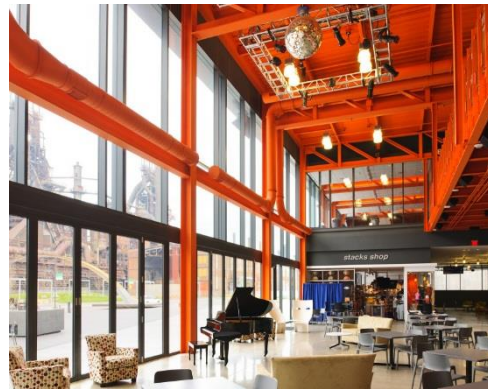




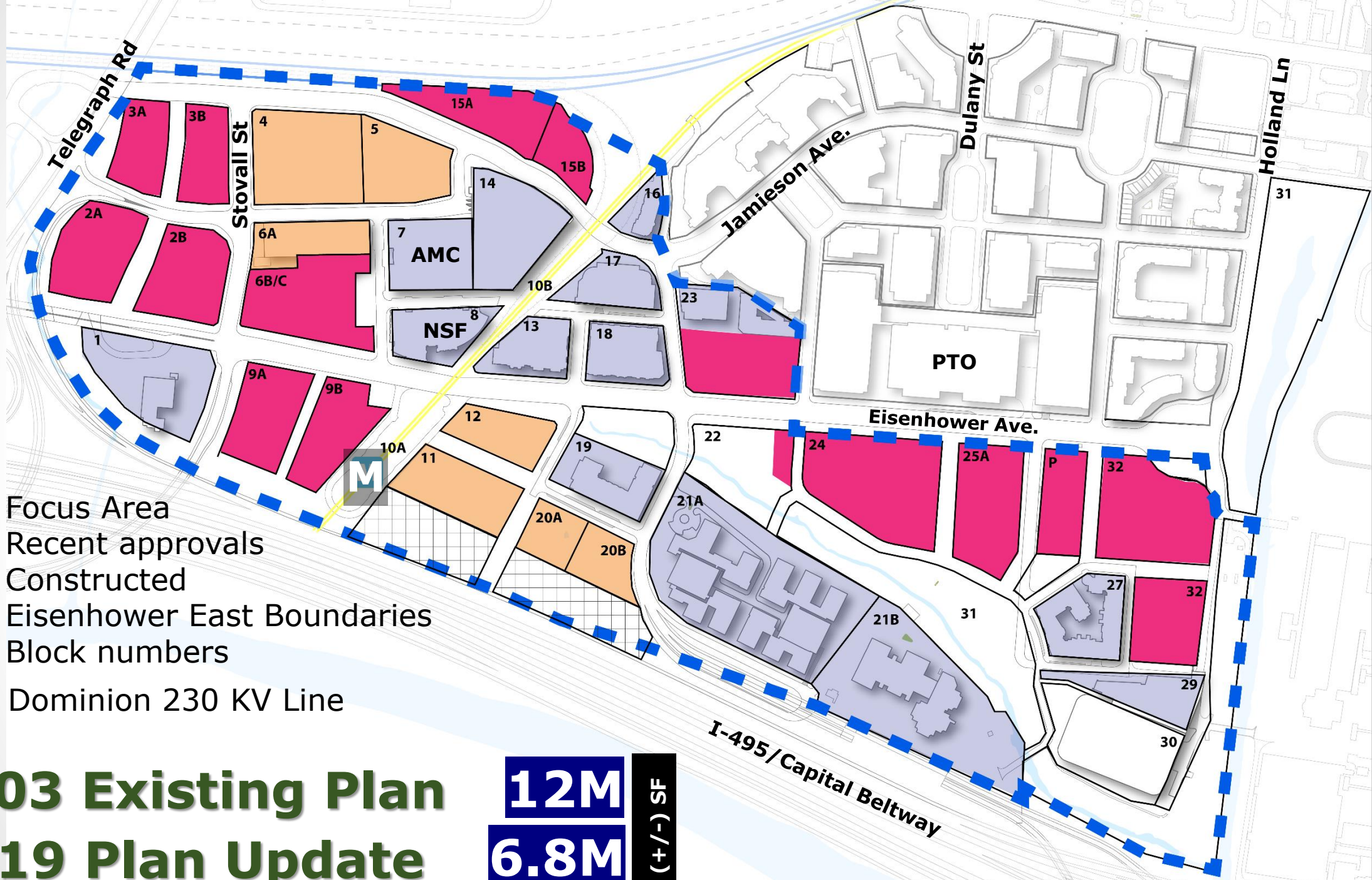
eisenhower **east**

Why a Plan update?

- Flexibility in land uses that adapt to the existing and future market
- Additional square footage and height to promote transit-oriented development
- Retail/entertainment serving two neighborhoods and regional visitors
- Additional open space and connectivity
- Safety and accessibility
- Additional affordable housing
- Community facilities and schools



- Focus Area
- Recent approvals
- Constructed
- Eisenhower East Boundaries
- # Block numbers
- Dominion 230 KV Line



