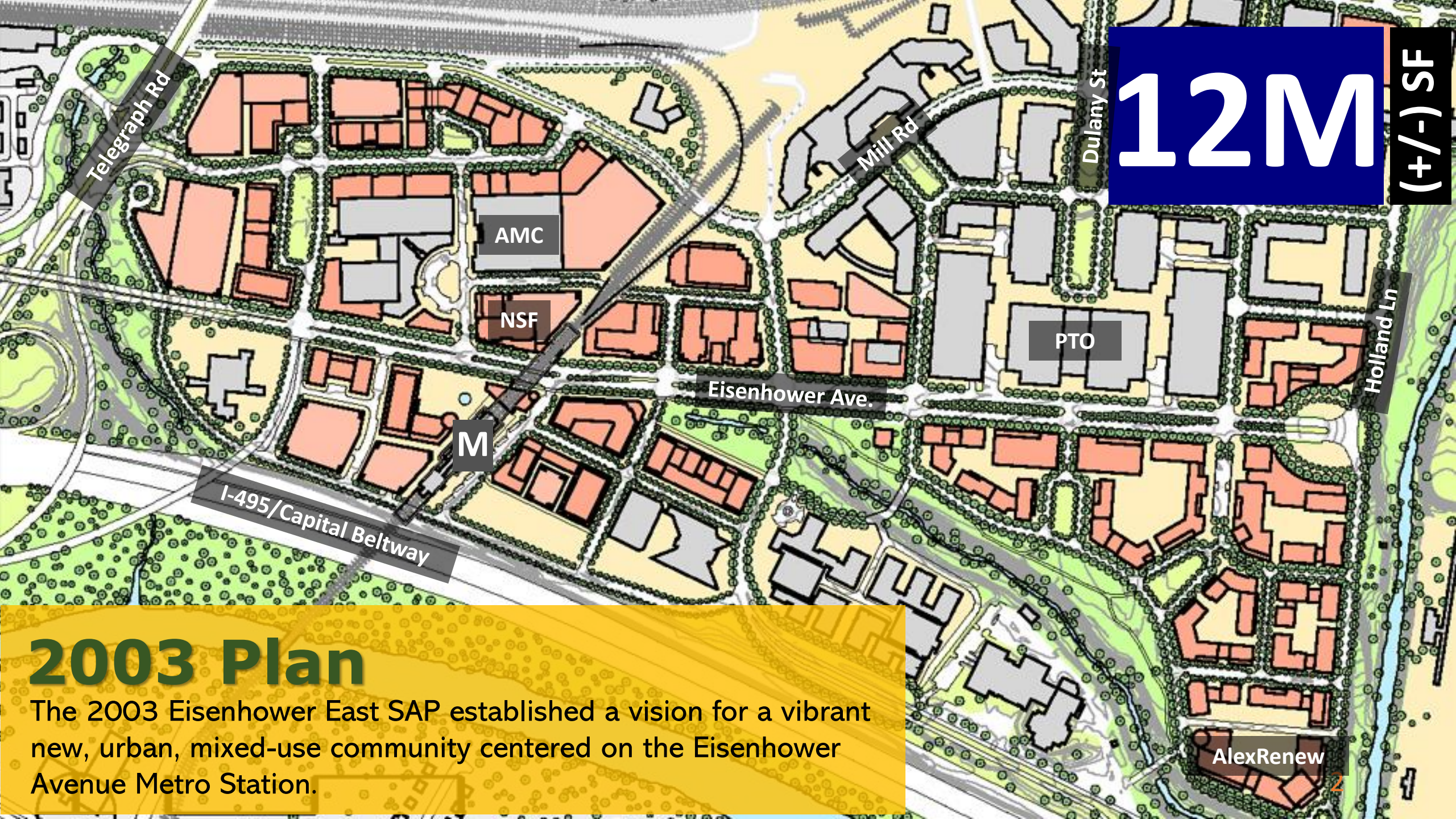




eisenhower **east**

AHHAC 05.02.2019



**12M**  
**(+/-) SF**

I-495/Capital Beltway

M

Eisenhower Ave.

