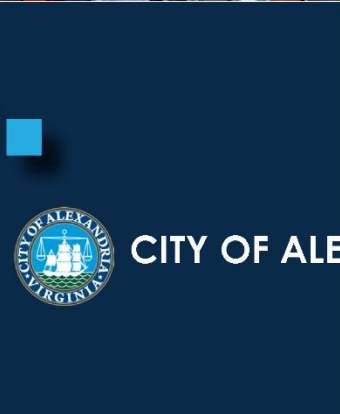




eisenhower east
a blueprint for a complete community



CITY OF ALEXANDRIA, VA



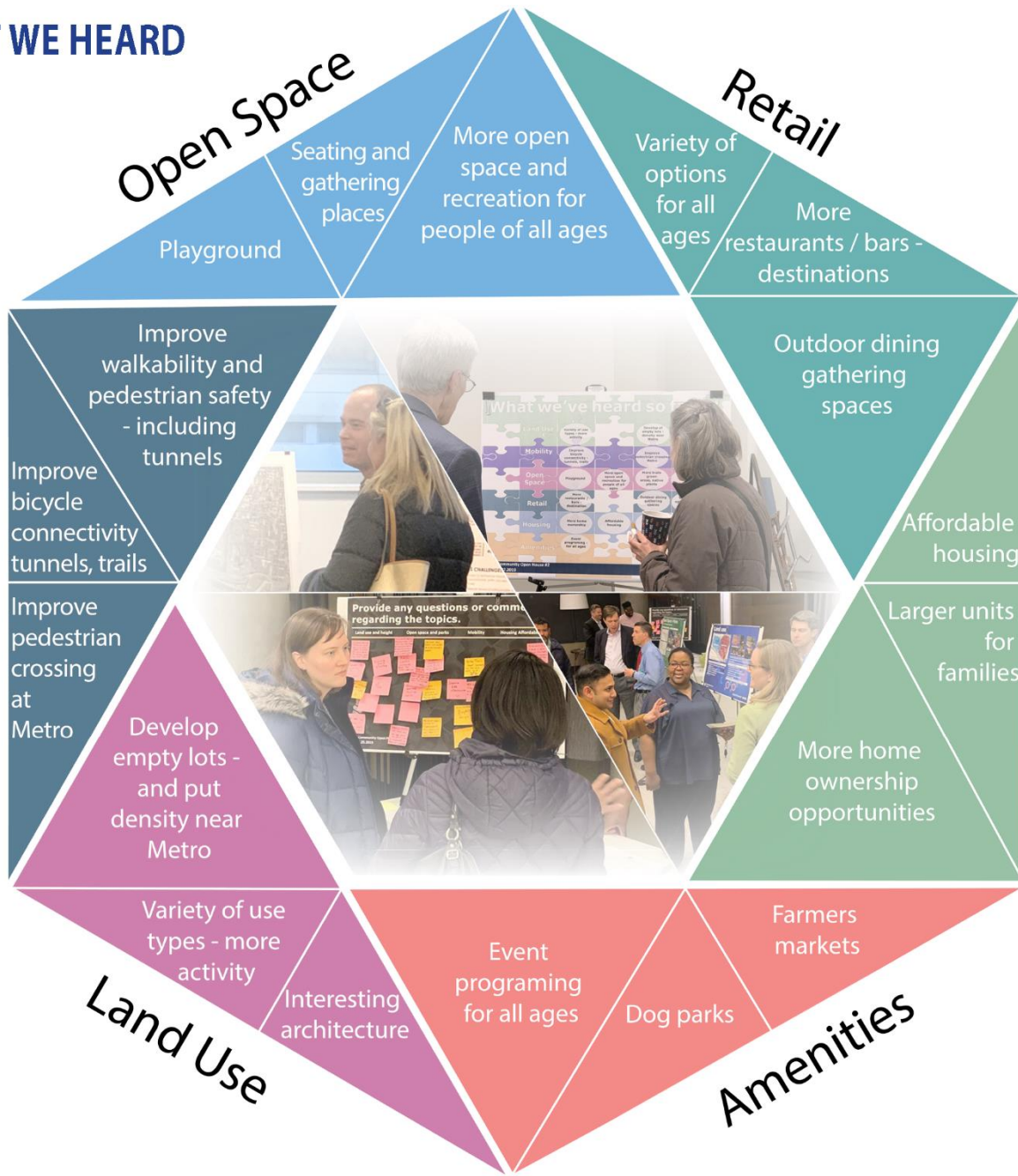
Why a Plan Update?