2003 Existing Plan
2019 Plan Update

12M
6.8M (+/-) SF

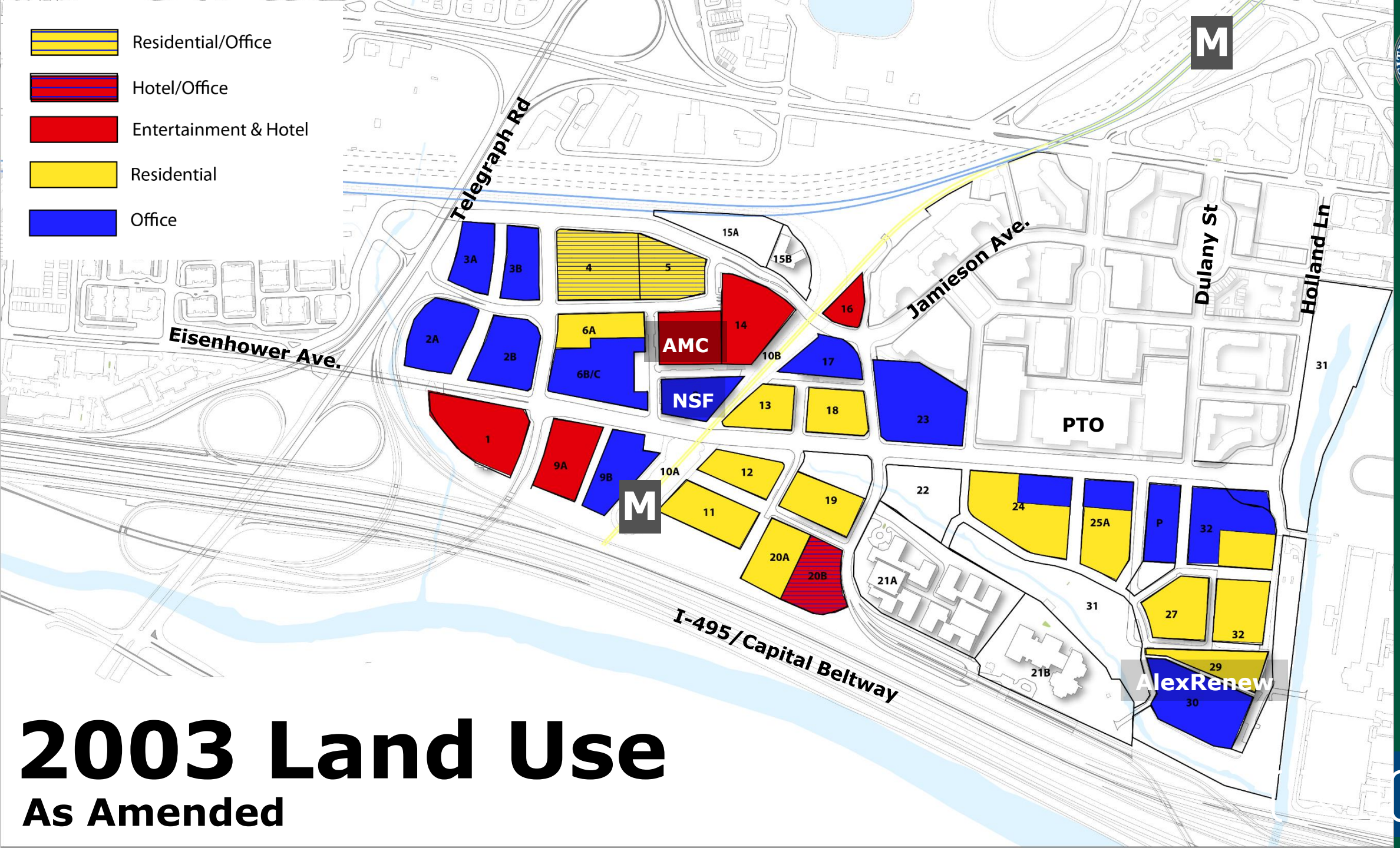
Key Concepts



Land Use






-  Residential/Office
-  Hotel/Office
-  Entertainment & Hotel
-  Residential
-  Office



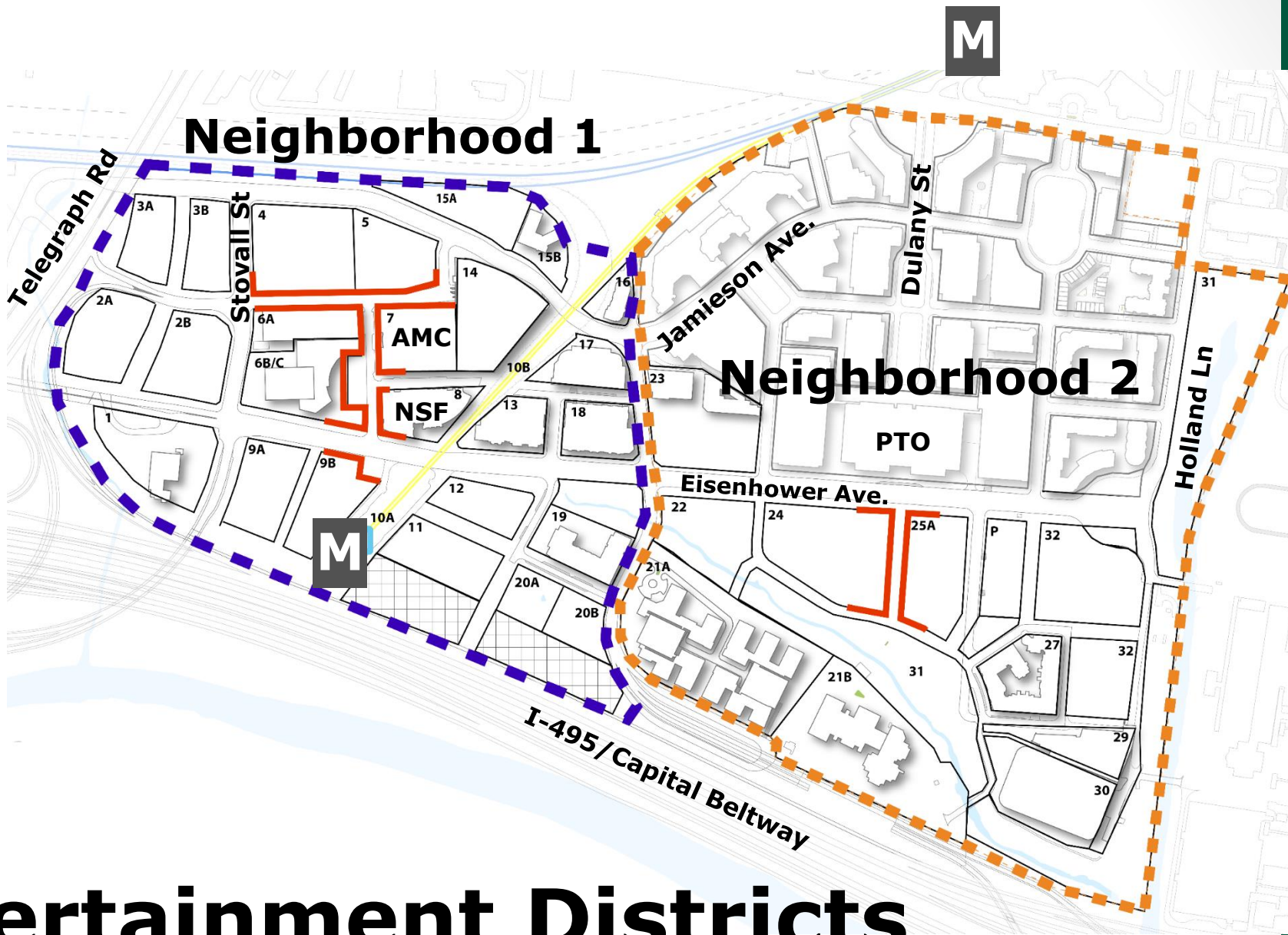
2003 Land Use

As Amended

-  Neighborhood 1
-  Neighborhood 2
-  Ground Floor Active Retail/Entertainment Corridor

Concept:

1. Concentrated retail/entertainment locations within an easy 10 minute walk
2. Connected to open space



Retail/Entertainment Districts and Placemaking

2019 Land Use

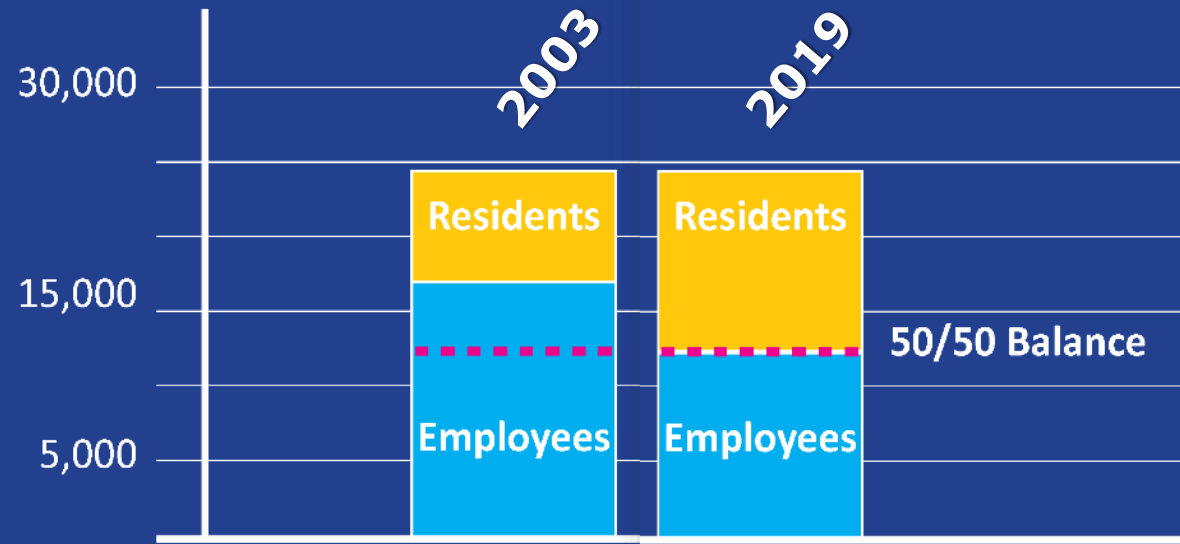
M



- 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

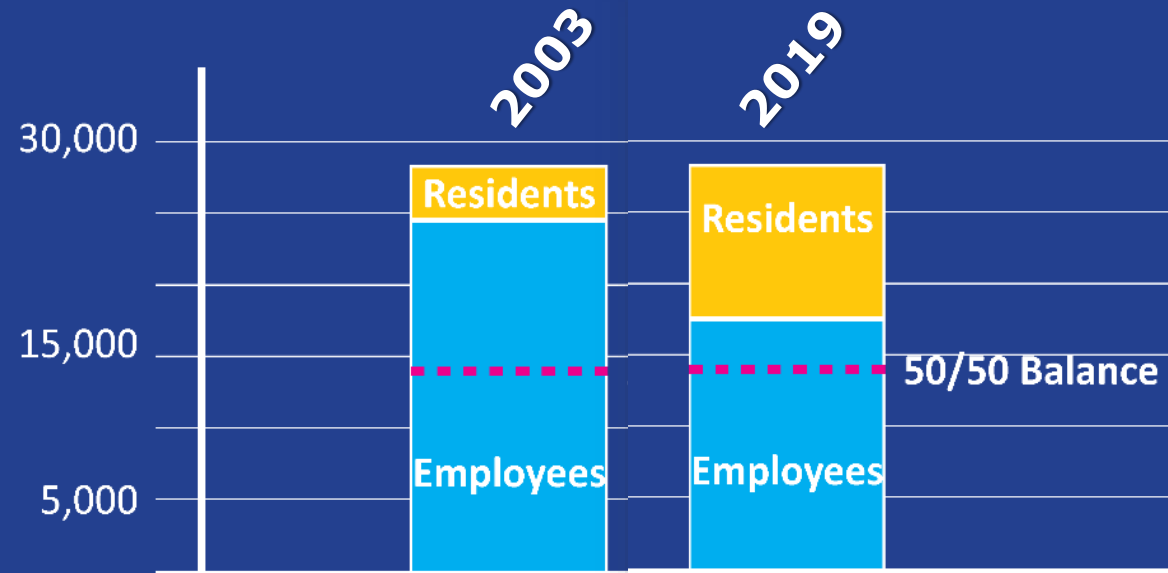
Resident/ Employee Balance

PEOPLE

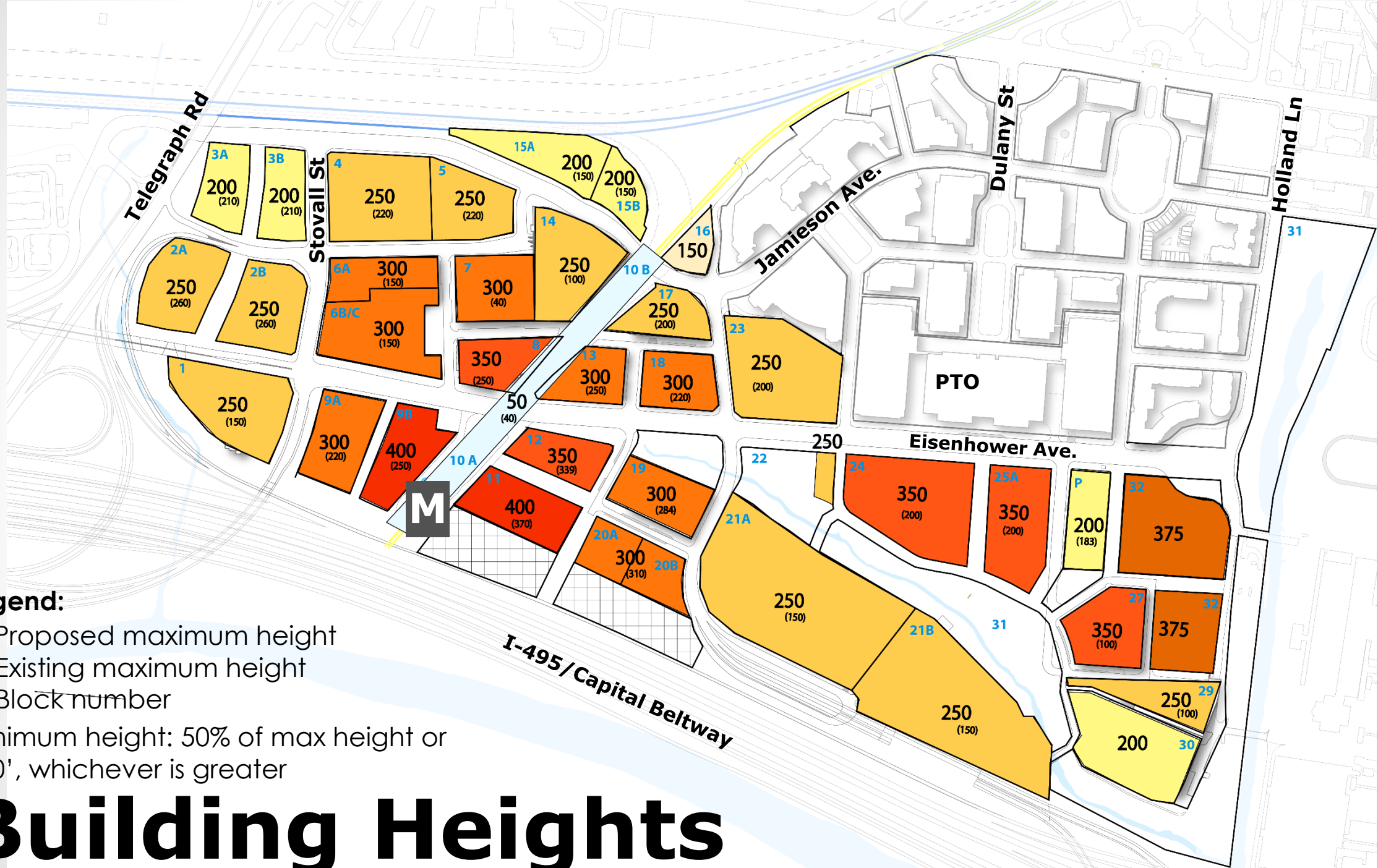


Neighborhood 1

PEOPLE



Neighborhood 2



Legend:

Proposed maximum height

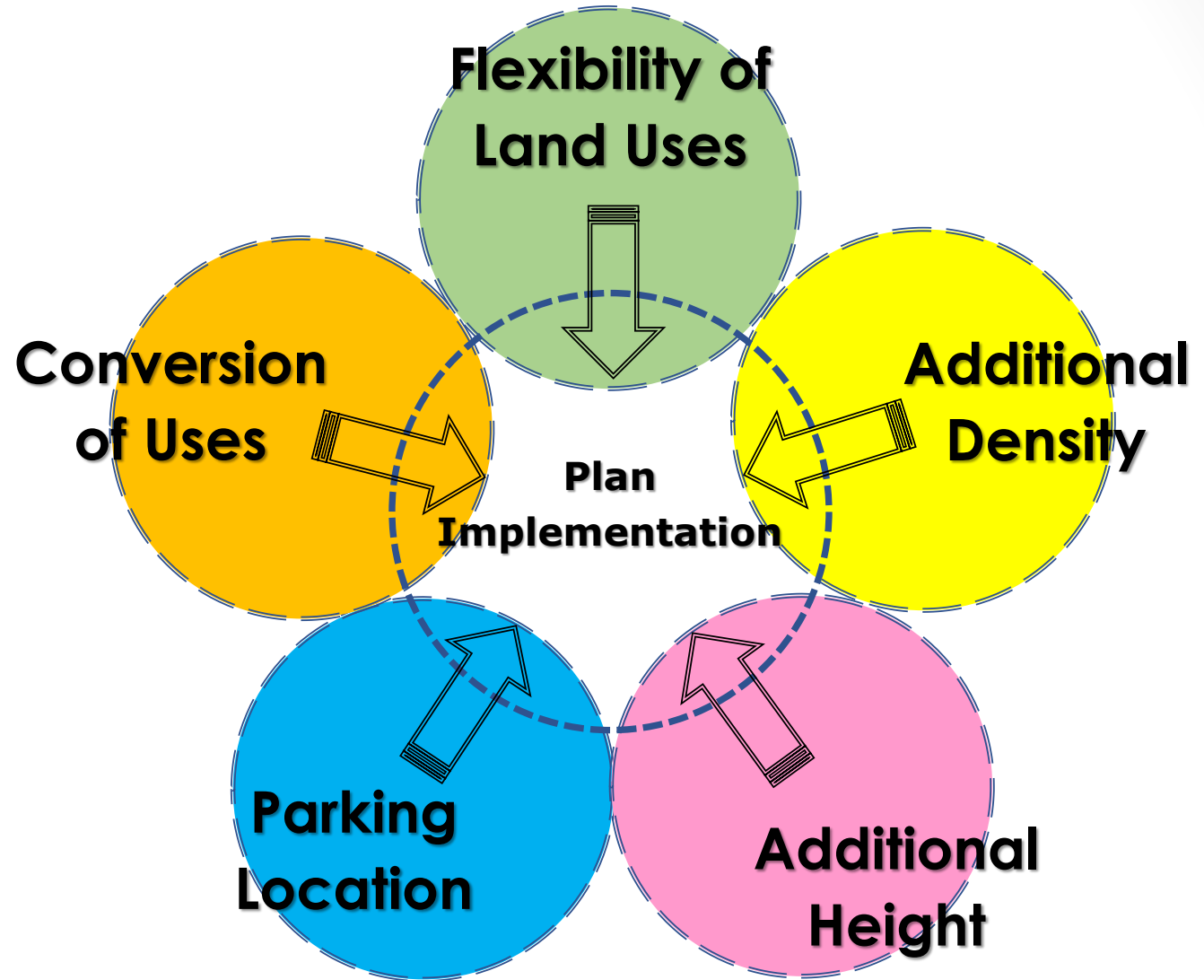
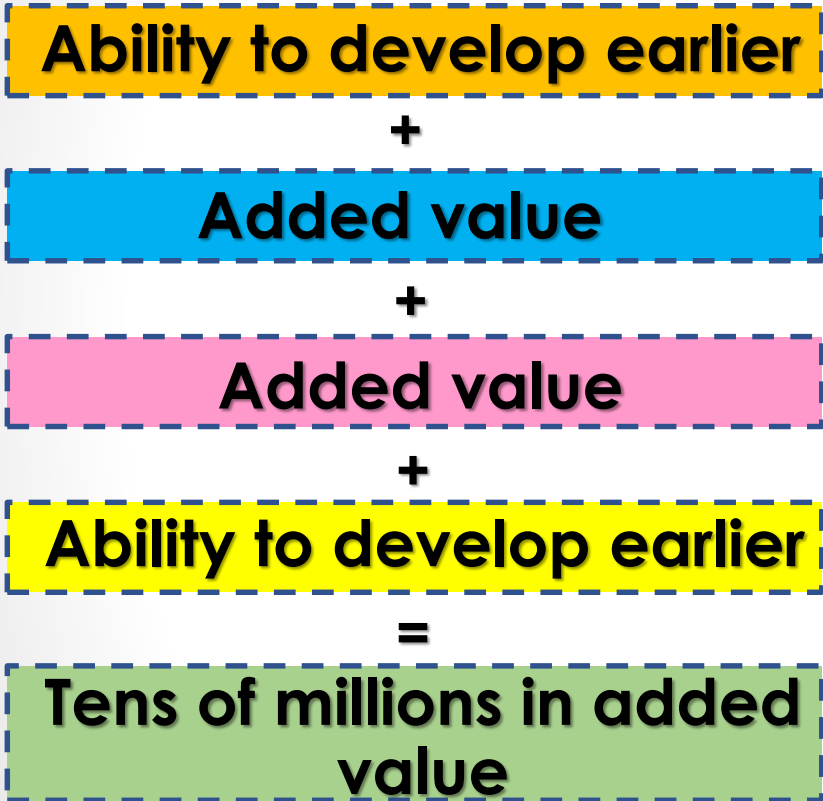
(#) Existing maximum height

Block number

Minimum height: 50% of max height or 100', whichever is greater

Building Heights

- The value created by the Plan provides resources for private development to mitigate its impacts



Resources for Plan Implementation



Open Space

Open Space

2003 + 2019 Plan

- **Additional open space**, including ground level and rooftop, public and private
- **Natural green spaces** connecting within the area and beyond
- **Activated** connected gathering spaces
- **Variety of open spaces** serving all age groups and activities