AMC

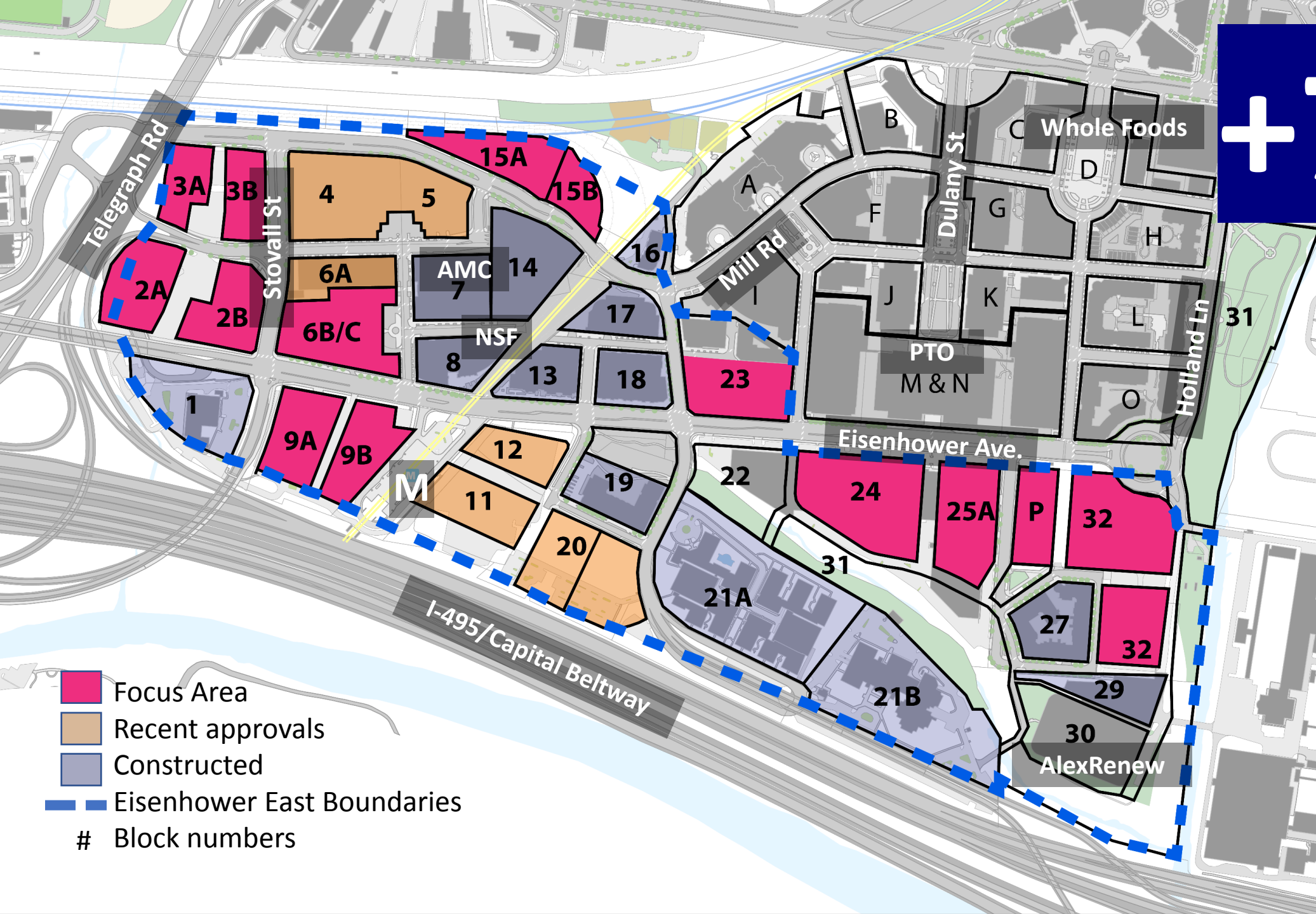
NSF

PTO

AlexRenew

# 2003 Plan

The 2003 Eisenhower East SAP established a vision for a vibrant new, urban, mixed-use community centered on the Eisenhower Avenue Metro Station.



**+7M**  
 (+/-) SF

- Focus Area
- Recent approvals
- Constructed
- Eisenhower East Boundaries
- # Block numbers