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

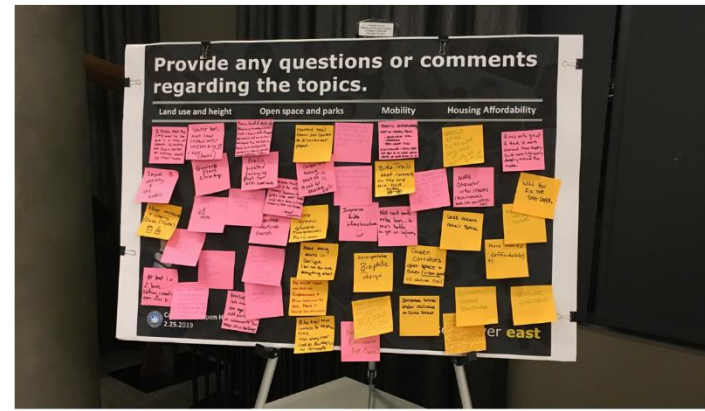


WHAT WE HEARD

Mobility



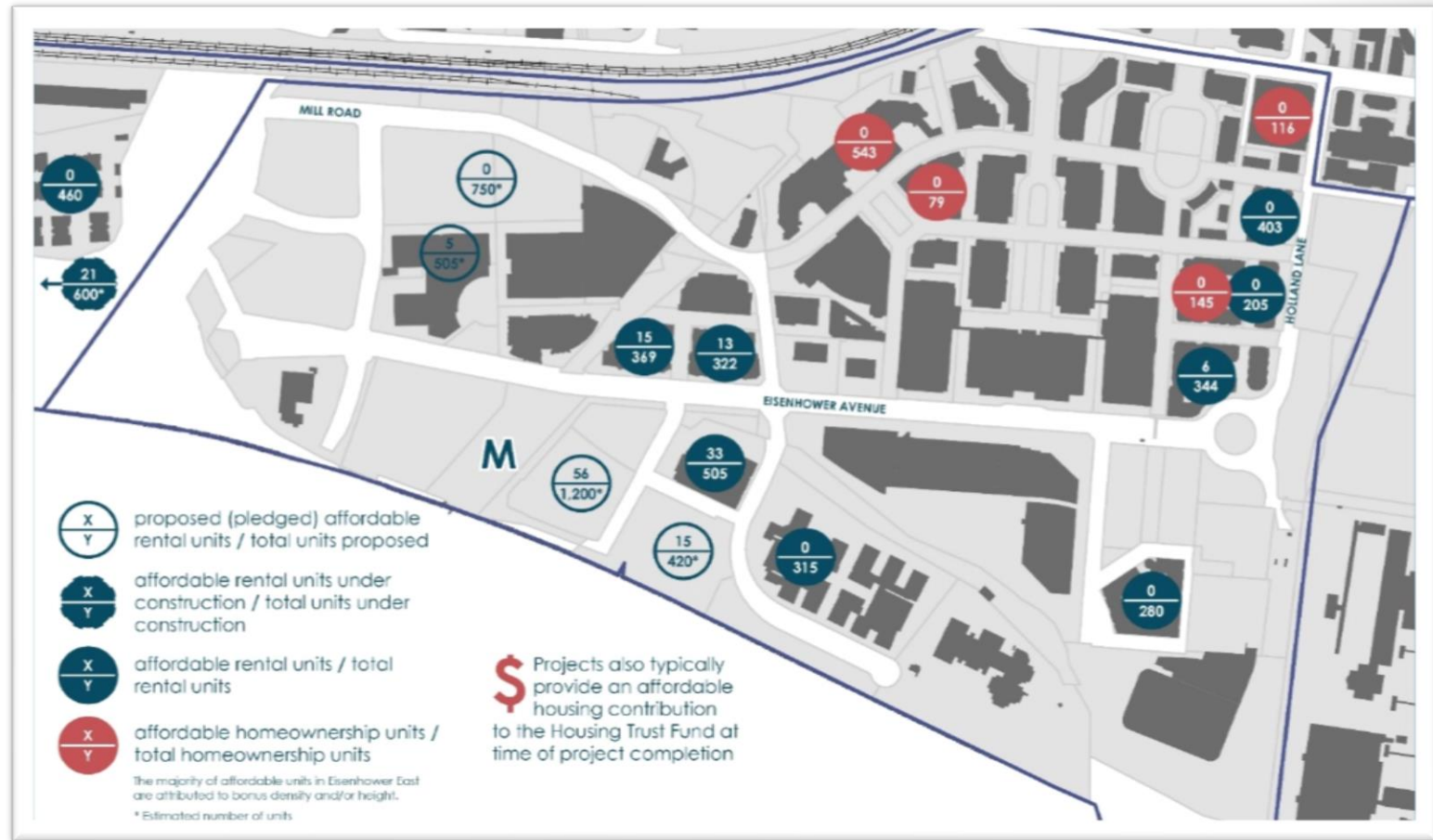
Housing



Housing Affordability

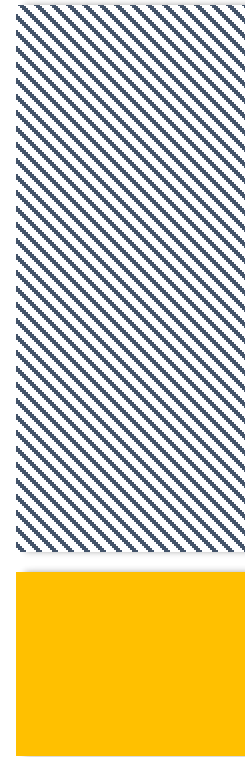
Existing Housing Opportunity in Eisenhower East/Carlyle:

- 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

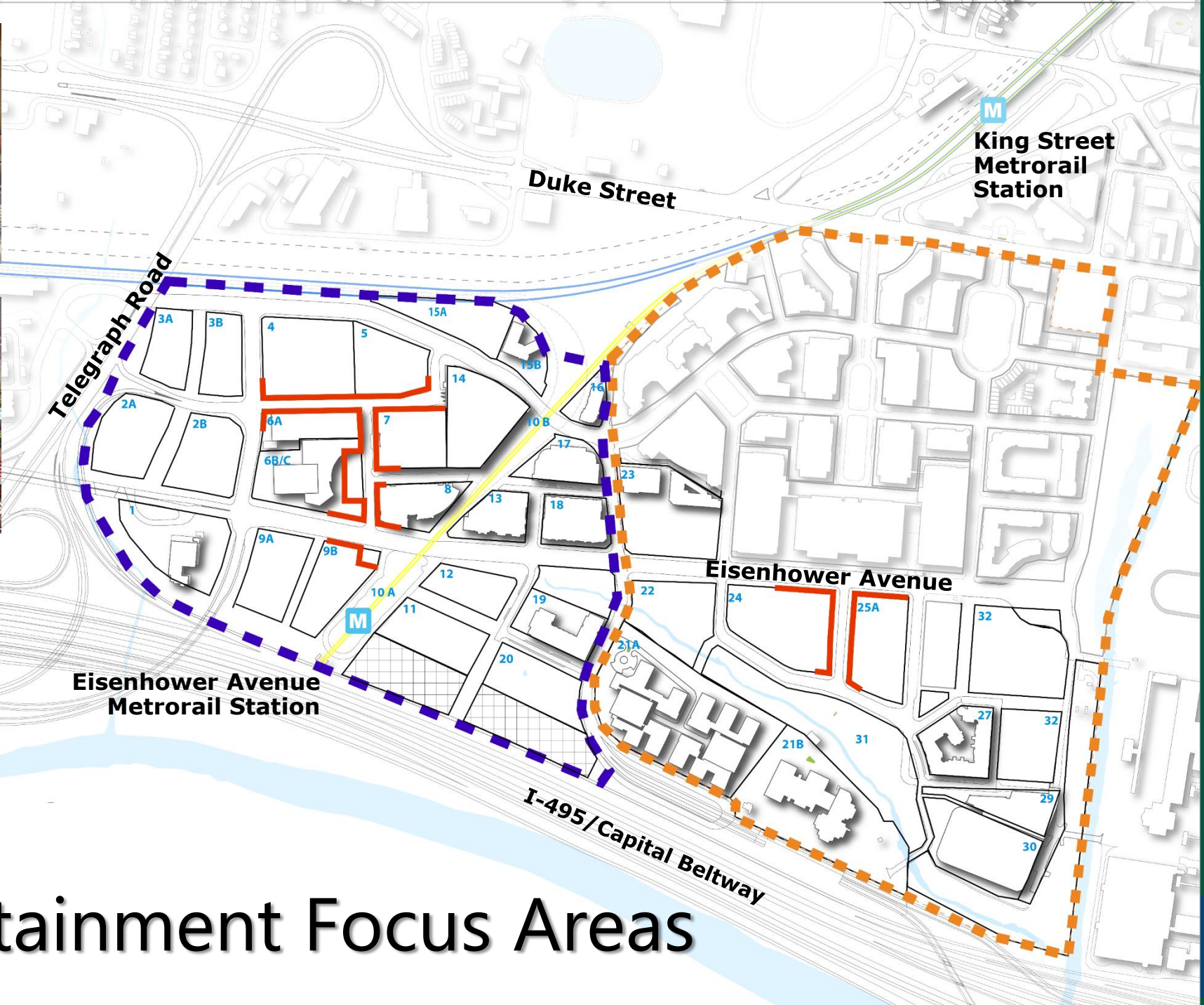


Existing/Pledged Affordable Housing in EE



Housing Affordability

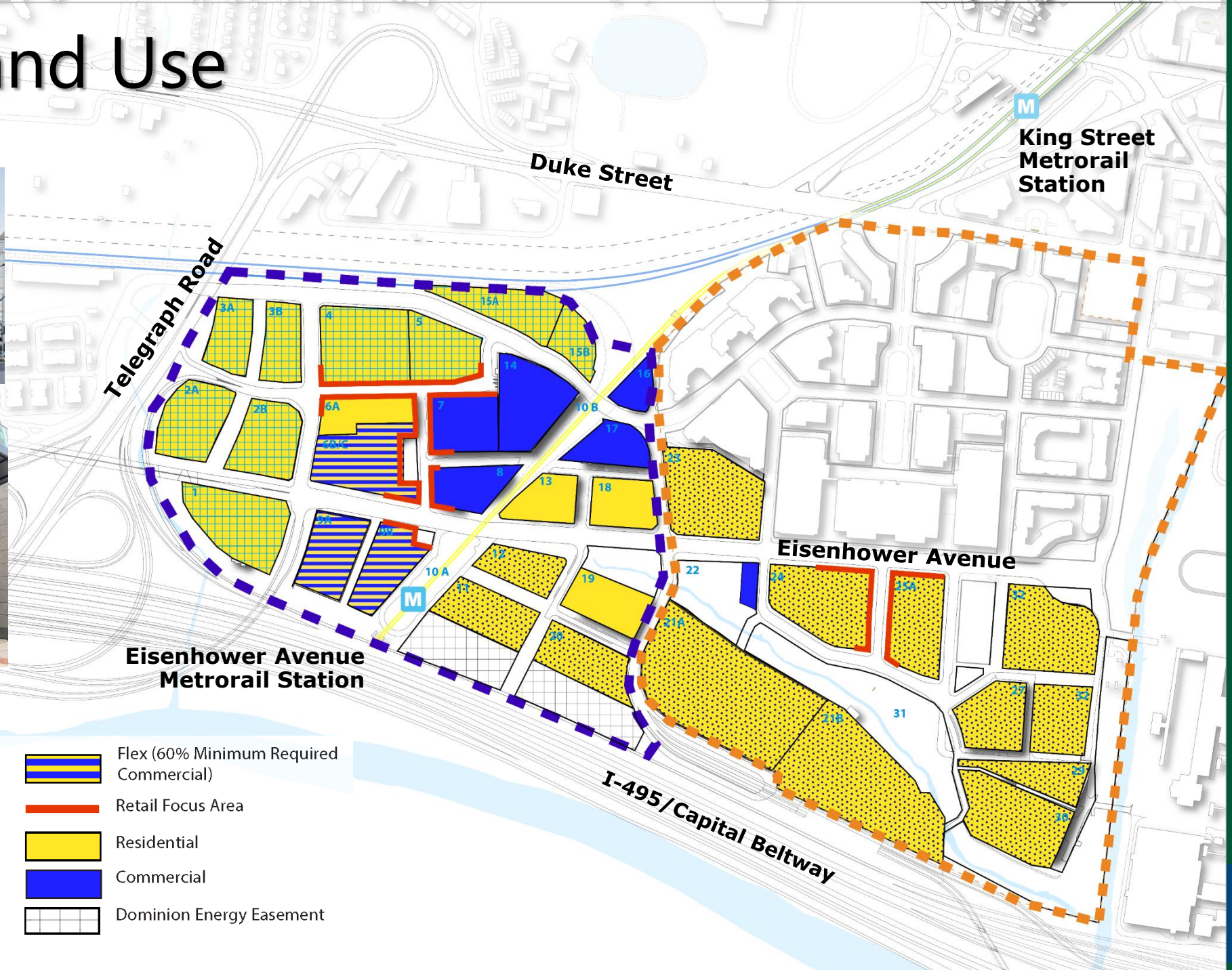
- Developers to provide 10% of new residential rental development as committed affordable rental housing (for-sale units of equivalent value)
 - Modifications to requirement may be considered if unanticipated changes to market and/or atypical site conditions impact project feasibility, but in no case 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