18 ac
+ 8 ac







26 ac

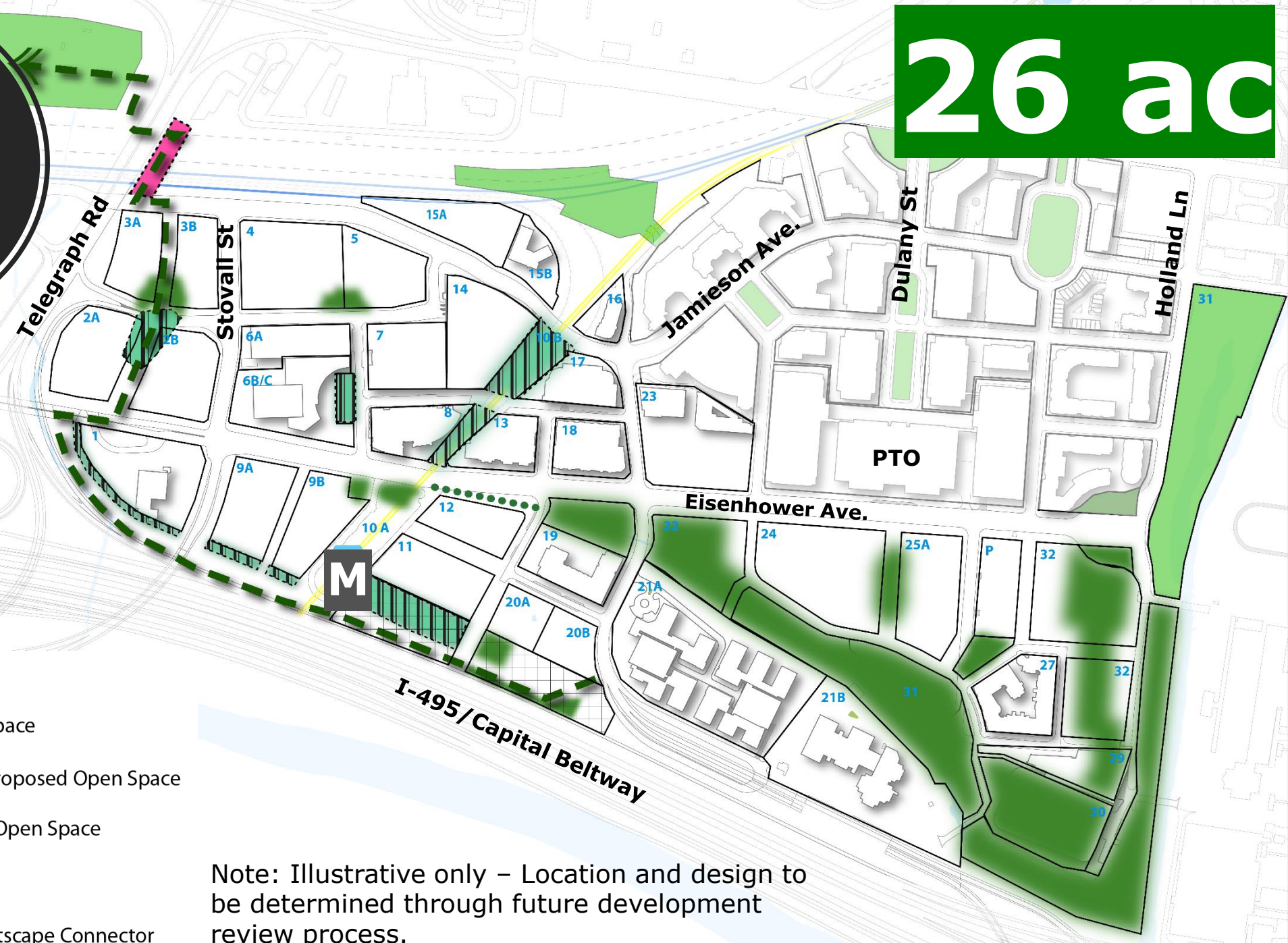
Ground Level Public Open Space



26 ac

2019
Required
Ground Level
Public Open
Space

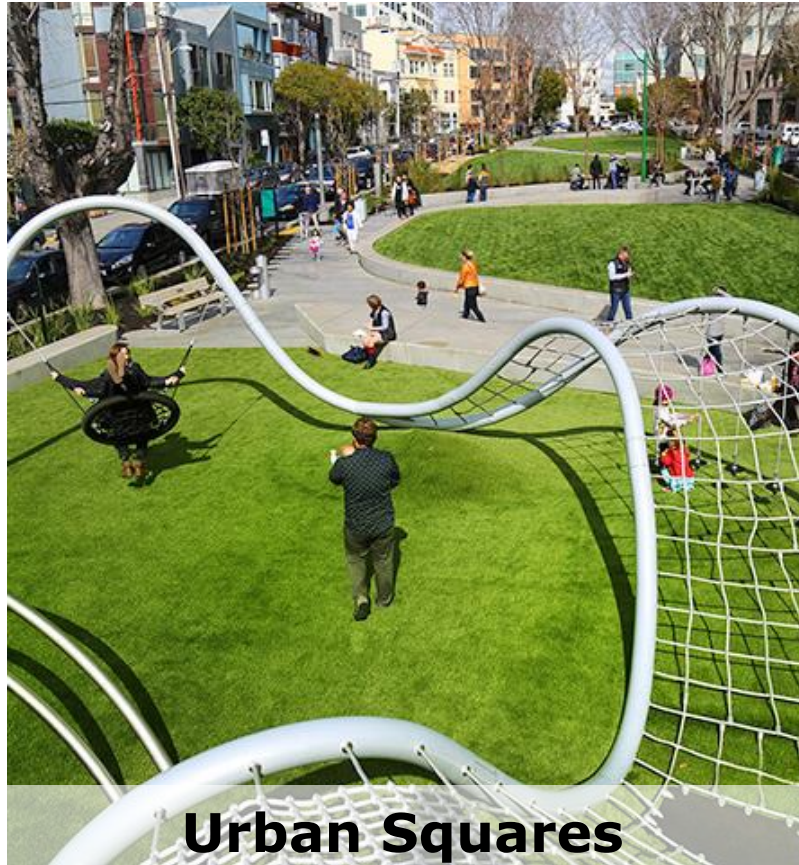
-  Green Street
-  Existing Open Space
-  2003 Planned/Proposed Open Space
-  2019 Proposed Open Space
-  Connection
-  Enhanced Streetscape Connector



Note: Illustrative only – Location and design to be determined through future development review process.