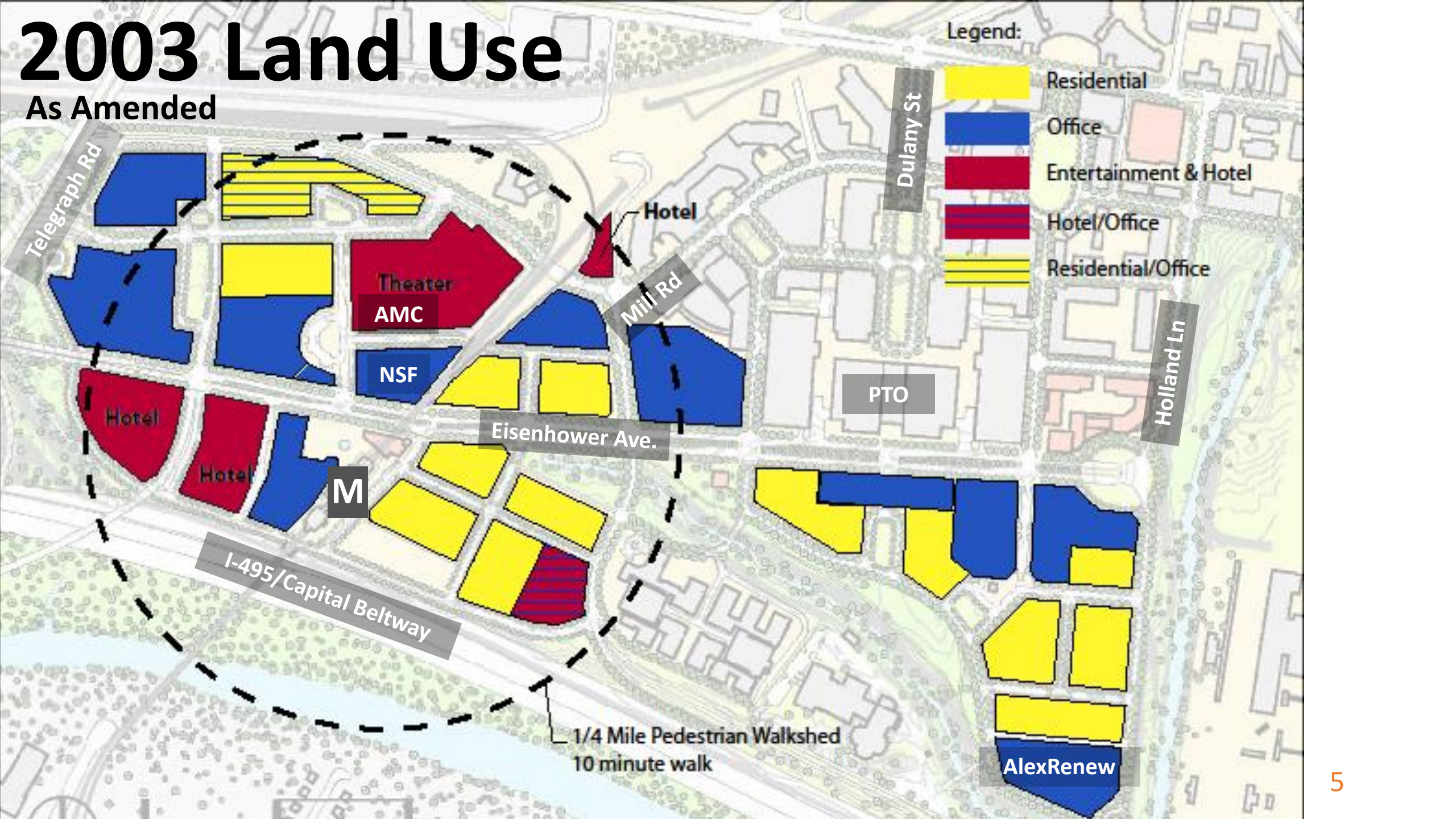


# Land Use



# 2003 Land Use

As Amended



# Proposed 2019 Land Use



- Neighborhood 1
- Neighborhood 2
- Distributed Land Use
- Flex (30 % Minimum Required Commercial)
- Flex (60 % Minimum Required Commercial)
- Ground Floor Active Retail/Entertainment Corridor
- Residential and/or Commercial
- Residential
- Commercial

- **Commercial** (office, retail, hotel, senior housing)
- **Institutional** (permitted on all blocks)
- **Required commercial percentages may be distributed over both blocks – 2A/2B, 3A/3B, 9A/9B, and 15A/15B**

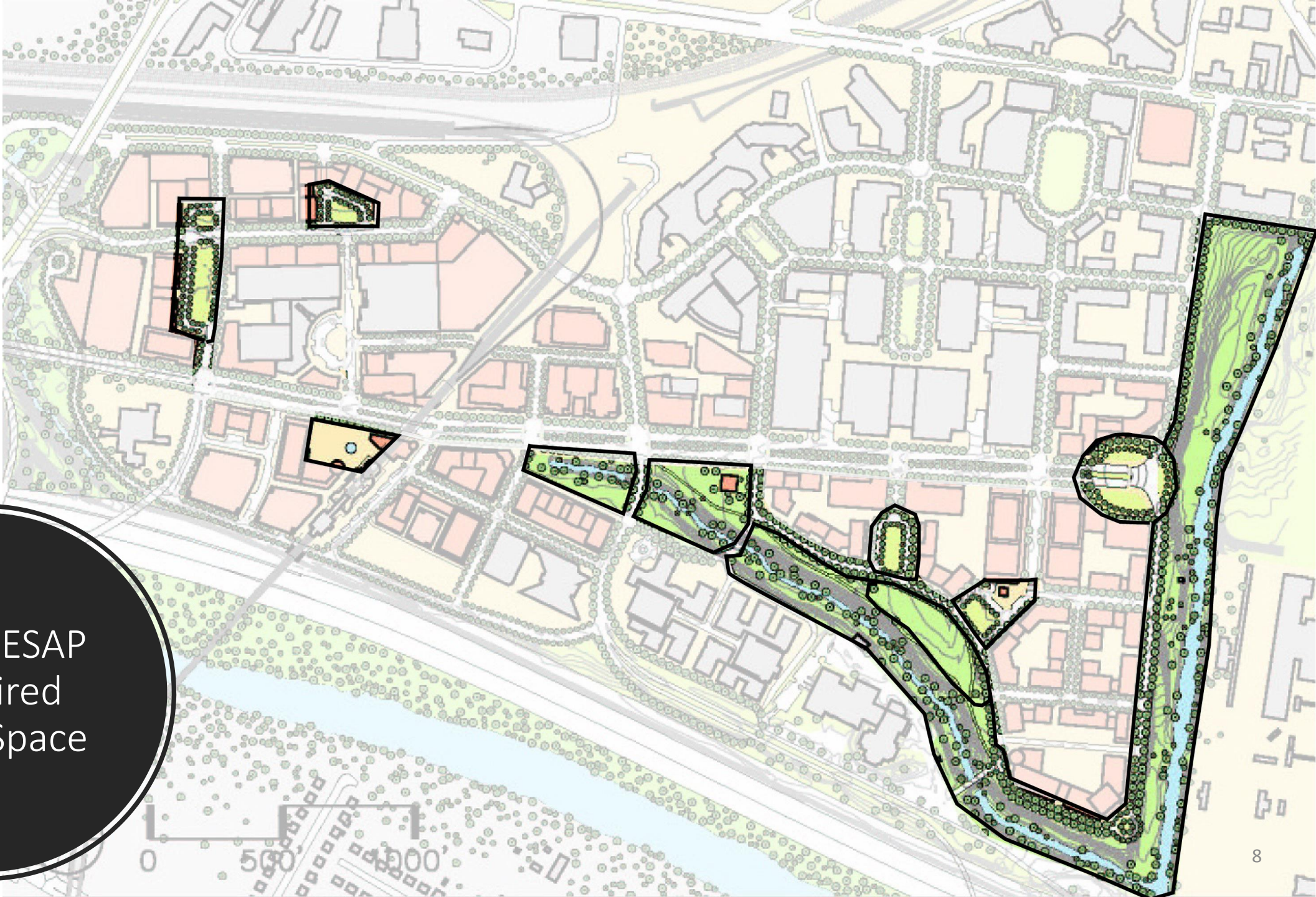
**Neighborhood 1**  
 4.4 SF – Commercial (12K employees)  
 8.0 SF – Residential (12K residents)

