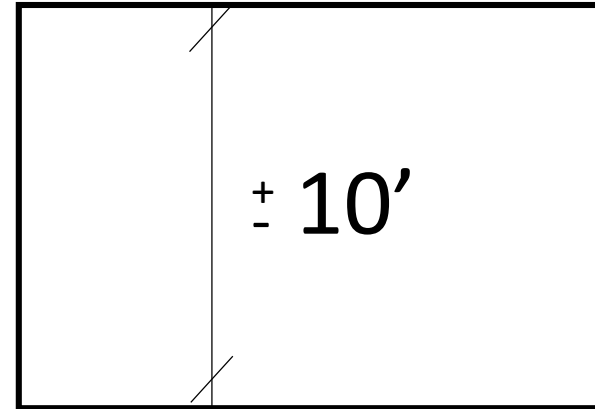


# Convertible Parking

Standard



Convertible



## Elements

- Ceiling Height
- Depth
- Scope of Ramps
- Load Bearing on floor and ceiling

# Eisenhower East Parking Requirements Compared to Other Plans

Plan	Location	Screening
Eisenhower East (2019 proposed)	- 1 underground level	- Active use - Architectural
Landmark	- Underground preferred (levels not specified)	- Active use
North Potomac Yard	- Minimum 1 level	- Active use
Eisenhower West	- Underground preferred (levels not specified)	- Active use - Architectural
Oakville	- Underground	- Active use - Architectural

## Tools:

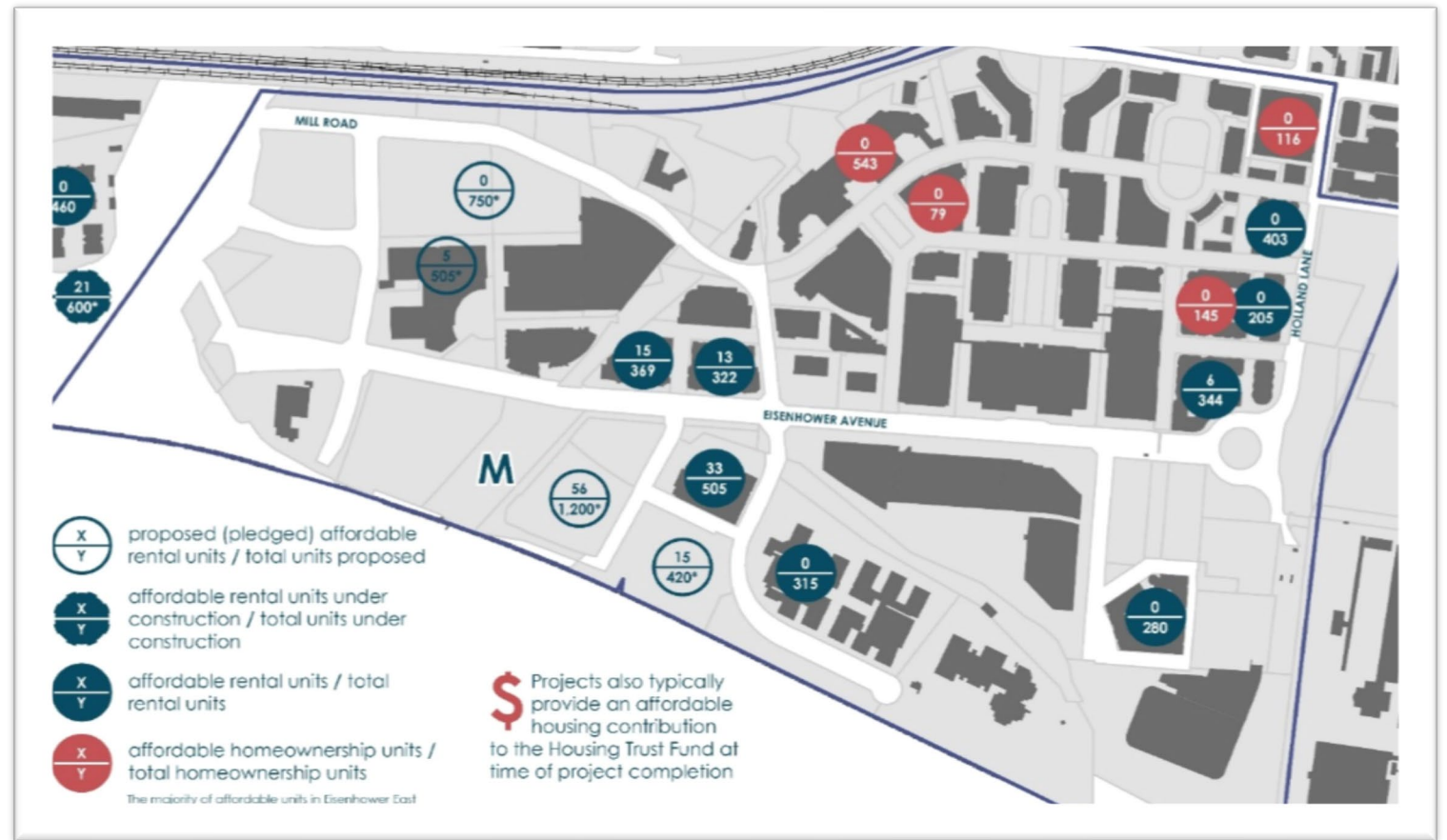
- Housing Trust Fund contributions (or equivalent) provided with each new construction project
- Bonus density and height