Neighborhood Squares



Urban Squares



Rooftop Open Spaces



Linear Parks



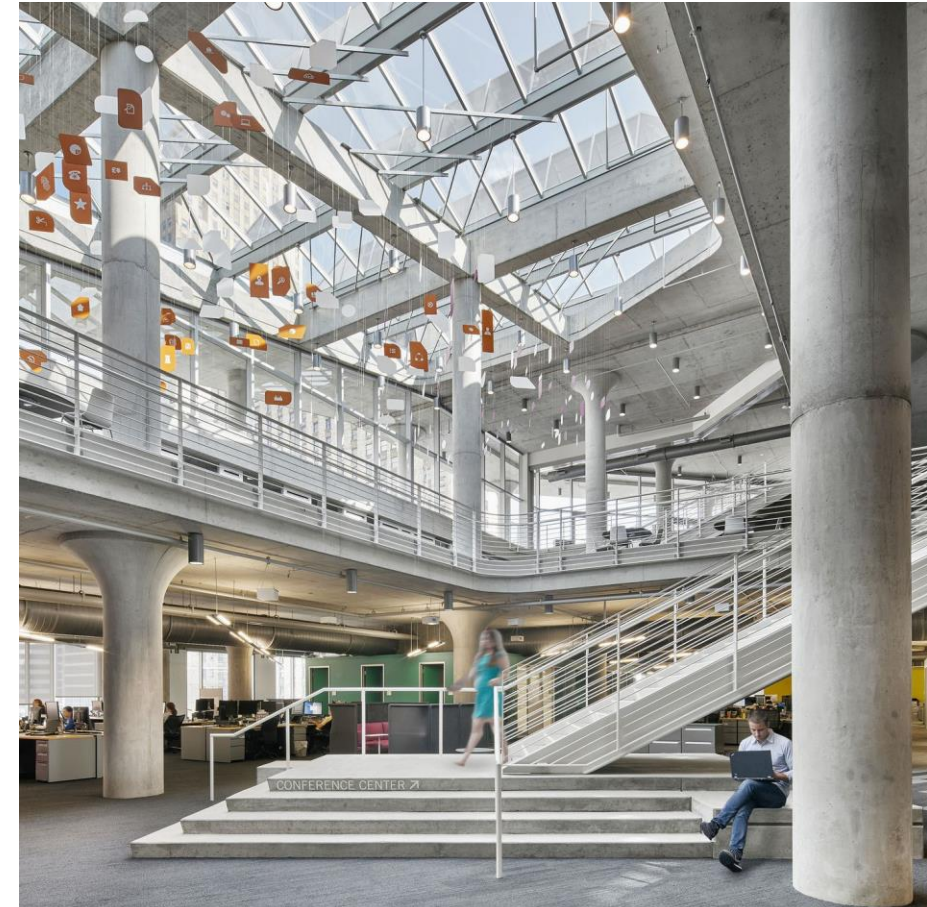
Active/Social Parks



Interim Open Spaces



Adaptable Parking Structures



Gensler Turns Old Parking Lot Into a Mixed-Use Development in Cincinnati

“...Developers are recognizing that the urban landscape is going to change, and they have to design buildings, especially long-term builders, that they have to design buildings for the future,”

Source: Alan Ohnsman, Forbes, The End Of Parking Lots As We Know Them: Designing For A Driverless Future

Housing Affordability

Tools:

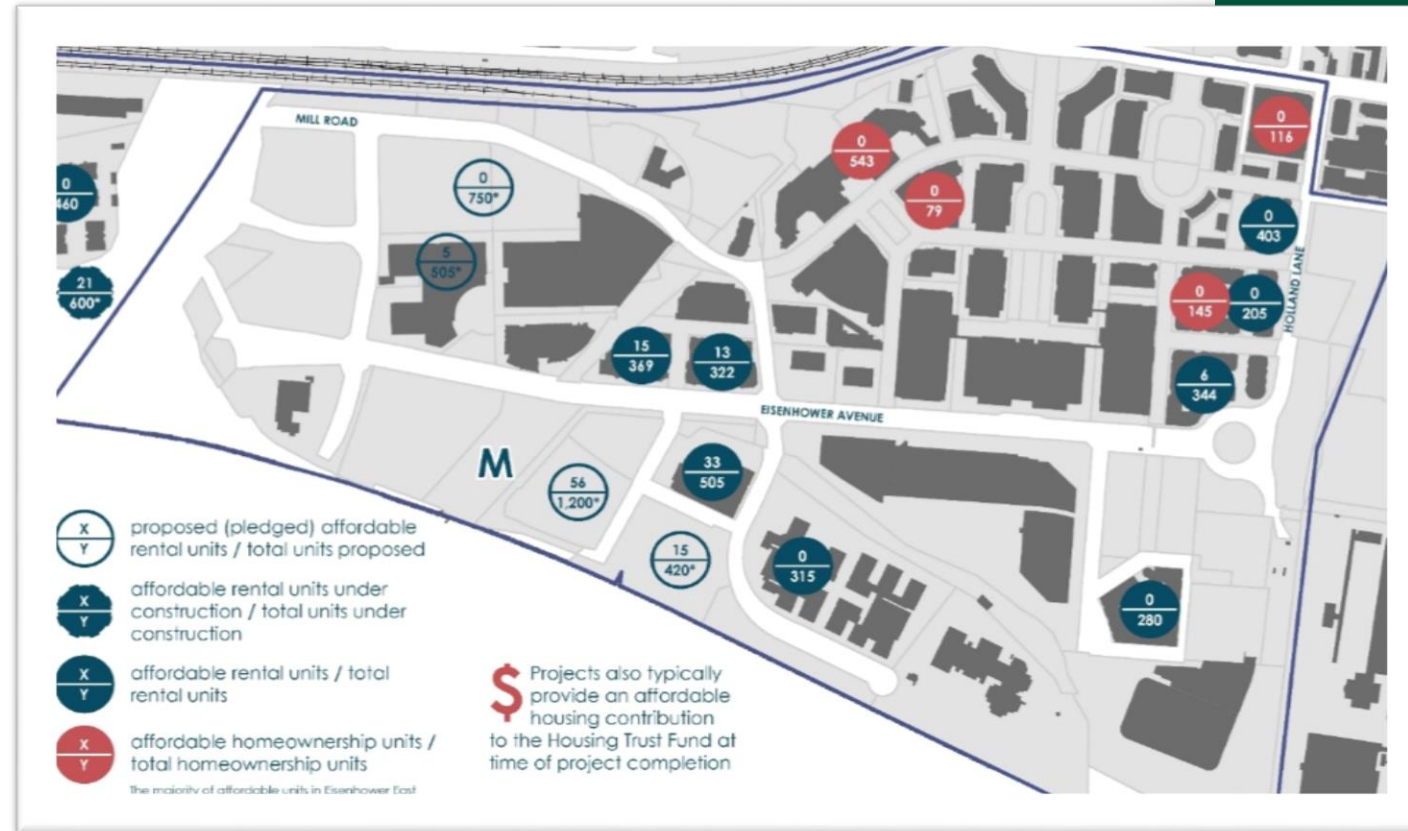
- HTF contributions (or equivalent) provided with each new construction project
- Bonus density and height

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)

