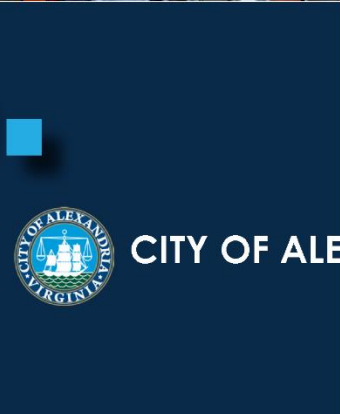




eisenhower east
a blueprint for a complete community



CITY OF ALEXANDRIA, VA



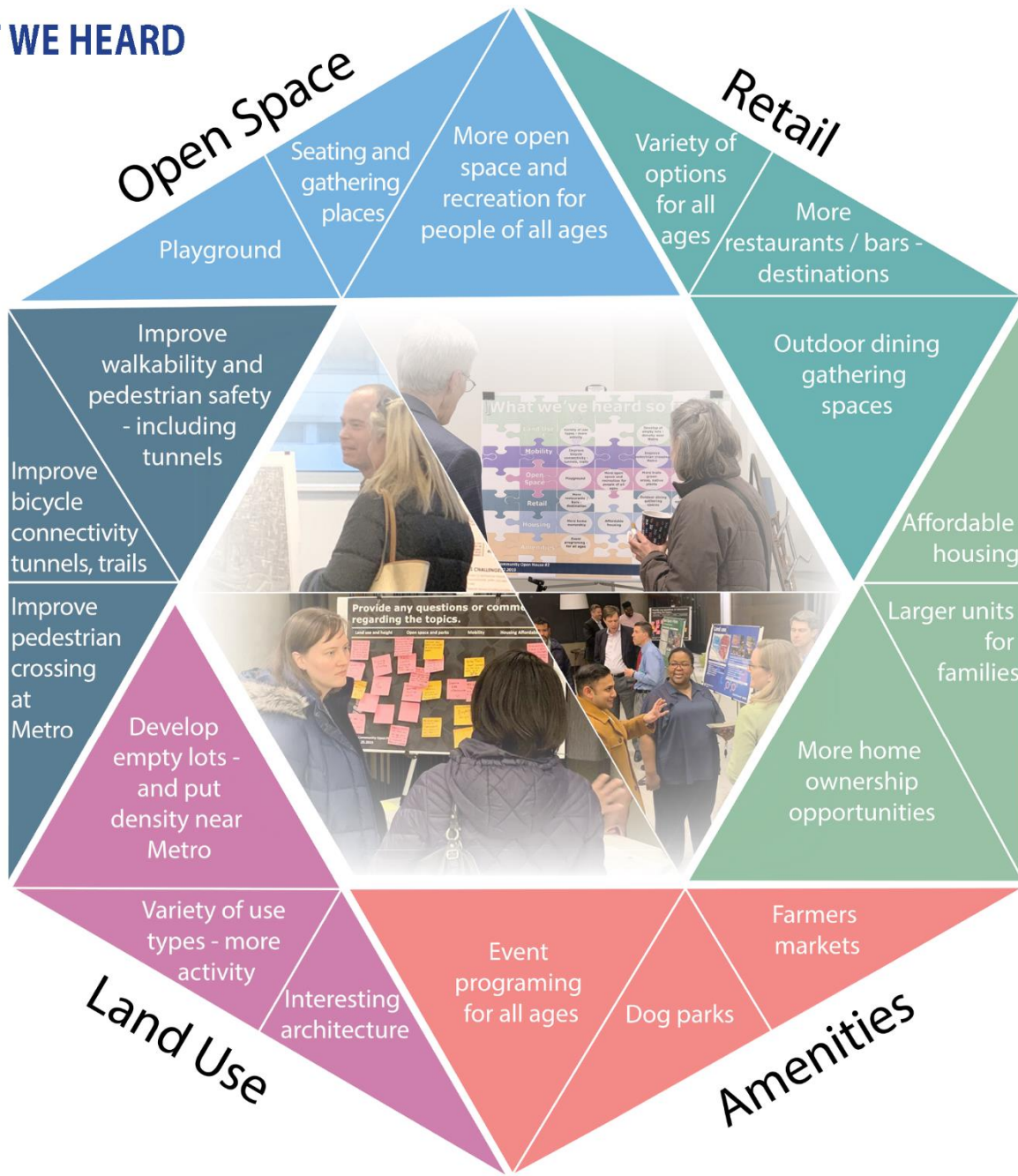
Why a Plan Update?