## Existing Housing Opportunity w/in SAP:

- 67 constructed + 76 pledged committed affordable rental units (2.5% of 5,618 units)
- 0 committed affordable homeownership units (0% of 883 units)

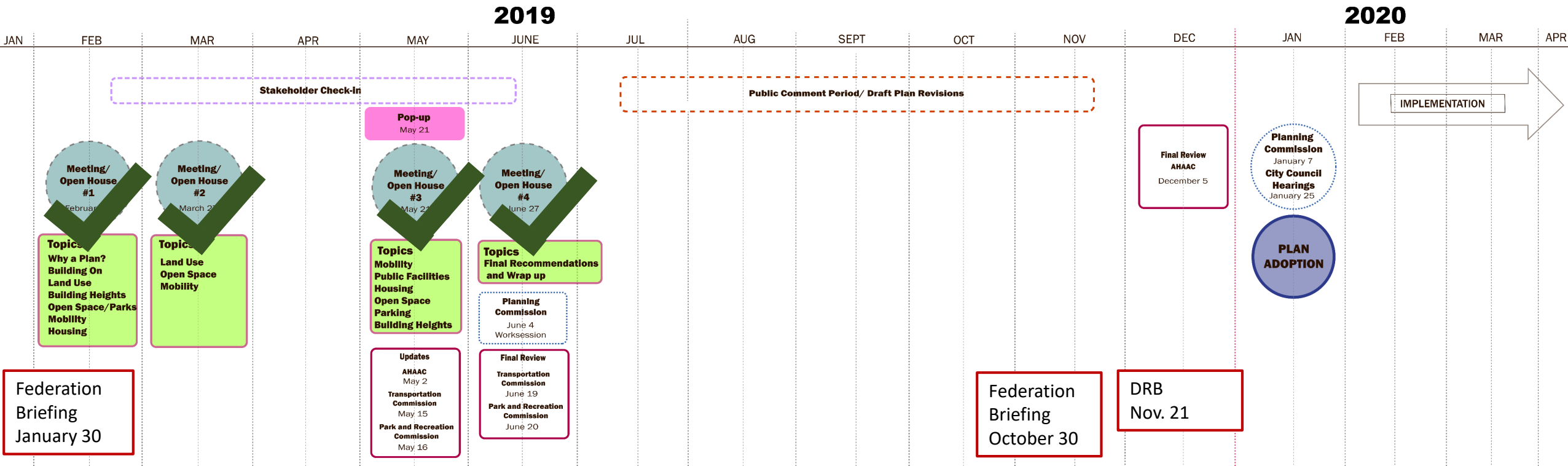
## Opportunities to expand and deepen housing affordability:

- Designate % of additional residential density as affordable
- Public-private-nonprofit partnerships
- Co-location w/civic or other uses, such as schools and Alexandria Shelter and Alexandria Substance Abuse Center
- Senior housing
- Visitability/accessibility



# Housing Affordability

# Eisenhower East Process and Next Steps



## Next Steps:

- Nov. 22: Post Plan to webpage for public review; eNews
- December 5: ANAAC Briefing
- January 7: Planning Commission Public Hearing
- January 25: City Council Public Hearing

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2019



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