**Neighborhood 2**  
 5.4 SF – Commercial (18K employees)  
 7.2 SF – Residential (11K residents)



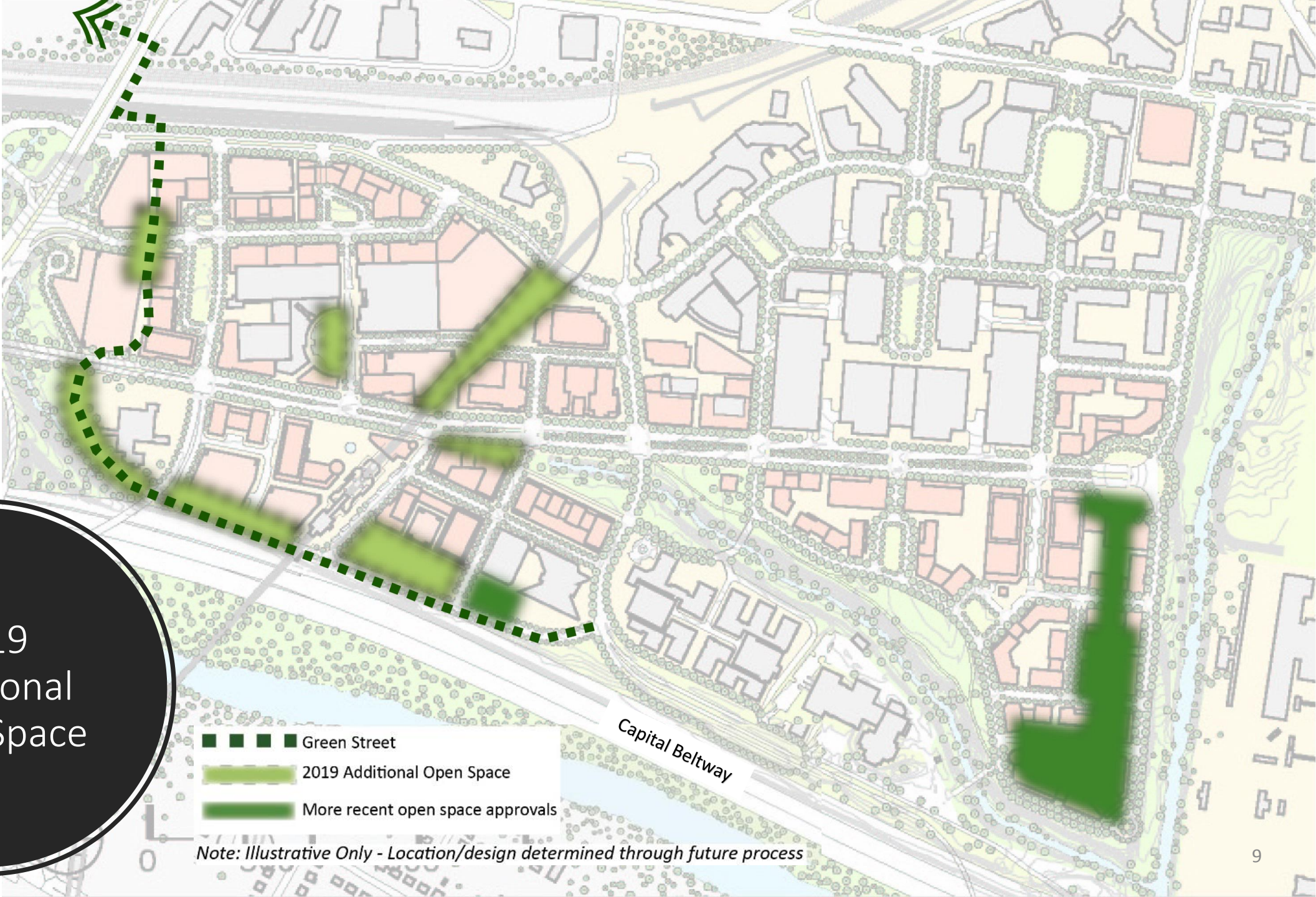
# Open Space

2003 EESAP  
Required  
Open Space





