



CITY OF ALEXANDRIA

Eisenhower East Block 23 Extension

2111 & 2121 Eisenhower Avenue

City Council | February 22, 2025



Agenda



- 1 Summary**
- 2 Project Location**
- 3 Project Description**
- 4 Benefits & Highlights**
- 5 Recommendation**



Summary

- ▶ **Request:** Three-year extension of Development Special Use Permit (DSUP) to construct new multi-unit residential building at Eisenhower East Block 23
- ▶ **Key Elements of the Proposal:**
 - ▷ No changes proposed
 - ▷ 802-unit residential building (44 affordable units)
 - ▷ Two towers with heights of 20–28 Stories
 - ▷ 28,000 sf of private open space (25%)
 - ▷ New roadway connection between Mill Road and Elizabeth Lane



Project Location





Project Description

- ▶ Three year extension request
- ▶ No changes proposed
- ▶ 802 multi-unit residential building (44 affordable units)
- ▶ Two towers joined by six-level garage, including one level below grade
- ▶ 842,000 net square feet
- ▶ Max. height 290 feet (28 stories)
- ▶ Over 28,000 sf of private open space (25%)





Benefits & Highlights

Benefits

- ▶ **44 on-site affordable housing units (60% AMI)**
- ▶ **Contributions:** City Housing Trust Fund, Capital Bikeshare and the Eisenhower East Developer Contribution Policy
- ▶ **A new roadway connection** between Mill Road and Elizabeth Lane
- ▶ **Green Building:** Consistent with 2019 Green Building Policy

Highlights

- ▶ **Stormwater Management:** Quality improvements and quantity reductions. Treatment 26% beyond required phosphorous load.
- ▶ **Schools:** Student generation 40 students
- ▶ **Traffic:** Impacts lower than projected in 2020 Small Area Plan