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

Building Heights



Telegraph Road

Duke Street

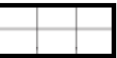
M

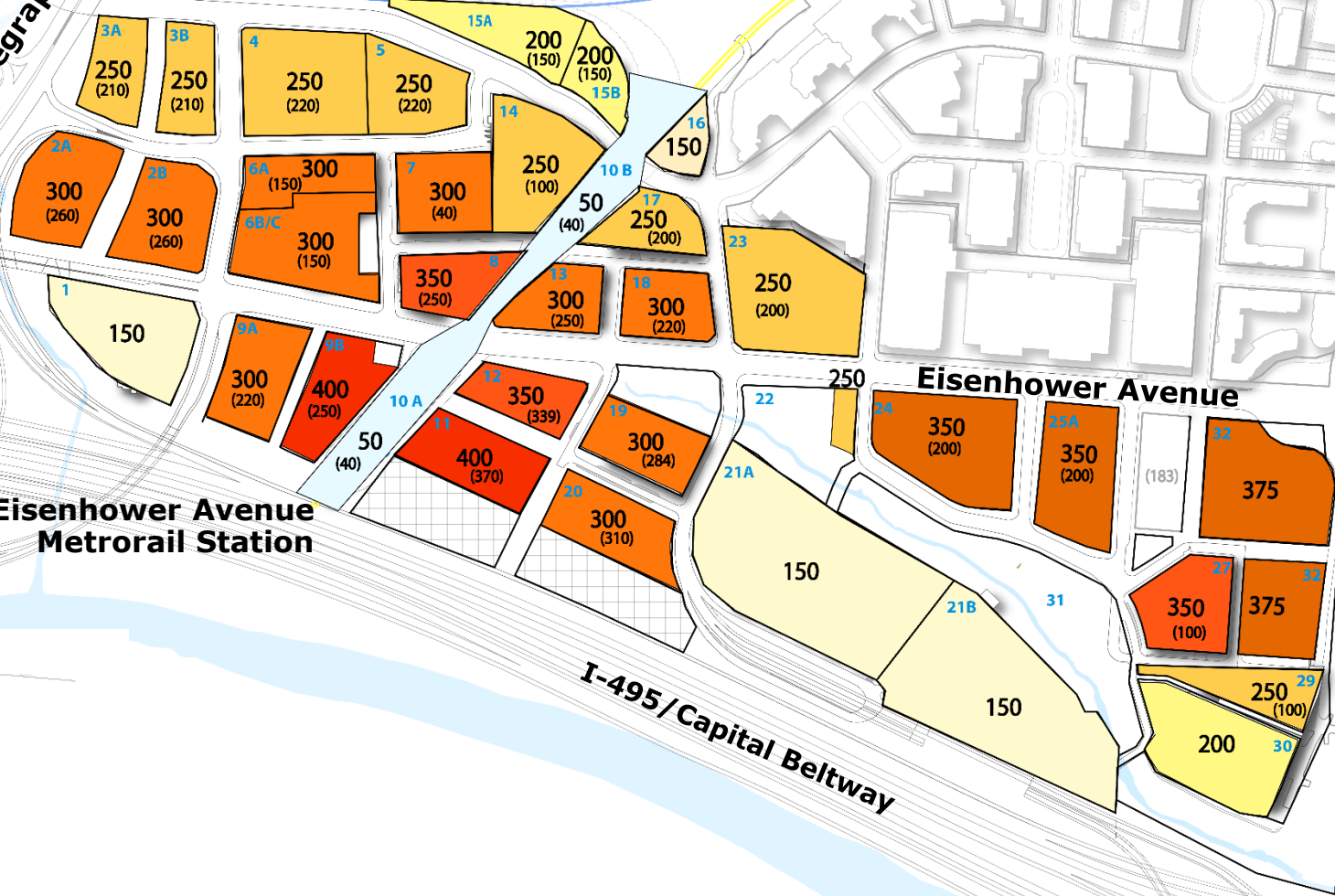
King Street
Metrorail
Station

Eisenhower Avenue
Metrorail Station

Eisenhower Avenue

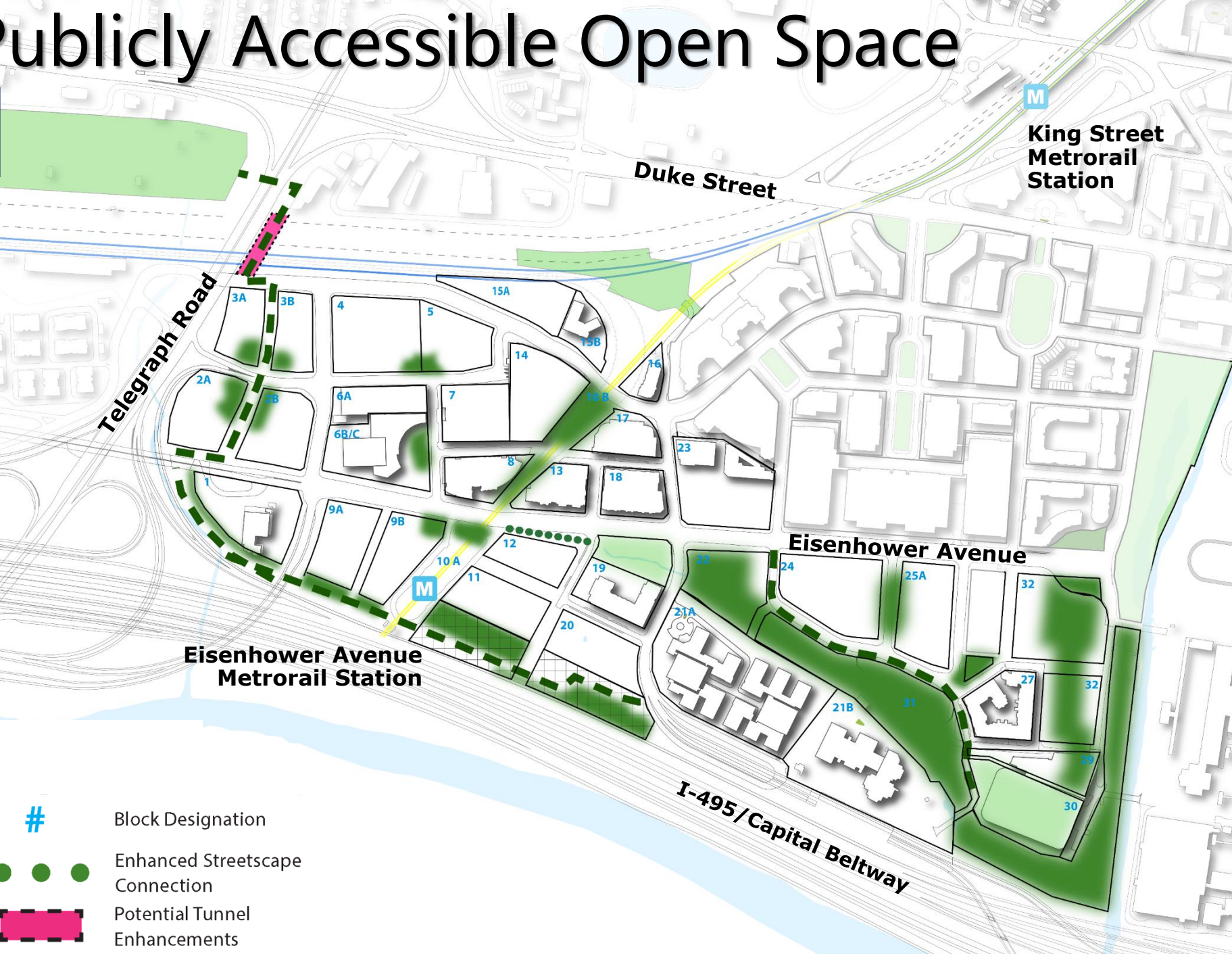
I-495/Capital Beltway

- # 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



trails



under metrorail tracks park



recreational



playgrounds

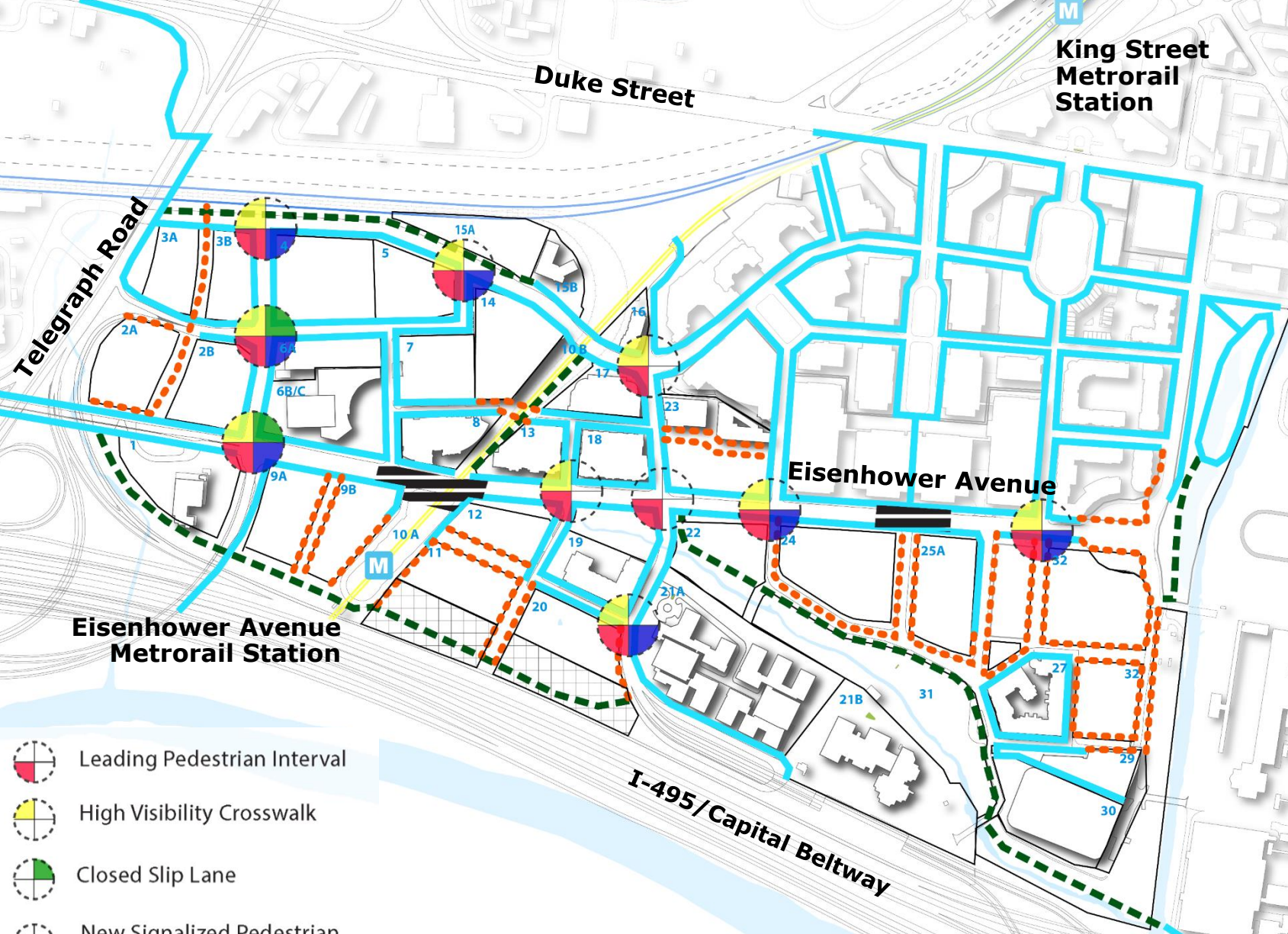










rooftop



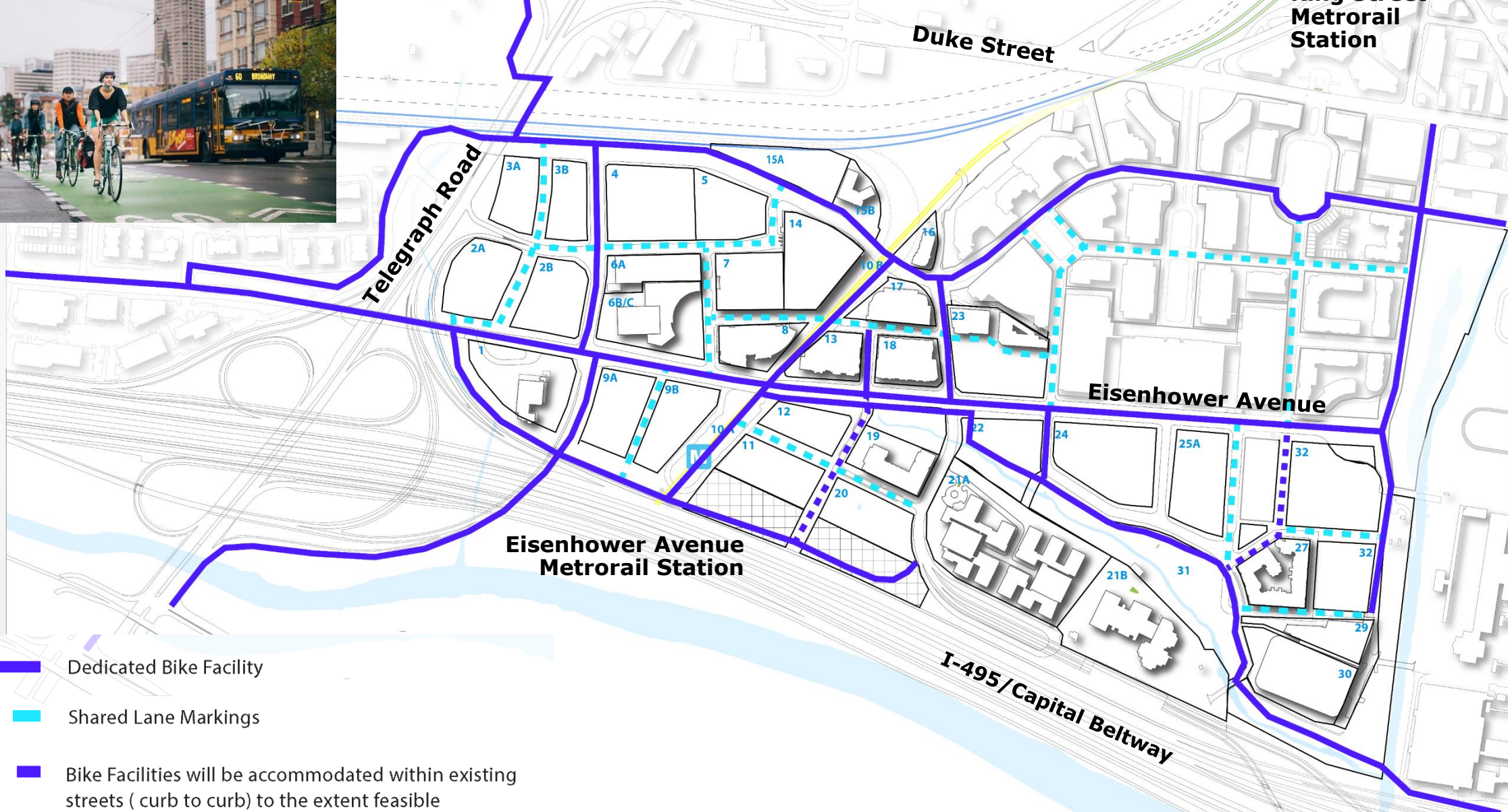
**urban
plazas**

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 Signaled 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



King Street
Metrorail
Station

Duke Street

Telegraph Road

Eisenhower Avenue


Eisenhower Avenue
Metrorail Station

I-495/Capital Beltway



 "A" Streets

 "B" Streets

 "C" Streets

 Dominion Energy Easement

Creating a "People-Oriented" Public Realm



Factors

- Cost of parking
- Prioritize other community benefits – affordable housing and open spaces
- Future parking demand diminishing
- Transition from space for cars to space for people

