

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: MAY 3, 2024

TO: CHAIR NATHAN MACEK  
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR  
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #7 – SUP #2024-00011  
4601 EISENHOWER AVENUE

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This memorandum provides additional information for decision making purposes based on questions that were raised during briefings. It also outlines amendments to Conditions #12 and #13 that Chair Macek recommends and to Condition #5, as proposed by the applicant.

### **Urban Land Institute Technical Assistance Panel (TAP)**

During one briefing, a question was raised regarding the relationship and timing of a proposed study for adjacent properties. The Department of Planning & Zoning has requested assistance from the Urban Land Institute for a Technical Assistance Panel (TAP) to explore the range of potential tools or approaches to maximize public benefits and support development in the Eisenhower Valley. This would potentially identify tools such as density transfers or land swaps, to enable redevelopment, provide open space, and meet the City's housing needs. The study will consider existing and potential improvements to properties near but not including the 4601 Eisenhower Avenue parcel, with a focus on the self-storage development to the east of the SUP site as well as the Clermont Natural Park to the north. It is expected that the results of the report could enhance the ability to redevelop 4601 Eisenhower Avenue. The applicant intends to eventually redevelop the property when market and economic conditions allow for a viable project. It considers the proposed uses as suitable for the interim until that time.

### **Eisenhower Avenue transportation enhancement plans**

Staff was also asked about proposed transportation improvements along Eisenhower Avenue. The City and the Virginia Department of Transportation (VDOT) are [studying Eisenhower Avenue](#) to evaluate needs and opportunities for improving safety, mobility, and accessibility along the corridor. The study is exploring possible reductions in lanes to provide bicycle lanes and other improvements. As a design proposal could be available in summer or fall of 2025, no definitive plans exist for a lane reduction at the intersection of Eisenhower and Clermont Avenues.

### **Lease terms**

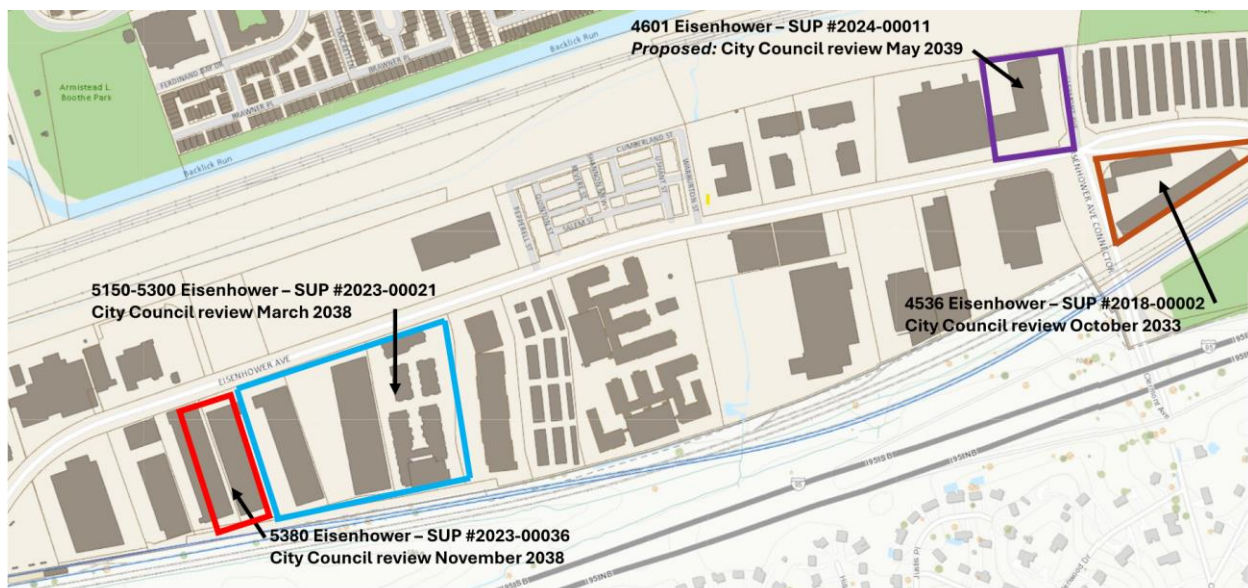
Staff asked the applicant's attorney for the intended lease terms to understand if these would affect the redevelopment potential of the site. We have not received this information yet and will distribute it to you when we do.

### **Nearby mass transit options**

With respect to public transportation, the property is located slightly less than a mile from the Van Dorn Metro Station and is served by the Dash 32 Line bus service, which runs every 30 minutes during rush hours.

### **City Council reviews for umbrella SUP sites on Eisenhower**

For comparison purposes, this map identifies other umbrella SUPs for industrial centers on Eisenhower Avenue and the dates conditioned for City Council review for compatibility and redevelopment potential.



### **Staff report typographical error and correction**

It is noted that in the first two paragraphs of the staff analysis in the staff report, reference is made to Condition #2 regarding the variety of requested uses. This should reference Condition #5. This typographical error will be corrected immediately after the Planning Commission hearing and prior to docket release for the City Council May 18 public hearing.

### **Proposed condition amendments**

Chair Macek requested changes to Conditions #12 and #13 to highlight the responsibilities of both employees of the applicant and of the tenants. And the applicant proposes an amendment to Condition #5 to delete the day labor agency use.

5. **CONDITION AMENDED BY THE PLANNING COMMISSION:** The following administrative special uses, special uses and non-complying uses are permitted with this Special Use Permit on the subject property:

Animal care facility with overnight accommodation  
Light assembly, service, and crafts  
Catering operation  
Light auto repair  
~~Day labor agency~~  
Fraternal or private club  
Private school, academic  
Public building  
Recreation and entertainment use, outdoor  
Retail shopping establishment, larger than 20,000 gross square feet  
Research and testing  
Wholesale business  
Glass shop  
Parcel delivery  
Storage buildings and warehouse  
Building materials storage and sales  
Laundry, dry cleaning operations  
Manufacturing  
Printing and publishing facilities  
General automobile repair  
Food and beverage production exceeding 5,000 square feet, which includes a retail component. (PC)

12. **CONDITION AMENDED BY THE PLANNING COMMISSION:** The applicant shall require ~~its~~ employees who drive to use on-site parking. (~~T&ES~~) (PC)
13. **CONDITION AMENDED BY THE PLANNING COMMISSION:** The applicant shall encourage ~~its~~ employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (~~T&ES~~) (PC)

Staff continues to recommend approval for SUP #2024-00011 with the recommended changes to Conditions #5, #12, and #13.