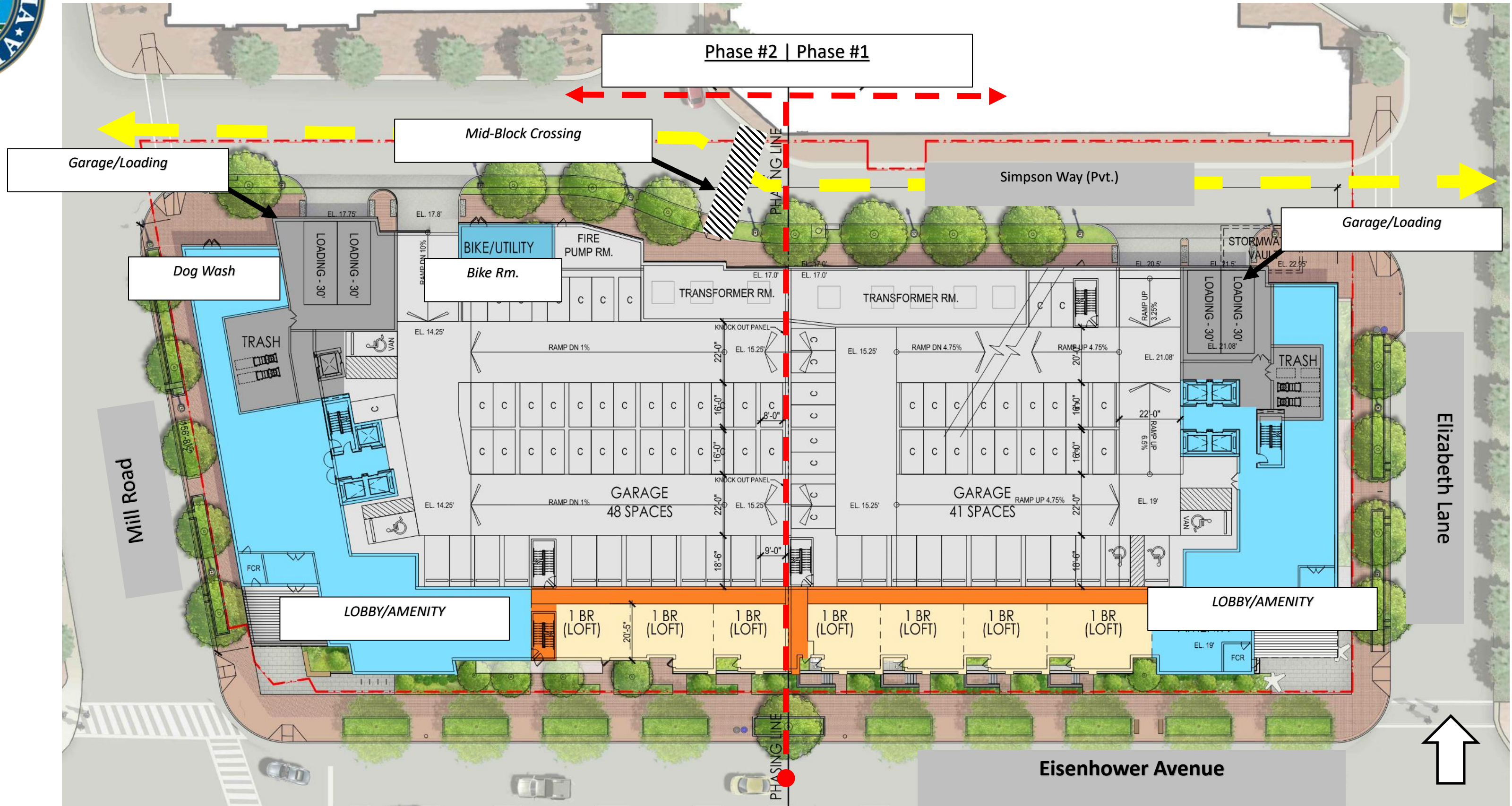
Recommendation

- ▶ Planning Commission and Staff recommends approval of the request



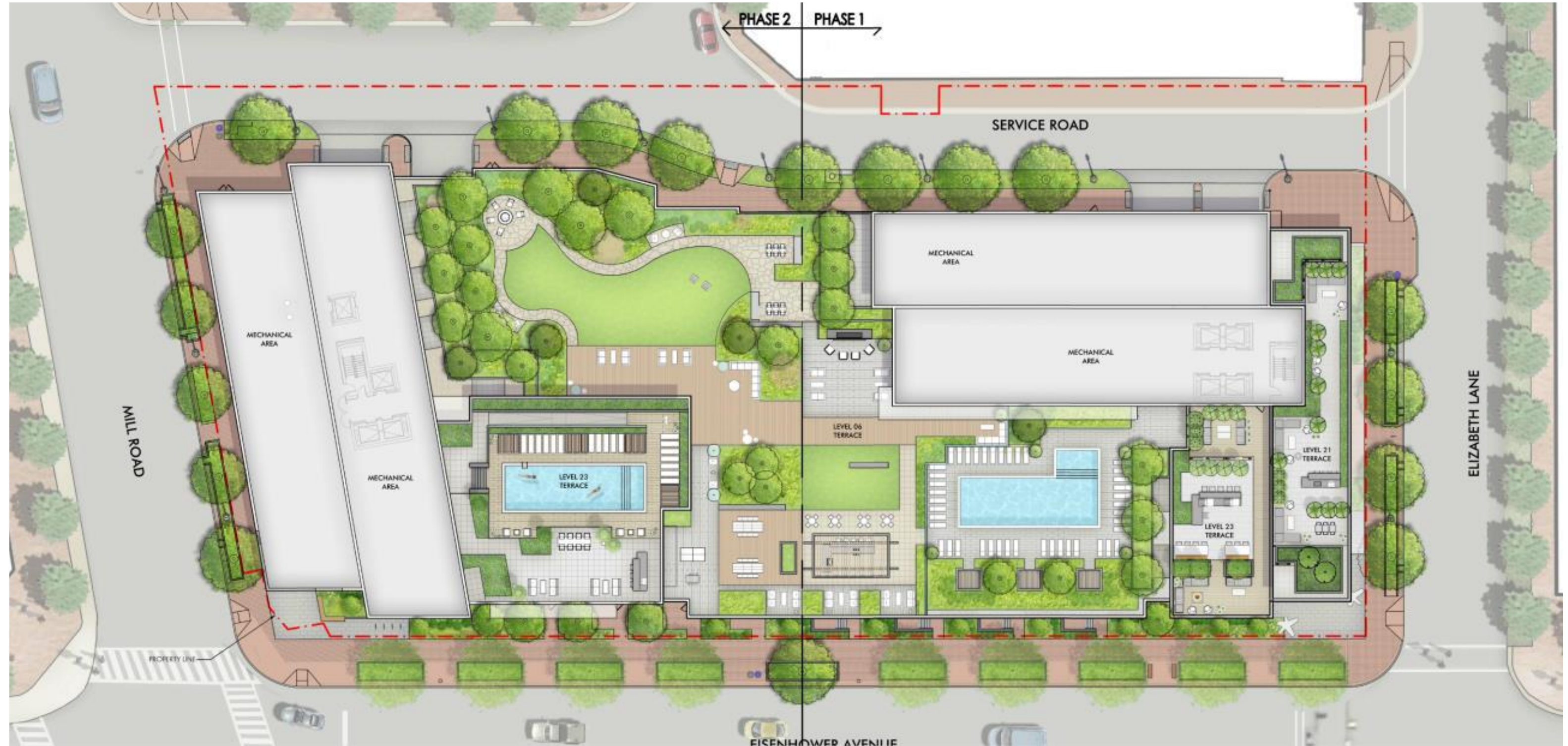


Appendix: Project Images





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Eisenhower East Block 23 Extension