1. **Flexibility in land uses** that adapt to the existing and future market
2. **Additional square footage and height** to promote transit oriented development (12M+7M)
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**

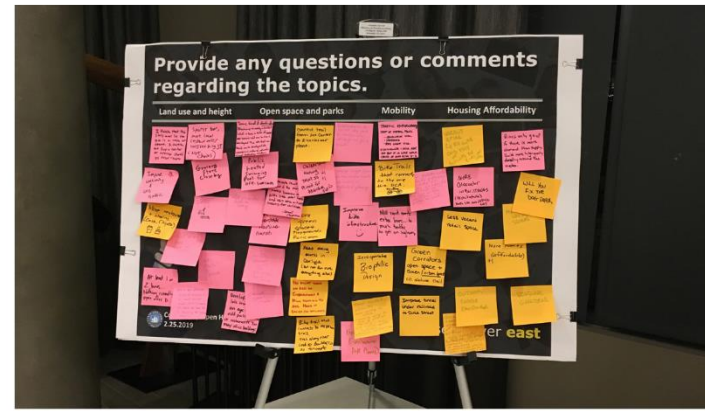
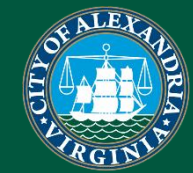


WHAT WE HEARD

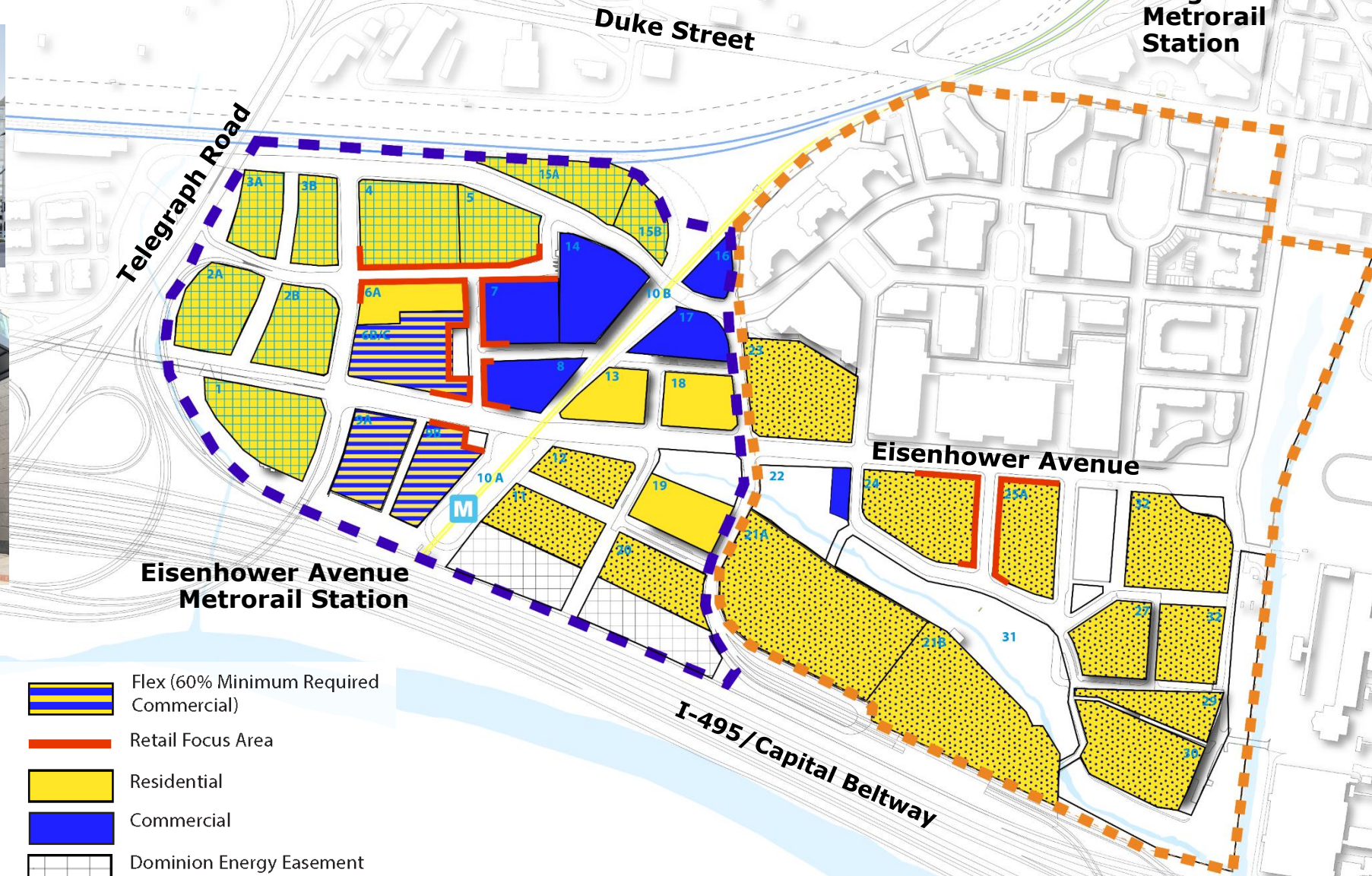
Mobility



Housing



Flexible Land Use + Retail Focus Areas



- Neighborhood 1
- Neighborhood 2
- Flex (30% Minimum Required Commercial)
- Residential
- Commercial
- Residential and/or Commercial
- Dominion Energy Easement
- Flex (60% Minimum Required Commercial)
- Retail Focus Area
- Commercial
- Dominion Energy Easement