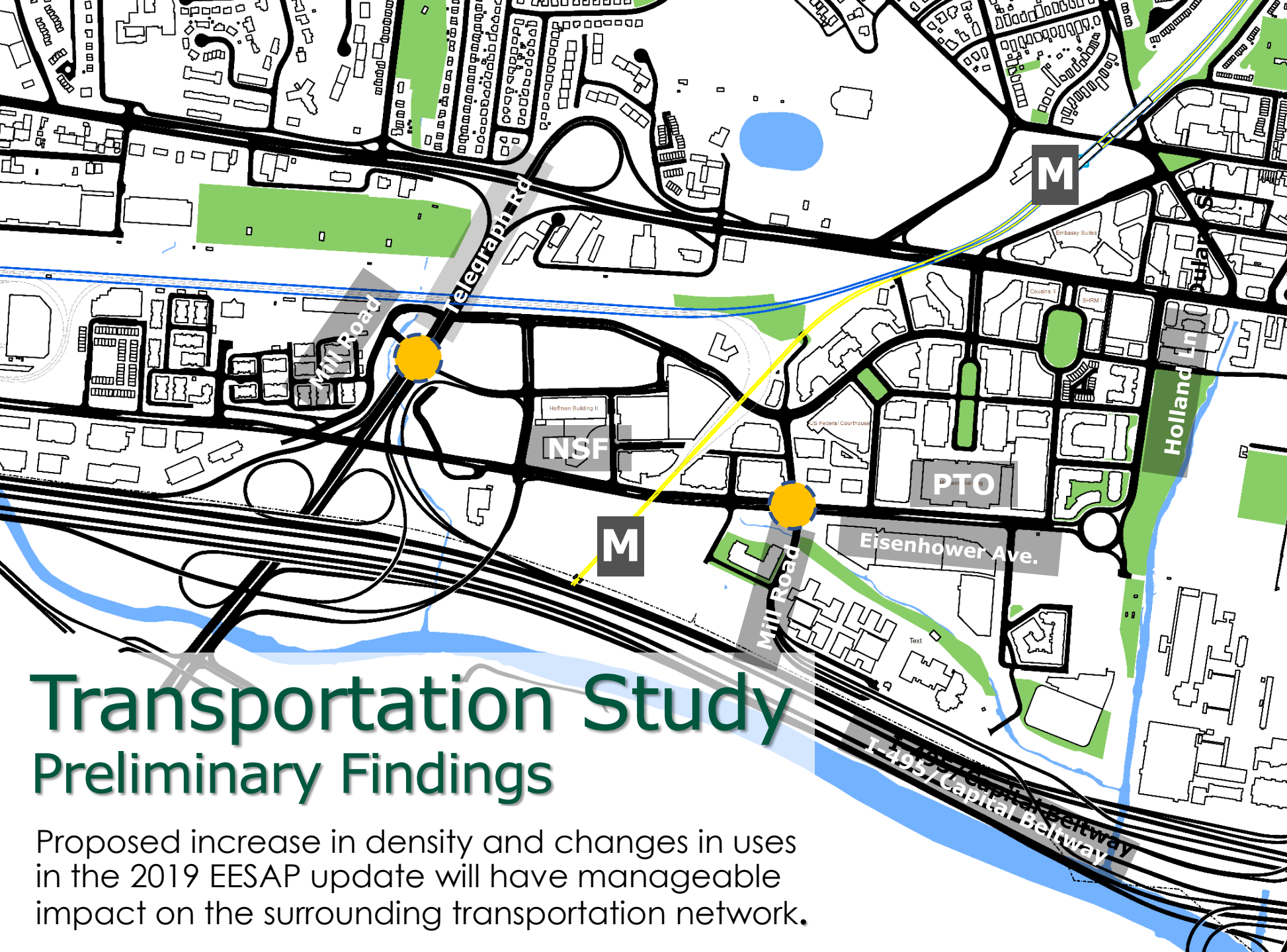
Opportunities to expand and deepen housing affordability:

- 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






Mobility



Preliminary Recommendations

- Complete grid of Streets
- Standardization of signals
- Increase bus services
- Low parking ratios
- Improved bicycle infrastructure
- Implement transportation technologies
-  Site specific mitigations

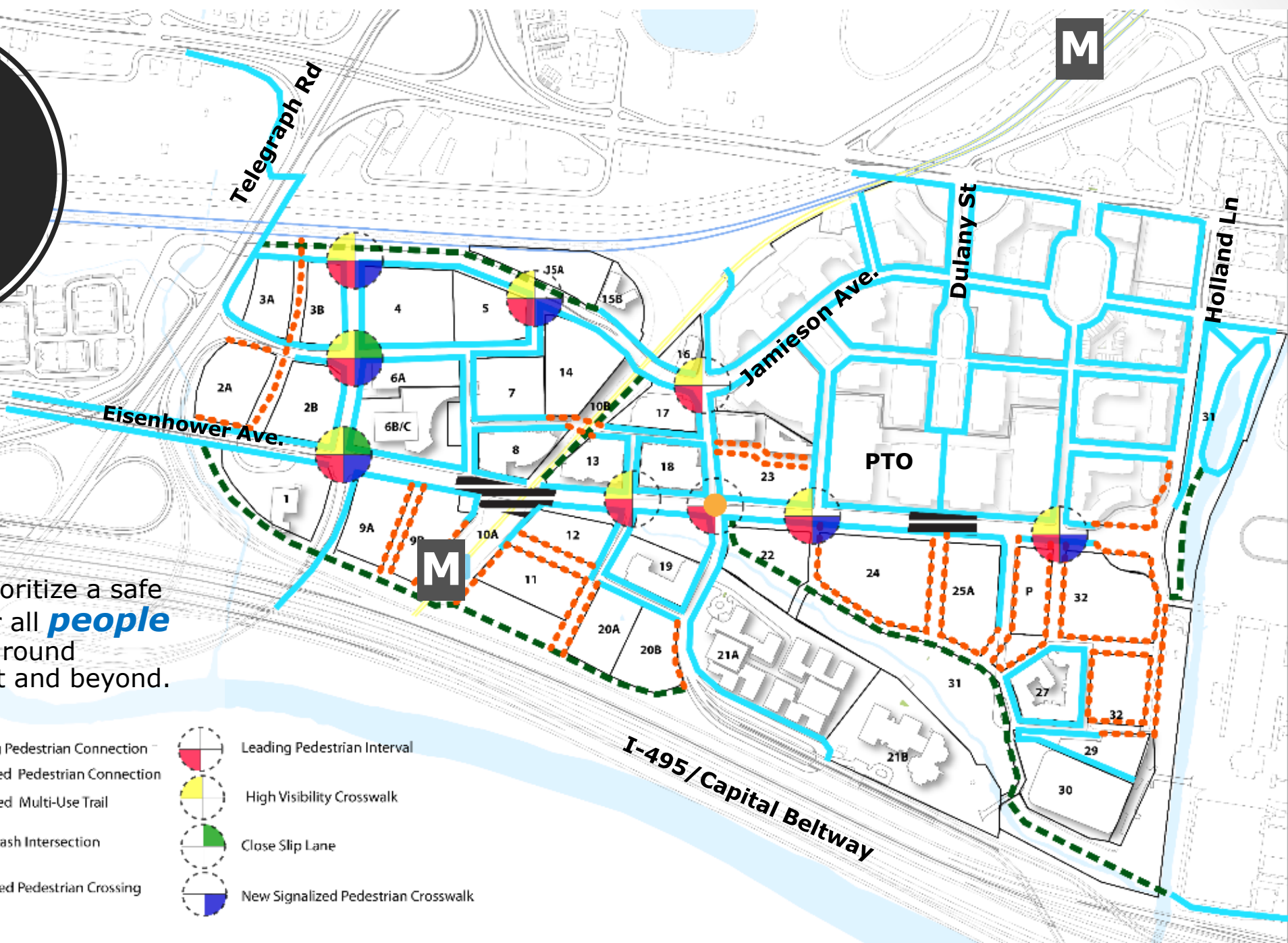
Transportation Study Preliminary Findings

Proposed increase in density and changes in uses in the 2019 EESAP update will have manageable impact on the surrounding transportation network.

