



City of Alexandria

2051 Jamieson Avenue Conversion

Planning Commission

November 6, 2025



Agenda



1. Summary
2. Project Location
3. Project Details
4. Land Use Requests
5. Architecture & Open Space
6. Community
7. Highlights & Benefits
8. Recommendation



Summary

Request

- Convert existing office space to multi-unit residential with new four-story addition
- Existing building to remain largely unchanged
- Option to retain existing first-floor retail/commercial space

Recommendation

- Approval of DSUP and Carlyle SUP amendments

Key Elements

- Affordable units/Bonus Density
- Building architecture
- Monetary Contributions



2051 Jamieson Avenue
SUP2025-0048 & DSUP2025-10015



Project Location

Zoning:

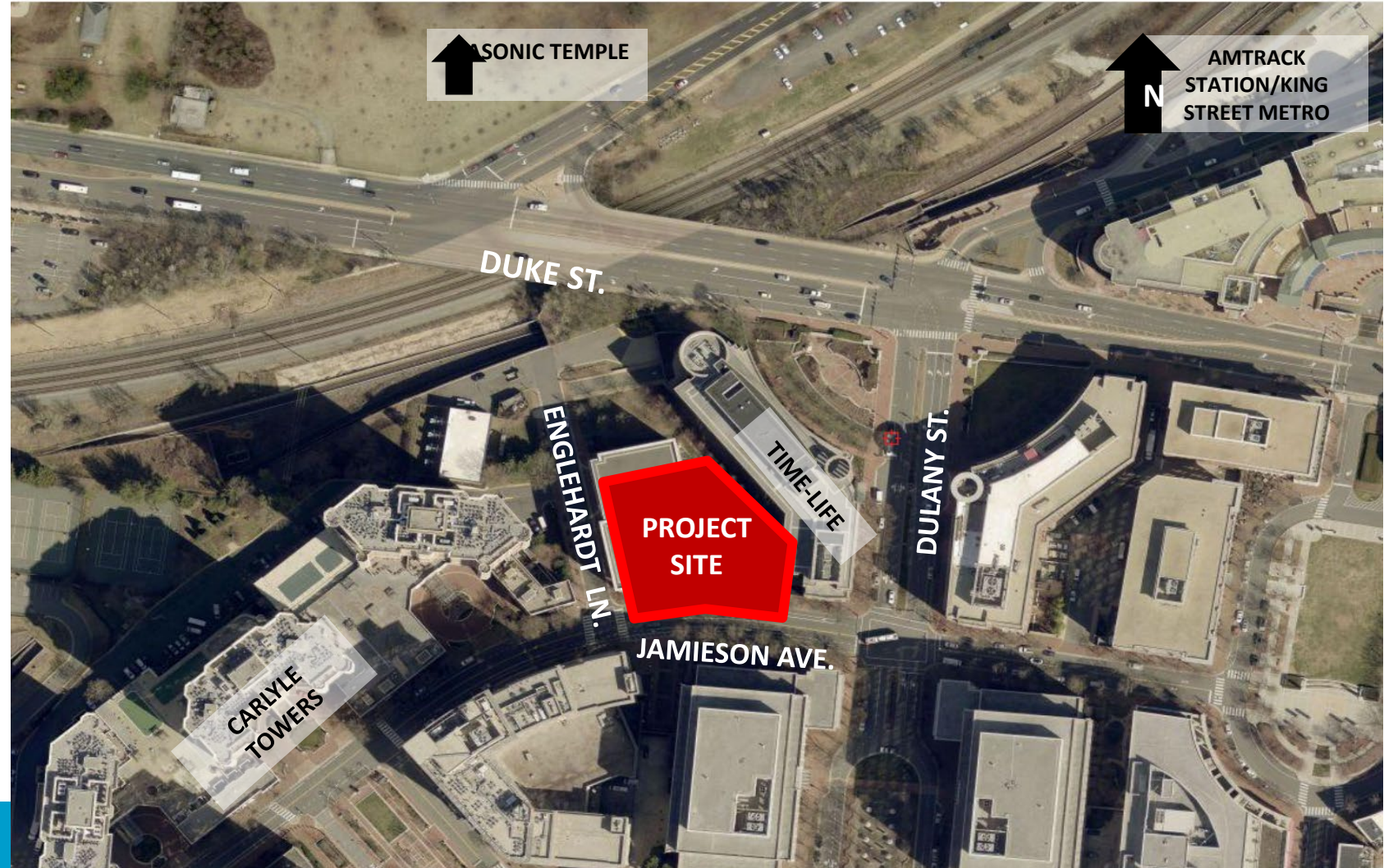
- CDD#1/Duke Street
- Carlyle SUP

Small Area Plan:

- Eisenhower East

Surrounding Uses:

- Hotel, Residential & Office



2051 Jamieson Avenue
SUP2025-0048 & DSUP2025-10015



Land Use Requests

DSUP Amendment

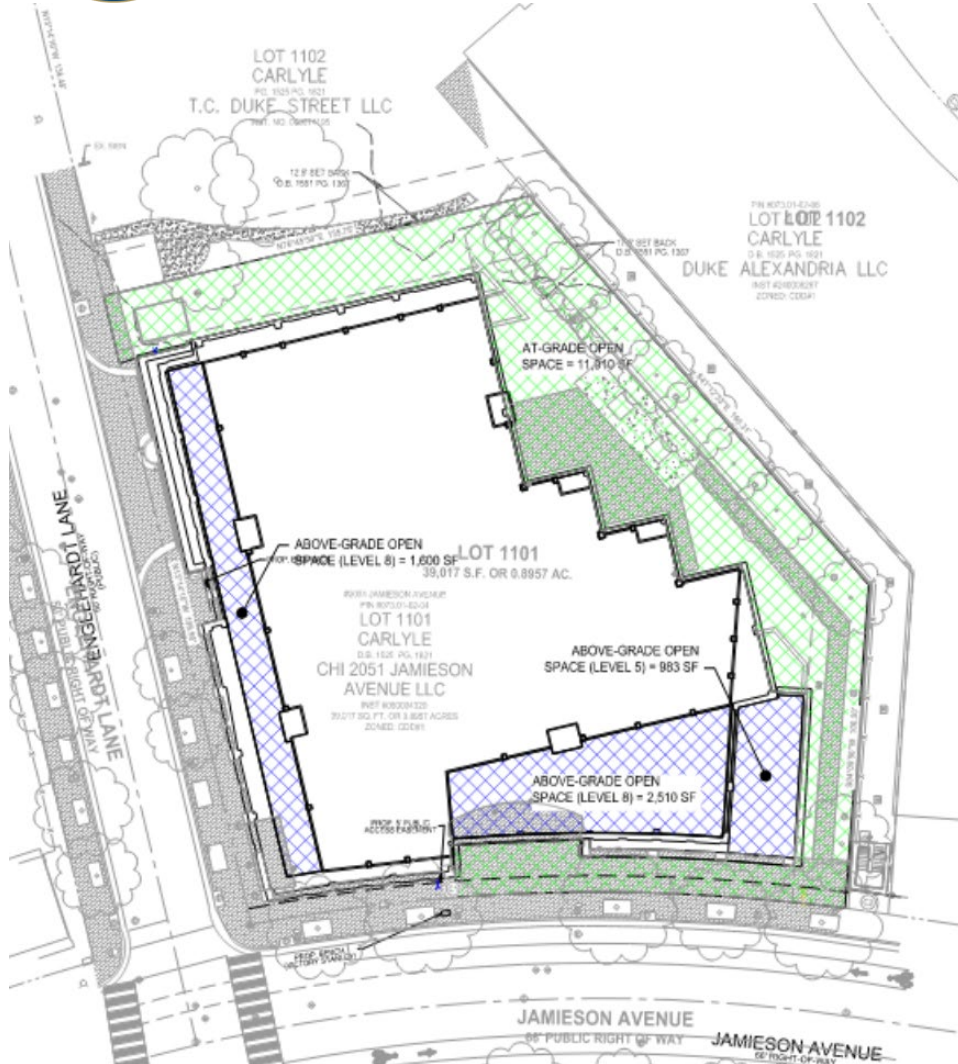
- Conversion office to residential with 187-units (optional first floor retail)
- Increase floor area and building height with four-story rooftop addition*
- Modifications to canopy coverage & height-to-setback ratio
- SUP for mechanical penthouse exceeding 15 feet

Carlyle SUP Amendment

- Allow multi-unit residential use
- Increase overall height from 82 feet to 146 feet
- Bonus density of 38% with 1/3 of increase being affordable units
- Carlyle Block B Design Guidelines



Architecture & Open Space



View from Jamieson Avenue looking Northwest at front elevation.



Community

Date	Meeting	Public Attendees
April 10, 2025	DRB Meeting*	0
May 12, 2025	Virtual Community Meeting	45 online 63 views
June 11, 2025	DRB Meeting*	6
August 18, 2025	Carlyle Tower Representatives Meeting	Not documented
September 19, 2025	Eisenhower Partnership	Not documented
September 30, 2025	Carlyle Community Council	Not documented
October 15, 2025	AHAAC	7
October 29, 2025	Virtual Community Meeting	TBD

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*DRB = Carlyle Eisenhower East Design Review Board
AHAAC = Alexandria Housing Affordability Advisory Committee



Highlights & Benefits

Highlights

- **Schools:** Up to 19 anticipated new students
- **Transportation:** Close proximity to Metro and other public transit
- **Stormwater management:** Maintain existing stormwater BMPs

Benefits

- 17 committed affordable, \$114.5K Housing Trust Fund contribution
- Open space contribution (\$75K)
- Public art contribution (\$23K or on-site equivalent)
- Capital Bikeshare contribution (\$20K)
- Green Building Policy



Planning Commission Guidance

Staff Recommends Approval of

1. **DSUP2025-10015**
2. **SUP2025-0048**



2051 Jamieson Avenue
SUP2025-0048 & DSUP2025-10015



Appendix



Unit Mix

Unit Type	Units	Affordable Units (60% AMI*)	Affordable Unit Mix
Studio	2	0	0%
Junior 1-bedroom	14	0	0%
1-bedroom	77	8	47%
1-bedroom + Den^	40	4	24%
2-bedroom	50	5	29%
3-bedroom	4	0	0%
Total	187	17	

Building Perspective – SW Corner





Building Perspective – SE Corner

Building Perspective – NW Corner



Building Perspective – NE Corner