Increased Building Heights



Telegraph Road

Duke Street

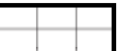
M

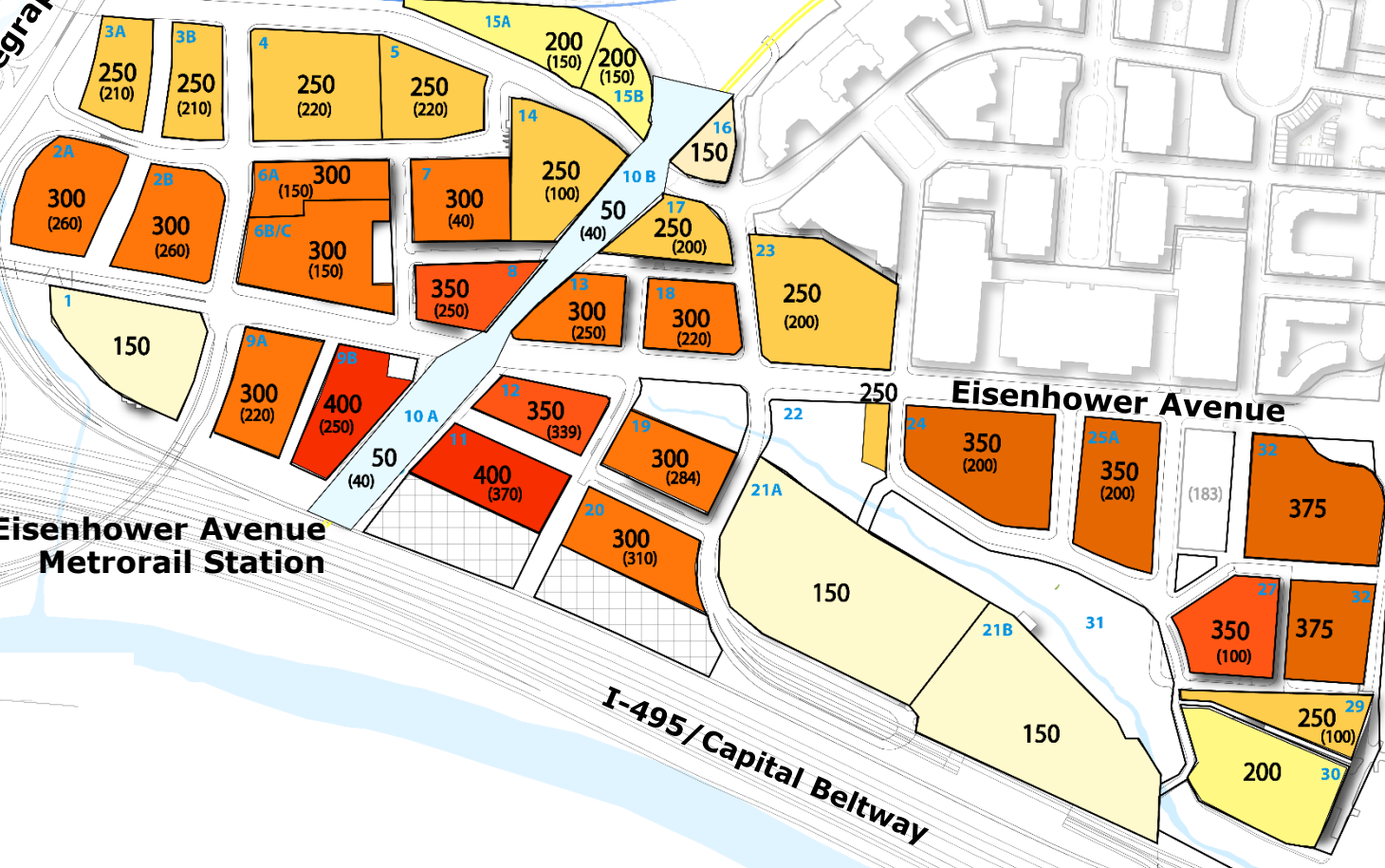
King Street
Metrorail
Station

Eisenhower Avenue
Metrorail Station

Eisenhower Avenue

I-495/Capital Beltway

- # Maximum height
- (#) Existing maximum height
- # Block Designation
-  Dominion Energy Easement