# 2019 Additional Open Space

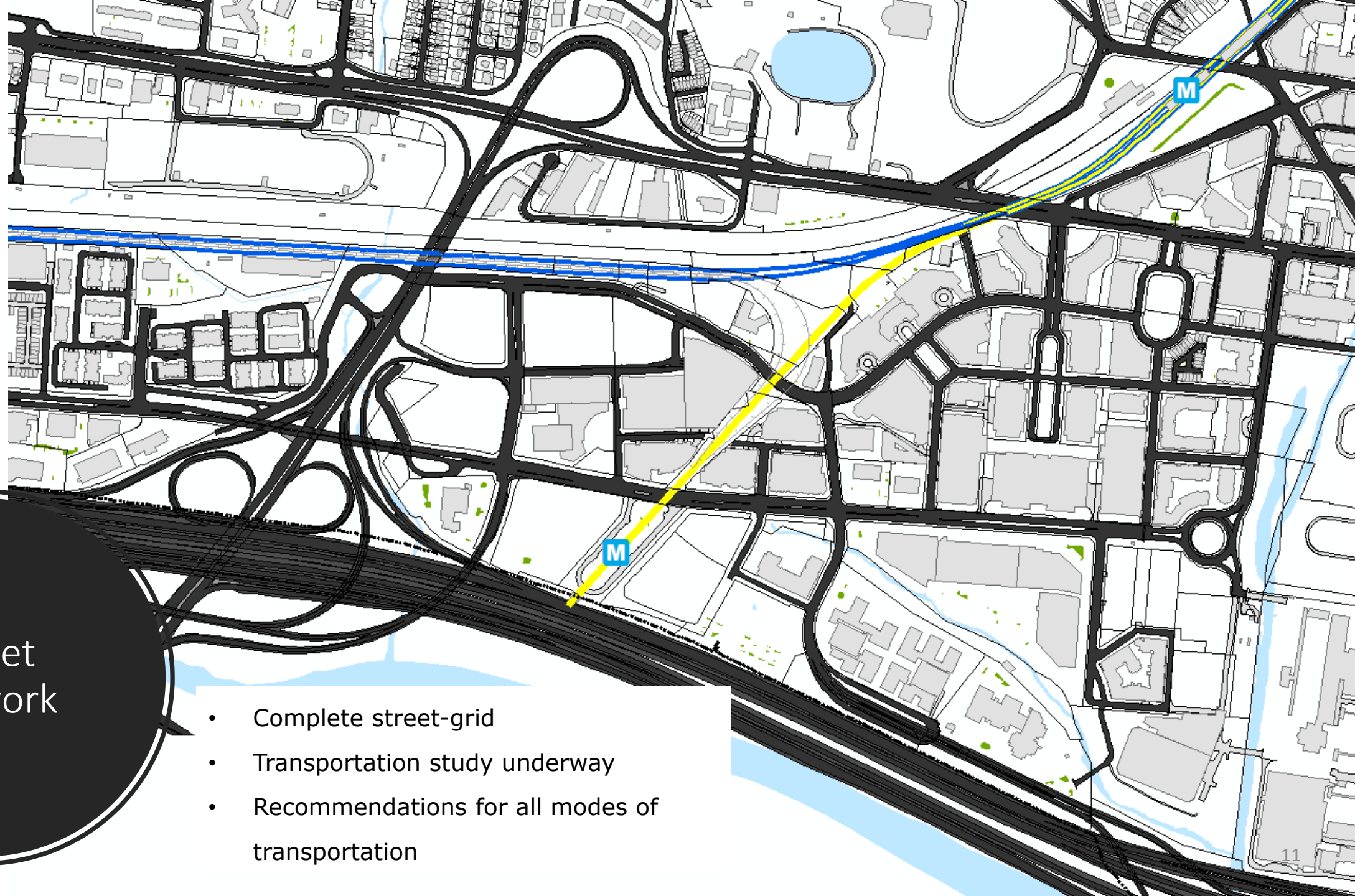


- Green Street
- 2019 Additional Open Space
- More recent open space approvals

Note: Illustrative Only - Location/design determined through future process