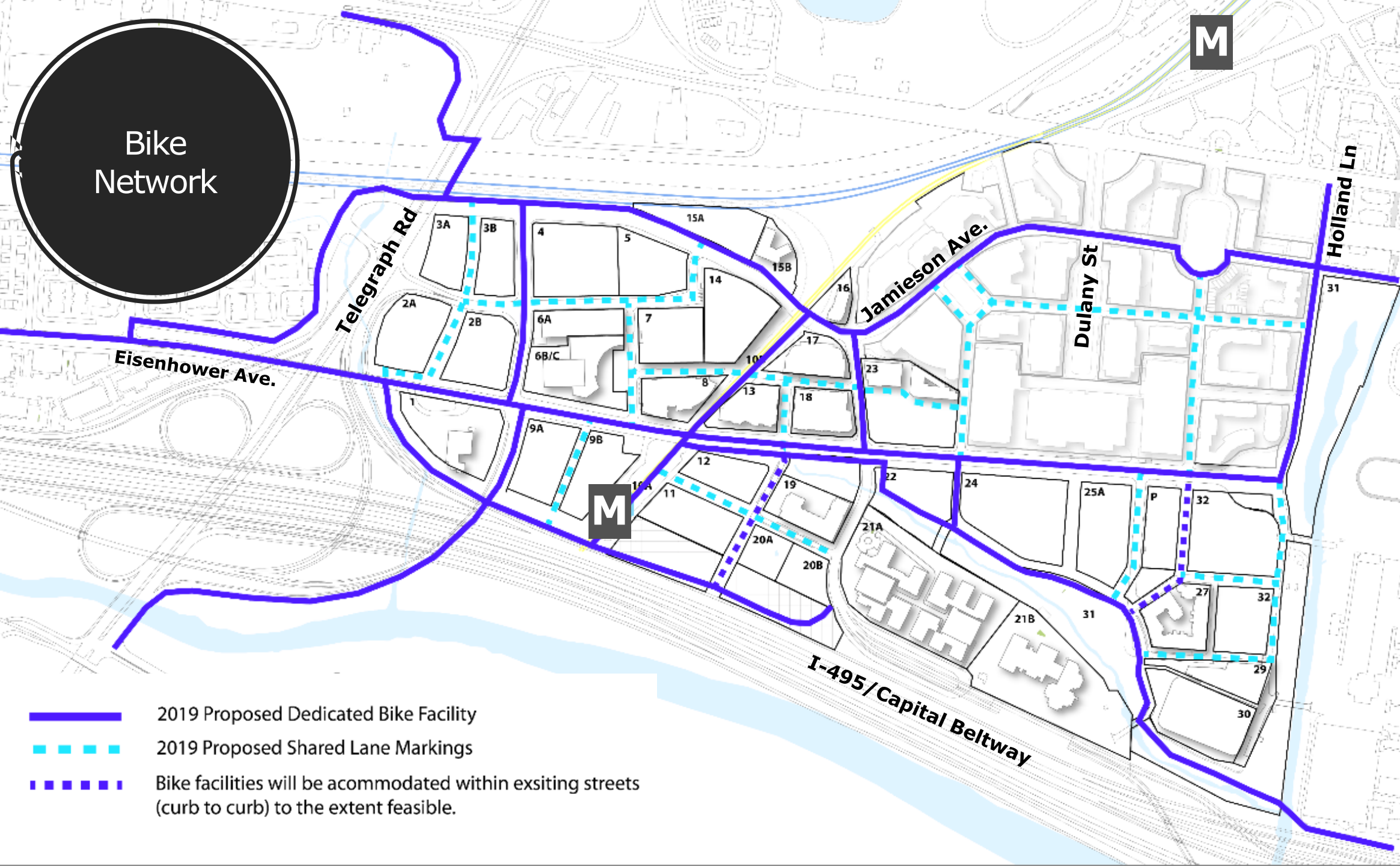
Pedestrian Network

The plan will prioritize a safe environment for all **people** moving in and around Eisenhower East and beyond.

- Existing Pedestrian Connection
- Proposed Pedestrian Connection
- Proposed Multi-Use Trail
- High Crash Intersection
- Enhanced Pedestrian Crossing
- Leading Pedestrian Interval
- High Visibility Crosswalk
- Close Slip Lane
- New Signalized Pedestrian Crosswalk

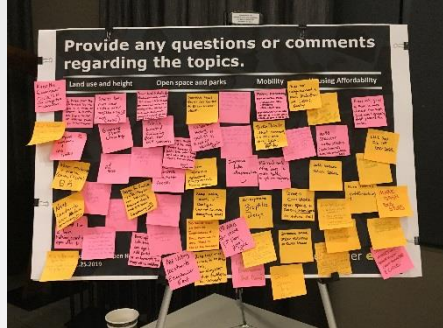


Bike Network



- 2019 Proposed Dedicated Bike Facility
- 2019 Proposed Shared Lane Markings
- Bike facilities will be accommodated within existing streets (curb to curb) to the extent feasible.

Community Open Houses/Pop-Up



100+
PARTICIPANTS



8+
HOURS



10+
STAKEHOLDER MEETINGS



PROJECT SCHEDULE

EISENHOWER EAST PHASE 2 PLAN UPDATE

05/02/2019

2019

JAN FEB MAR APR MAY JUNE JUL AUG SEPT OCT NOV

Stakeholder Check-in

Public Comment Period/ Draft Plan Revisions

IMPLEMENTATION

**Meeting/
Open House
#1**
February 25

**Meeting/
Open House
#2**
March 27

**Meeting/
Open House
#3**
May 21

**Meeting/
Open House
#4**
June 27

**Planning
Commission**
Sept. 3
**City Council
Hearings**
Sept. 14

**PLAN
ADOPTION**

- Topics**
- Why a Plan?
 - Building On Land Use
 - Building Heights
 - Open Space/Parks
 - Mobility
 - Housing

- Topics**
- Land Use
 - Open Space
 - Mobility

- Topics**
- Mobility
 - Public Facilities
 - Housing
 - Open Space
 - Parking
 - Building Heights

- Topics**
- Final Recommendations and Wrap up

**Planning
Commission**
June 4
Worksession

- Updates**
- AHAAC**
May 2
 - Transportation
Commission**
May 15
 - Park and Recreation
Commission**
May 16

- Final Review**
- AHAAC**
June 6
 - Transportation
Commission**
June 19
 - Park and Recreation
Commission**
June 20



eisenhower **east**