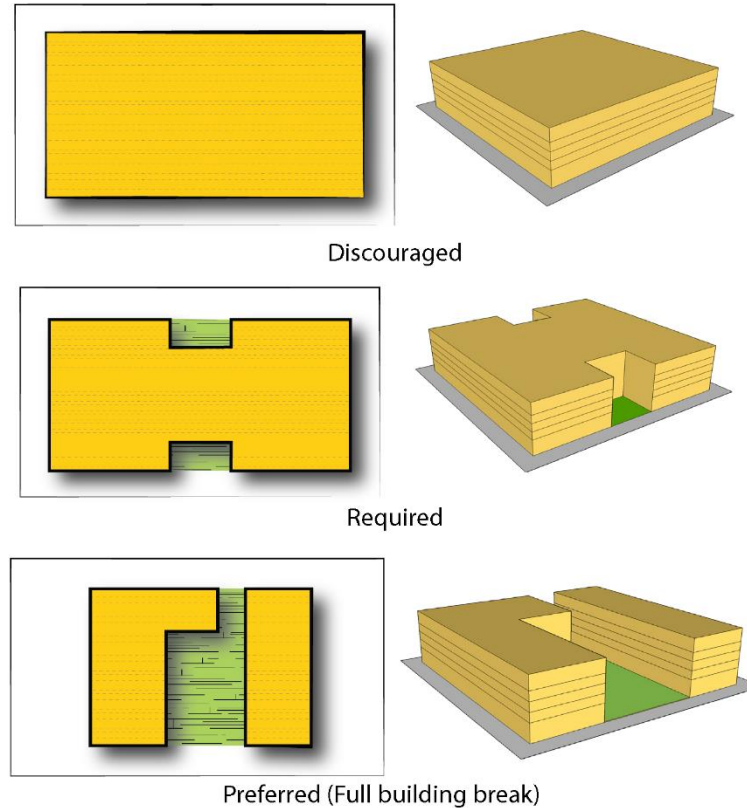


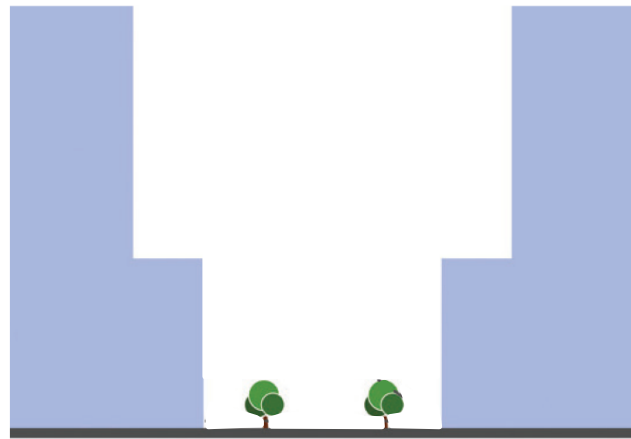
Figure 7: Preferred Block Development

- Urban Block
- Building Footprint
- Open Space

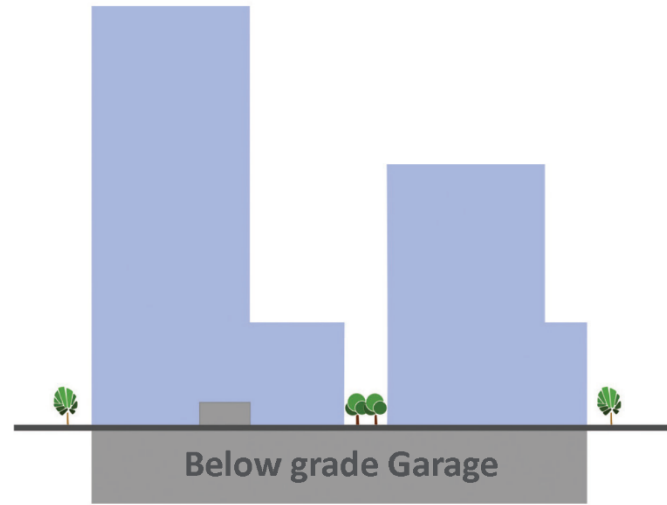
EE parking strategy

1. At least one level of underground parking
2. Above ground parking designed to be convertible
3. Above ground parking screened appropriately – active uses or architectural
4. Above ground parking “shaped” so that building façade creates visual interest, dynamic streetscape

Below and Above Grade Parking – Impacts on the Streetwall

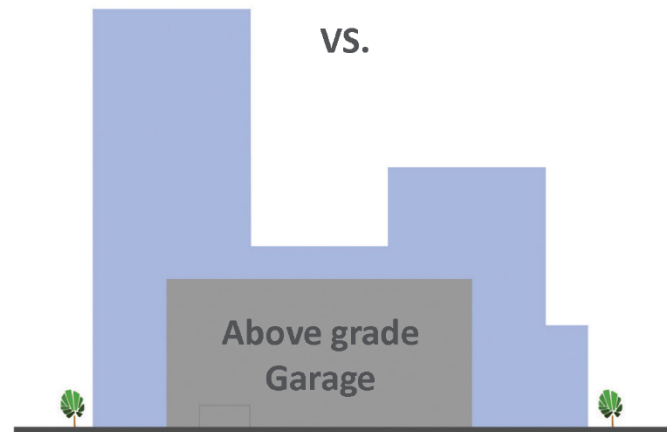


STREETWALL HEIGHT

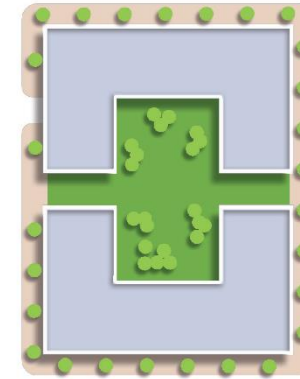


Below grade Garage

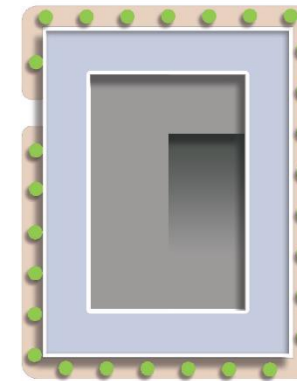
VS.