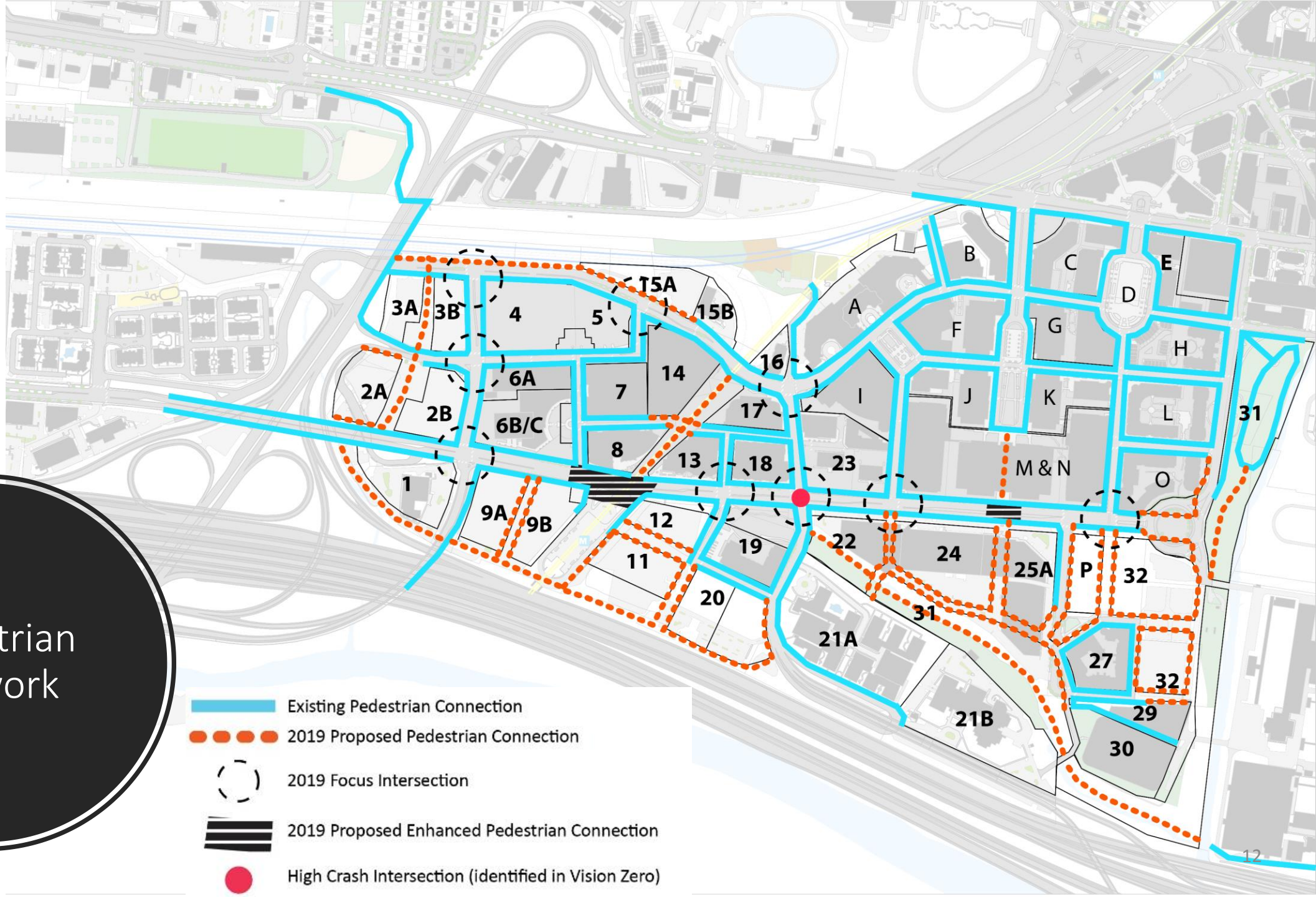
# Mobility








## Street Network

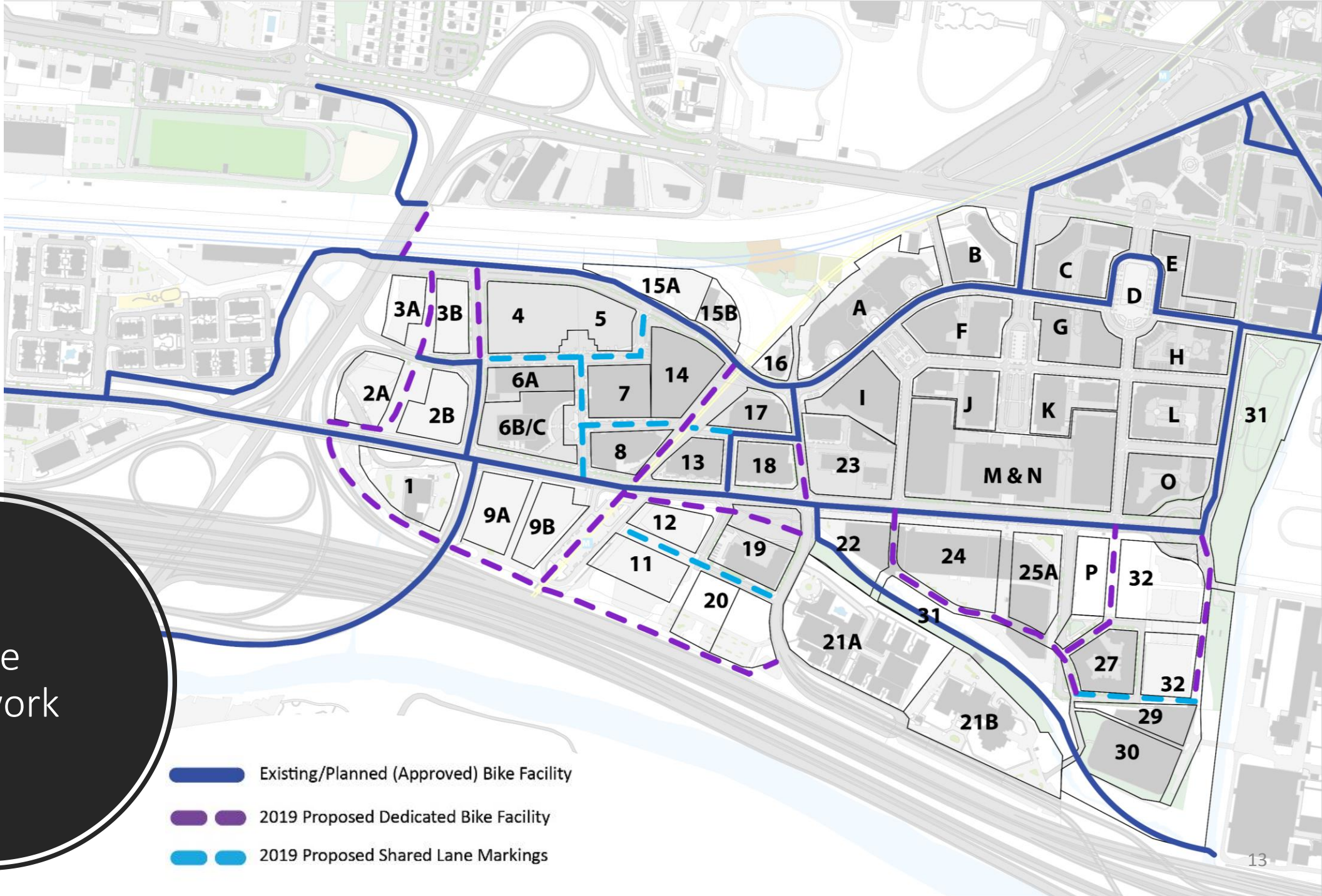
- Complete street-grid
- Transportation study underway
- Recommendations for all modes of transportation