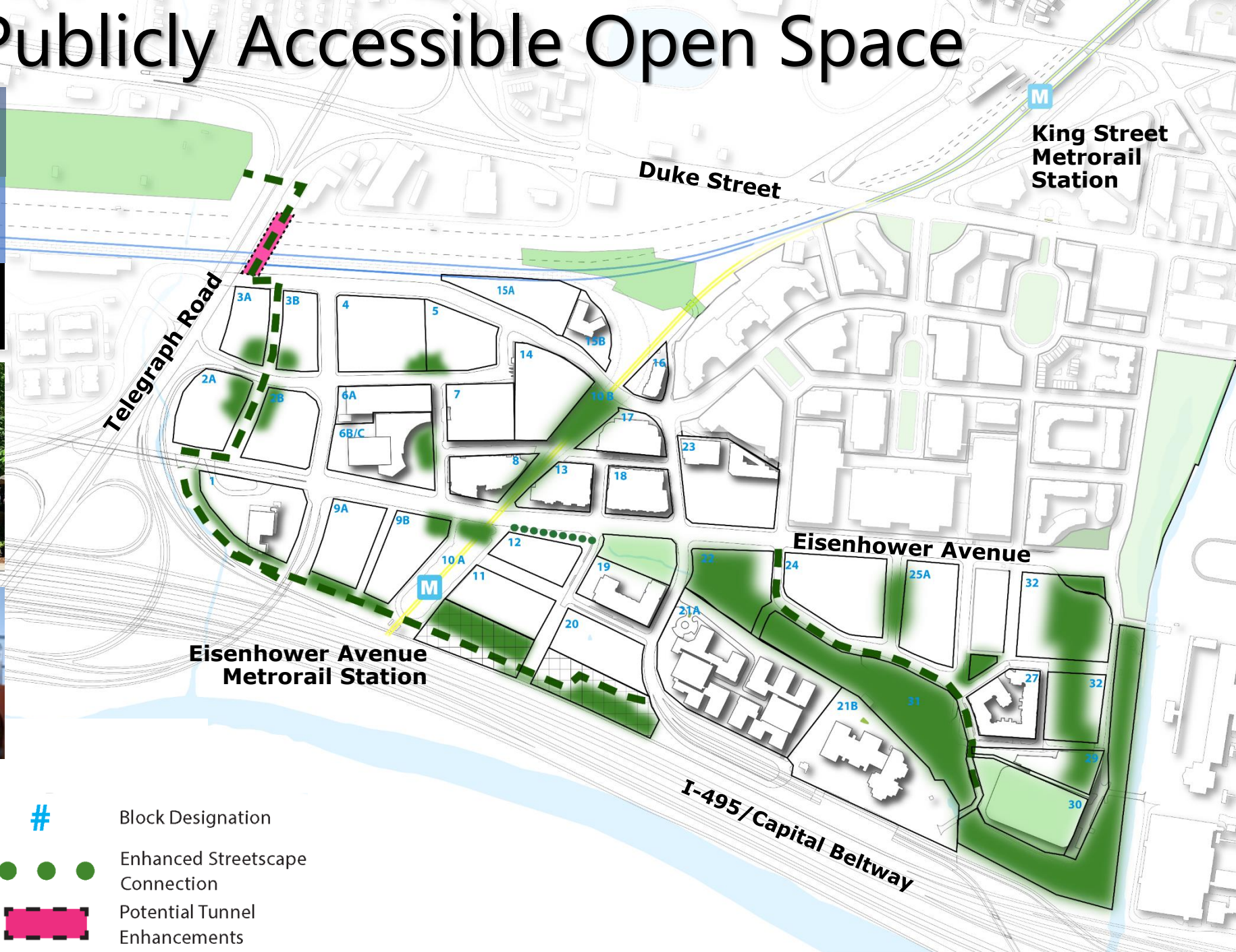


26 AC of Publicly Accessible Open Space

18 ac
+ 8 ac

26 ac

**Ground Level
Public Open Space**

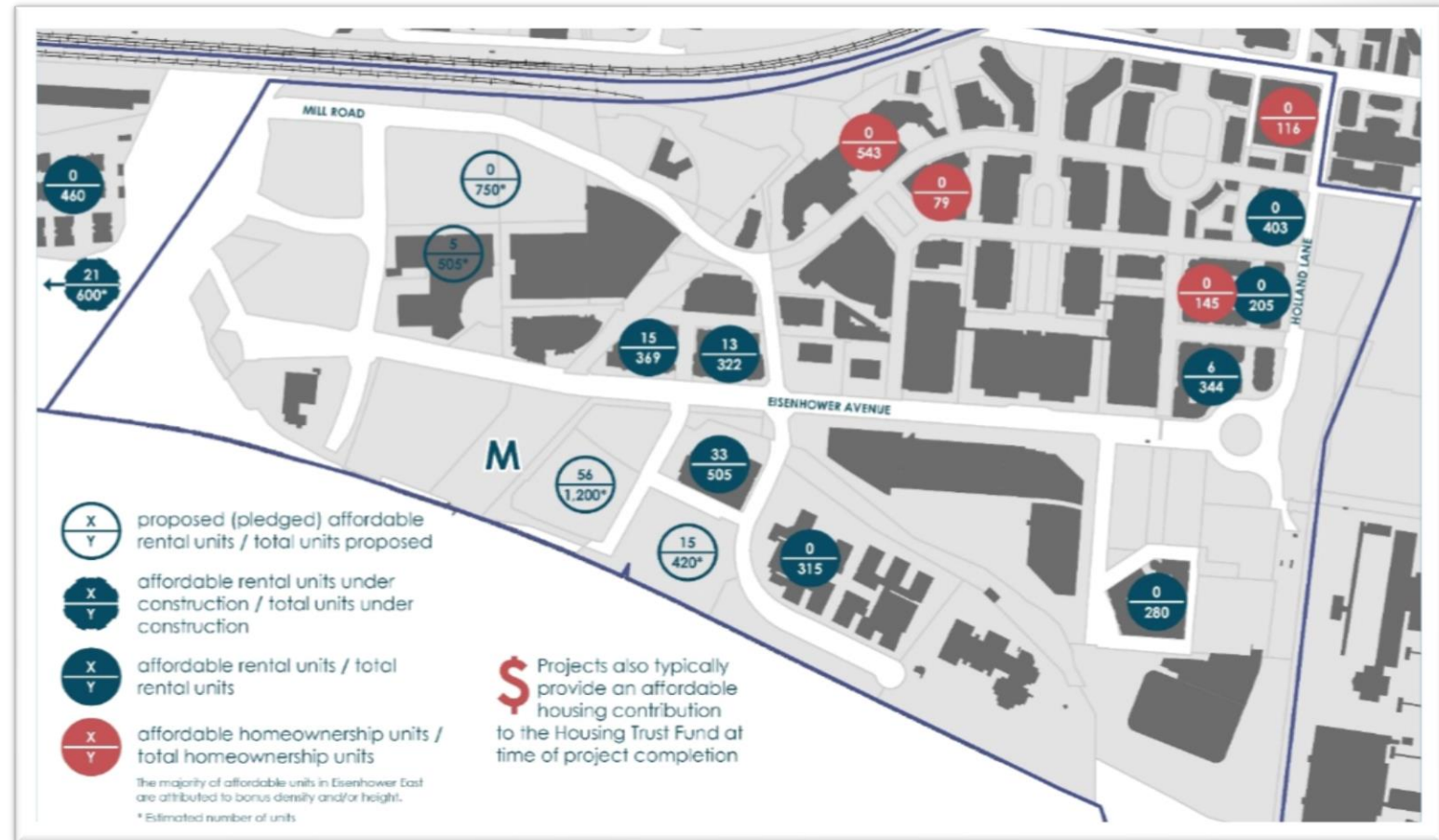


- Open Space Connection
- Existing Public Open Space
- Proposed Publicly Accessible Open Space
- # Block Designation
- Enhanced Streetscape Connection
- Potential Tunnel Enhancements

Housing Affordability

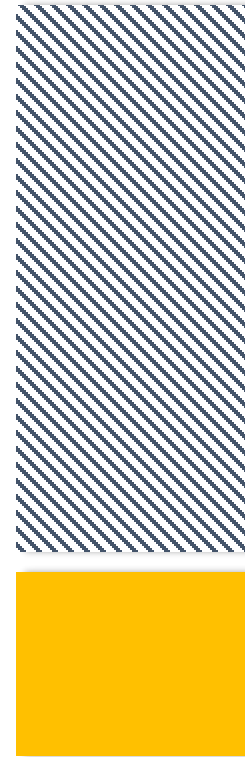
Existing Housing Opportunity in Eisenhower East/Carlyle:

- 67 constructed + 76 pledged committed affordable rental units (2.5% of 5,618 units)
- 0 committed affordable homeownership units (0% of 883 units)
- 65-bed Alexandria Shelter; and Substance Abuse Center
- Housing Trust Fund contributions with prior developments



Housing Affordability

- Developers to provide 10% of new residential rental development as committed affordable rental housing (for-sale units of equivalent value)
 - Modifications to requirement may be considered if unanticipated changes to market and/or atypical site conditions impact project feasibility, but in no case less than five percent
- Achieve more committed affordable housing through public-private-nonprofit partnerships and/or colocation of affordable housing with future municipal uses, including schools and/or shelter