Above grade Garage



Below grade Garage



Above grade Garage

Parking Screening Requirements

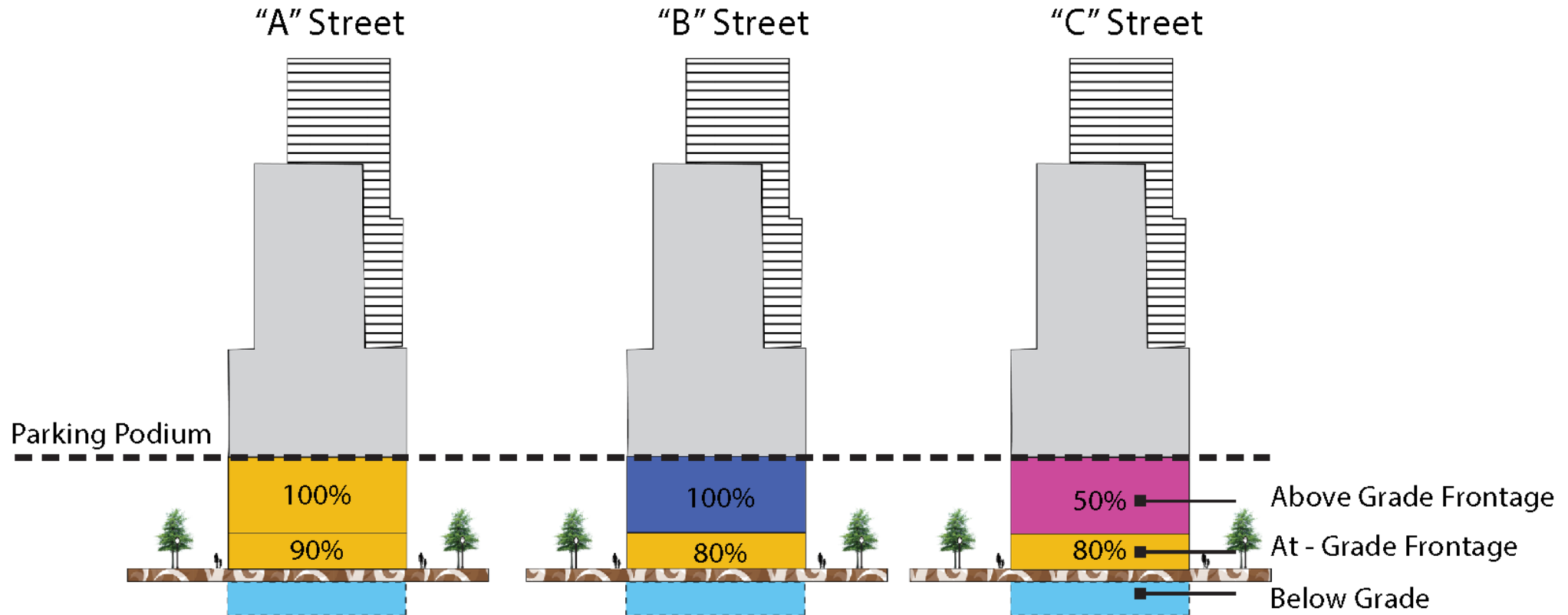
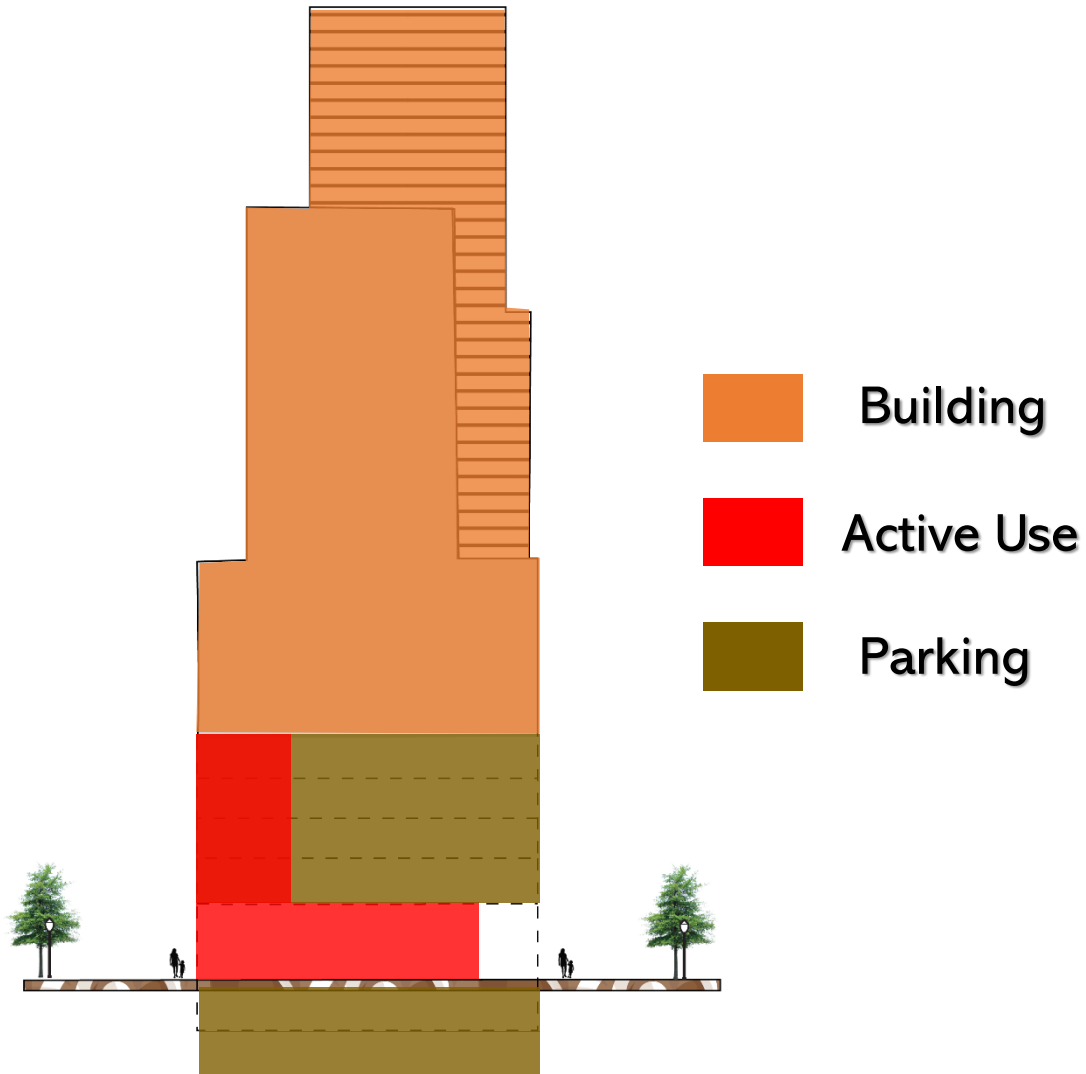
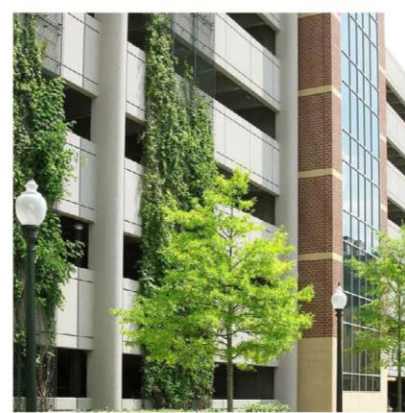


Figure 12: Parking Screening Requirements

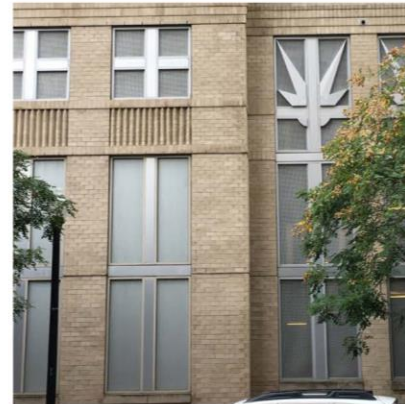
- Active Uses
- Indistinguishable from Occupied Space
- Architectural Treatment
- One Level Below Grade

Feasibility of Parking Screening

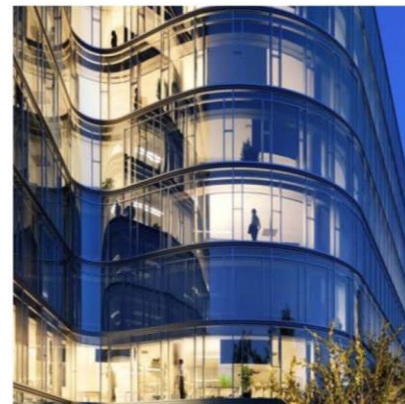
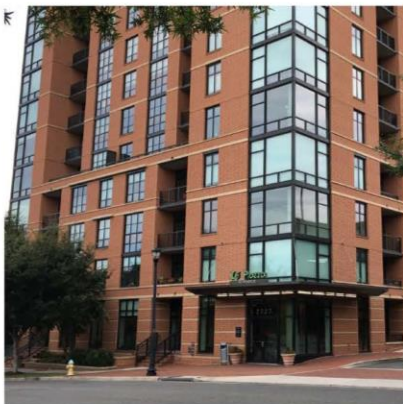