# Pedestrian Network



-  Existing Pedestrian Connection
-  2019 Proposed Pedestrian Connection
-  2019 Focus Intersection
-  2019 Proposed Enhanced Pedestrian Connection
-  High Crash Intersection (identified in Vision Zero)

# Bike Network



- Existing/Planned (Approved) Bike Facility
- 2019 Proposed Dedicated Bike Facility
- 2019 Proposed Shared Lane Markings

# Eisenhower East Small Area Plan - Priorities

1. Affordable housing
2. Schools
3. Pedestrian Bike Safety/Access
4. New/Improved Open Spaces
5. Enhance Metro Access
6. Neighborhood Connection (Concourse)
7. Open Space Under Metrorail Tracks



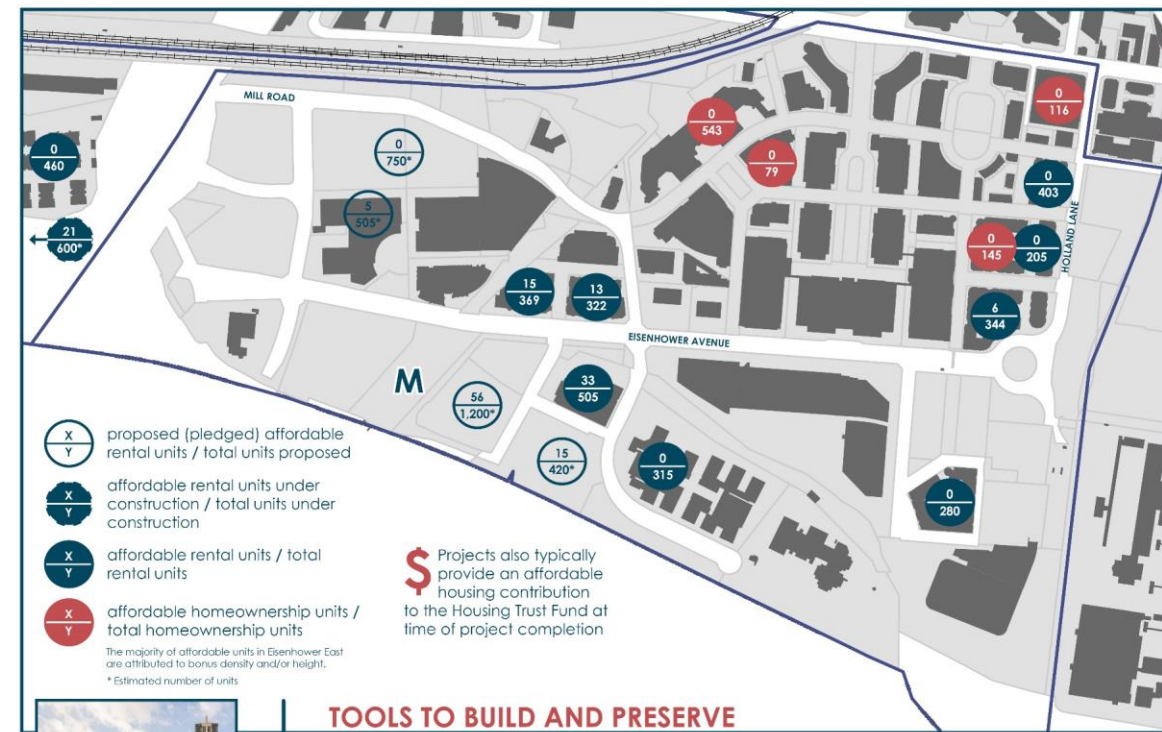
# Housing Opportunity

## Today:

- HTF contributions (or equivalent) provided with each new construction project
- Bonus density and height
  - 164 committed affordable rental units (~2.5% of 6,678 rental units);
  - 0 committed affordable homeownership units (0% of 883 homeownership units)
- Alexandria Shelter and Alexandria Substance Abuse Center