+/- 430 Units

+ P-P-P Units
+ HTF contributions

+/- 137 Units

+ HTF contributions



New Affordable Housing Policy in EE



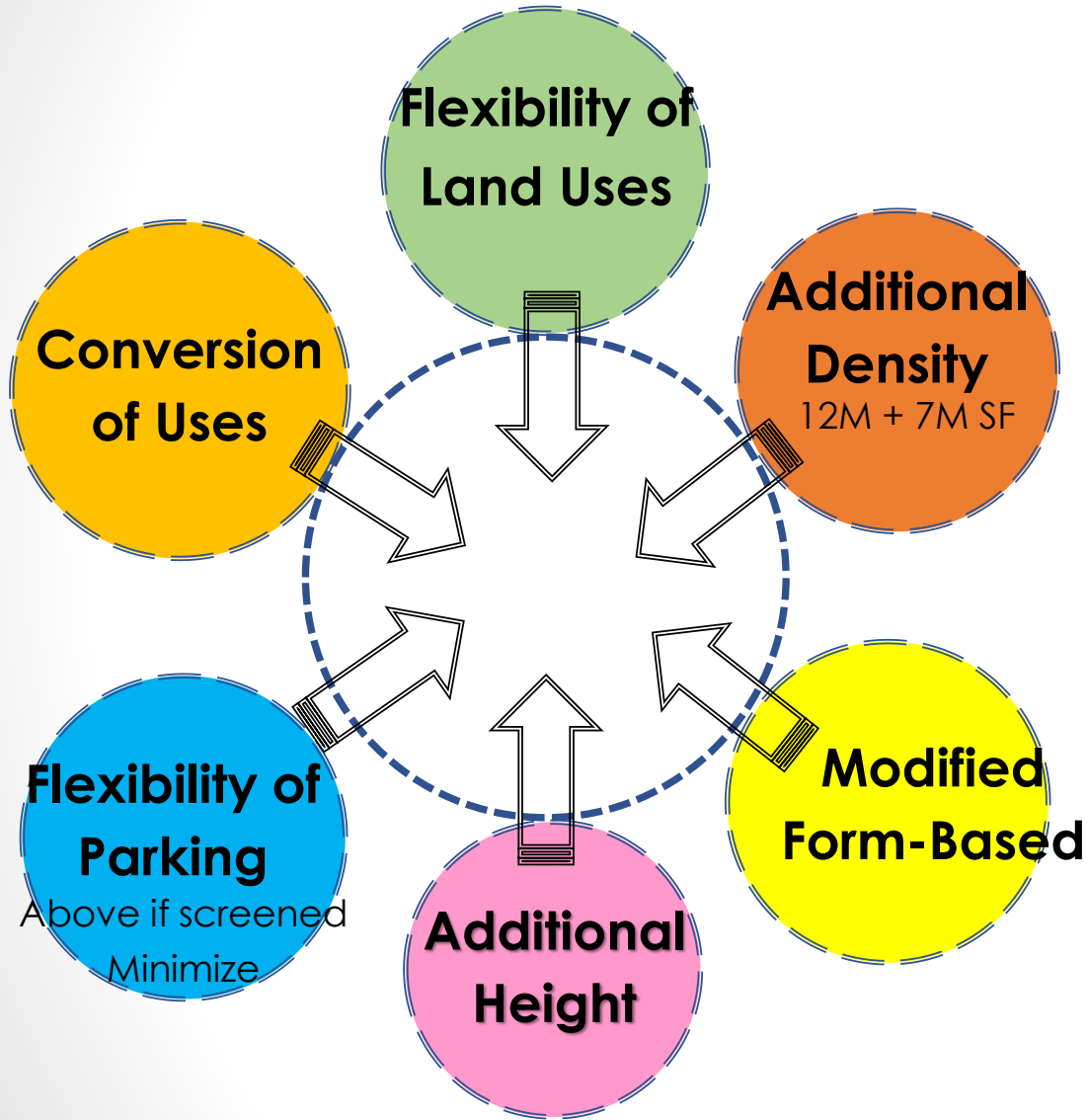
Existing/Pledged Affordable Housing in EE



Housing Affordability

- Developers to provide 10% of new residential rental development as committed affordable rental housing (for-sale units of equivalent value)
 - Modifications to requirement may be considered if unanticipated changes to market and/or atypical site conditions impact project feasibility, but in no case less than five percent
- Achieve more committed affordable housing through public-private-nonprofit partnerships and/or colocation of affordable housing with future municipal uses, including schools and/or shelter
- Developers to provide contributions on new commercial development and on base development
- Bonus density in excess of 30% allowed to encourage production of additional affordable units