Prohibited Parking Screening

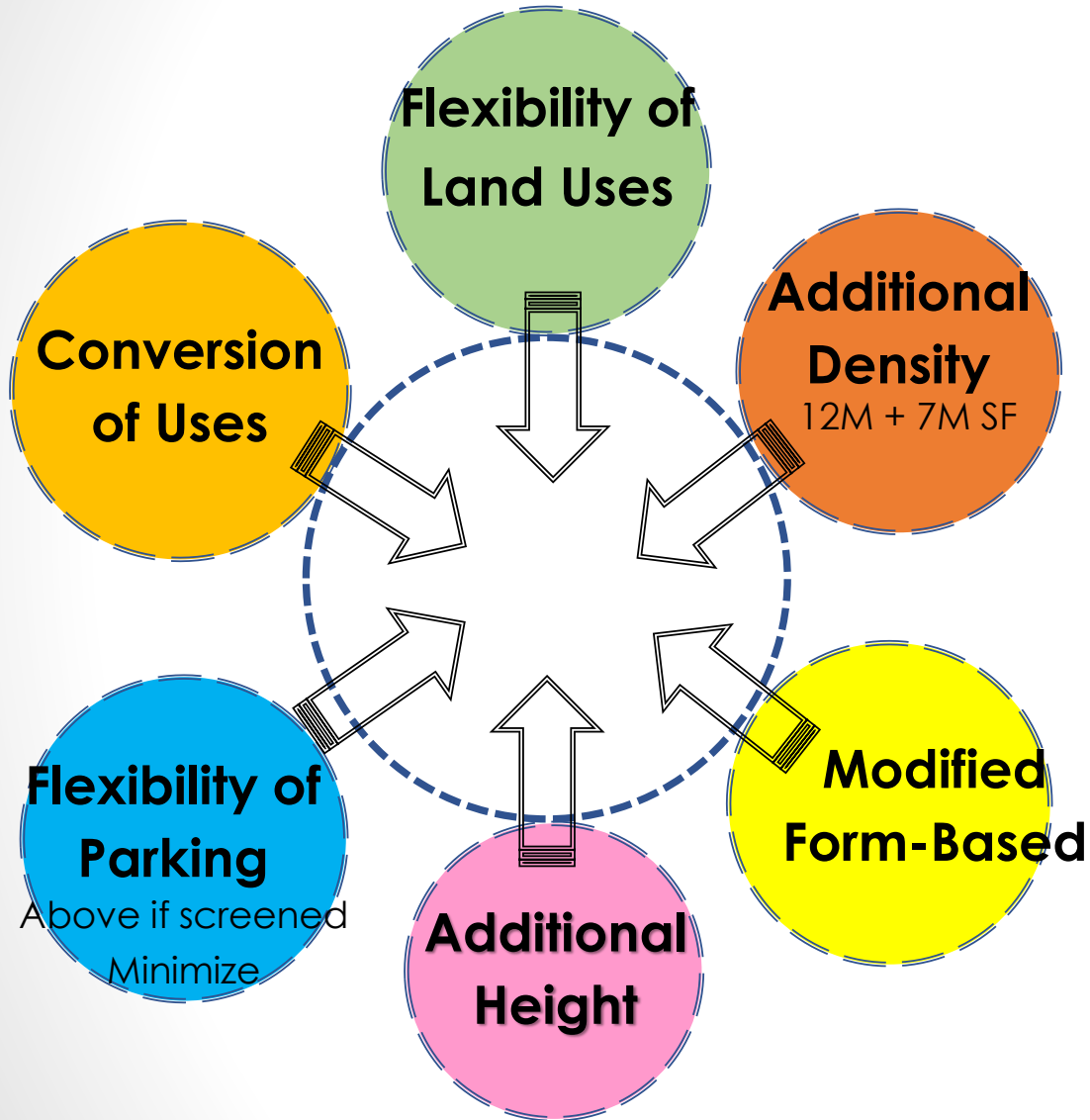


Architectural Treatment Parking Screening



Active or Occupied Parking Screening

Added Value



Public benefits

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



Strategies for Implementation

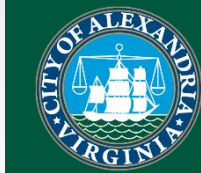
Community Benefits

- Expansion of housing affordability (Developers and City)
- Public school (Developers, City and ACPS)
- Enhancements to the pedestrian/bicycle network (Developers and City)
- Enhancements to the open space network (Developers and City)
- Northern entrance to the Eisenhower Avenue Metro Station (City Regional, State, and Federal)

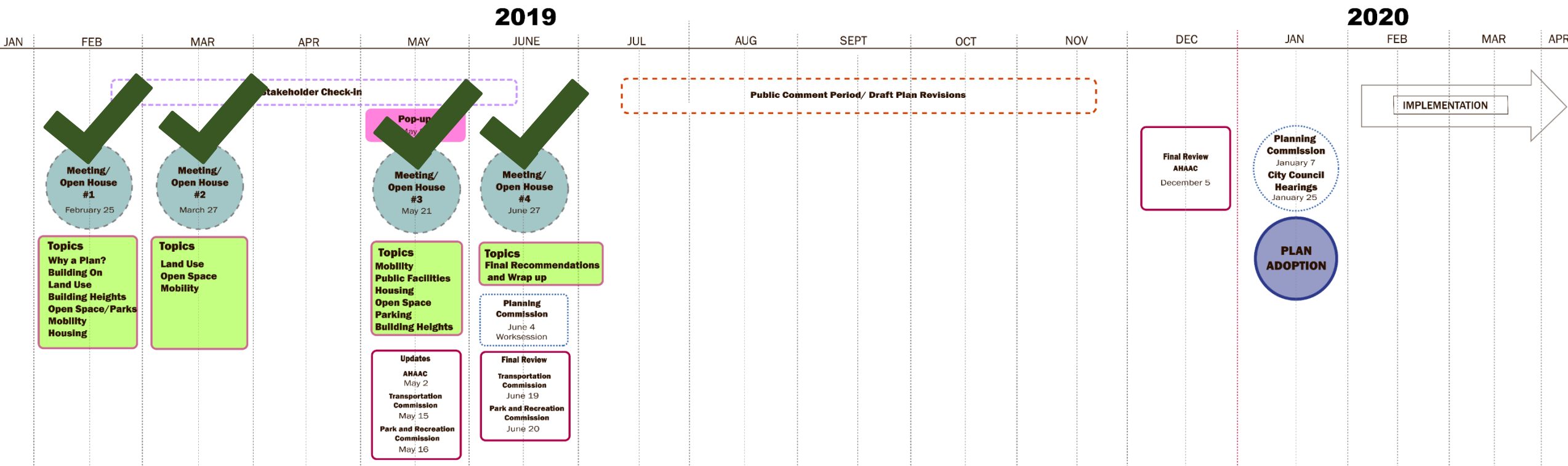
Developer Contributions

- Affordable Housing – 10% of net new + development contribution to housing trust fund
- Residential - \$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

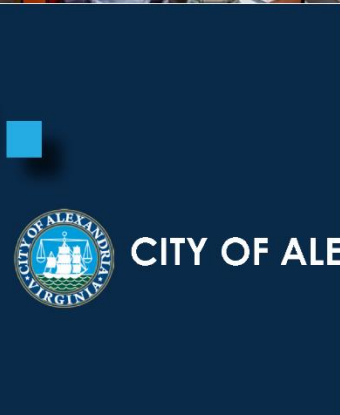


Next Steps:

- December 5: AHAAC Briefing
- January 7: Planning Commission Public Hearing
- January 25: City Council Public Hearing



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