## Opportunities to expand and deepen housing affordability:

- Additional density
- Public-private-nonprofit partnerships
- Co-location w/civic or other uses
- Senior housing
- Visitability/accessibility



## TOOLS TO BUILD AND PRESERVE HOUSING OPPORTUNITY

**BUILD/PRESERVE COMMITTED AFFORDABLE RENTAL AND FOR-SALE UNITS**

- #1: ADDITIONAL DENSITY and/or HEIGHT (REZONINGS and BONUS DENSITY/HEIGHT PROGRAM)**
- #2: PARTNERSHIPS WITH NON-PROFIT HOUSING PROVIDERS and PRIVATE DEVELOPERS**
- #3: COLOCATION w/CIVIC or OTHER PUBLIC USES**

**SUPPORT CITY INVESTMENTS IN AFFORDABLE HOUSING PROJECTS AND PARTNERSHIPS**

- #4: DEVELOPER CONTRIBUTIONS TO HOUSING TRUST FUND**
- #5: OTHER FUNDING (GENERAL FUND, BONDS, REVENUE FROM MEALS TAX INCREASE, FEDERAL HOME/CDBG)**

## TODAY'S CHALLENGES:

- Identify ways to enhance housing affordability in areas of opportunity (with access to jobs, transit, and services)
- Provide deeper levels of affordability to meet housing needs associated with expanding service, retail, healthcare, and hospitality sectors
- Forge innovative partnerships and tools to address the escalating costs of creating and preserving housing affordability



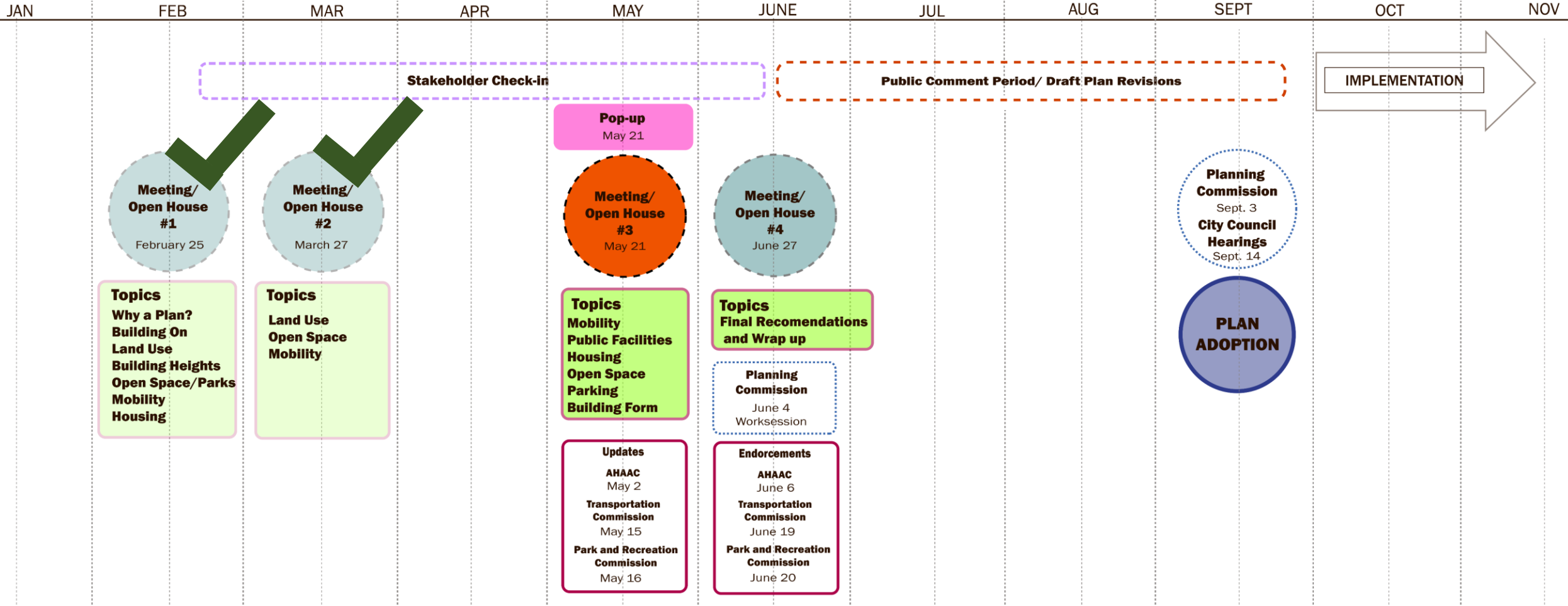
LEARN MORE ABOUT AFFORDABLE HOUSING AT: [ALEXANDRIAVA.GOV/HOUSING](http://ALEXANDRIAVA.GOV/HOUSING)

# PROJECT SCHEDULE


## EISENHOWER EAST PHASE 2 PLAN UPDATE

05/02/2019

2019







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