Added Value



Public benefits

- Public Realm and Mobility
 - Welcoming social spaces
 - System of diverse parks and trails
 - Network of multimodal connectivity
- Affordable Housing
 - 10% on increment above existing plan
 - Flexibility where conditions warrant
- Public School

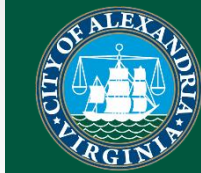
Strategies for Implementation

Developer Contributions

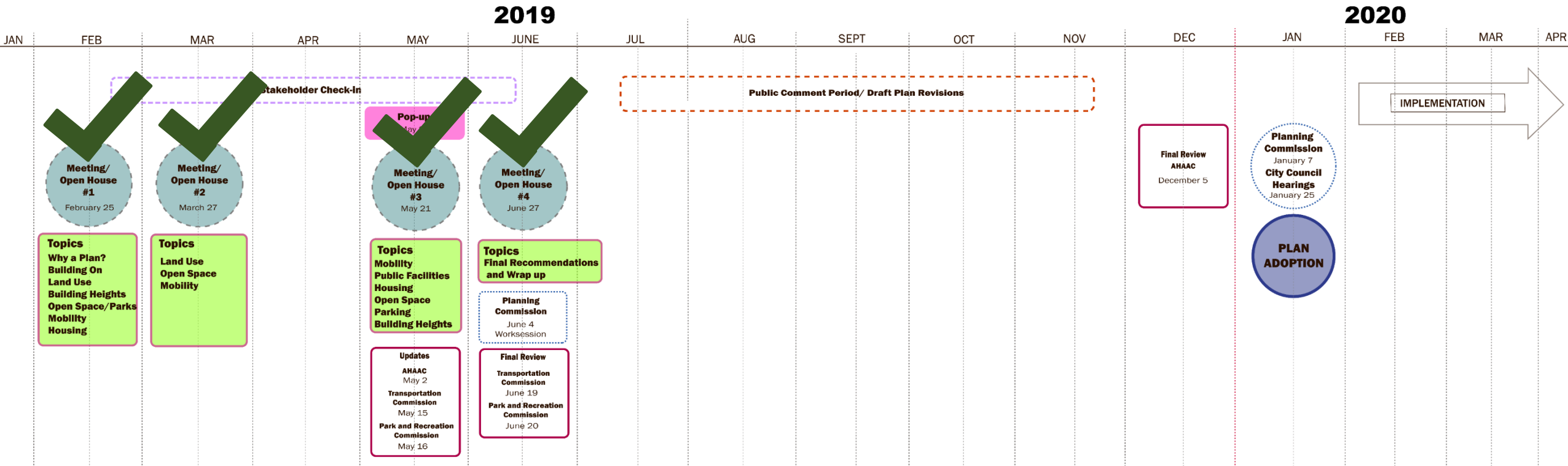
- Affordable Housing – 10% of net new residential SF contribution to housing trust fund
- \$5.00 per net new square foot of additional development *
- Public Parks

* Additional development permitted through the 2019 Eisenhower East Plan.





Eisenhower East Process and Next Steps



Next Steps:

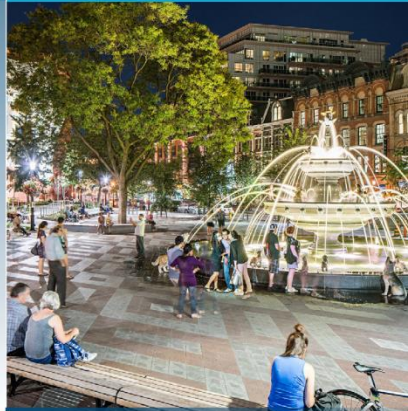
- January 7:
- January 25:

Planning Commission Public Hearing
City Council Public Hearing

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