



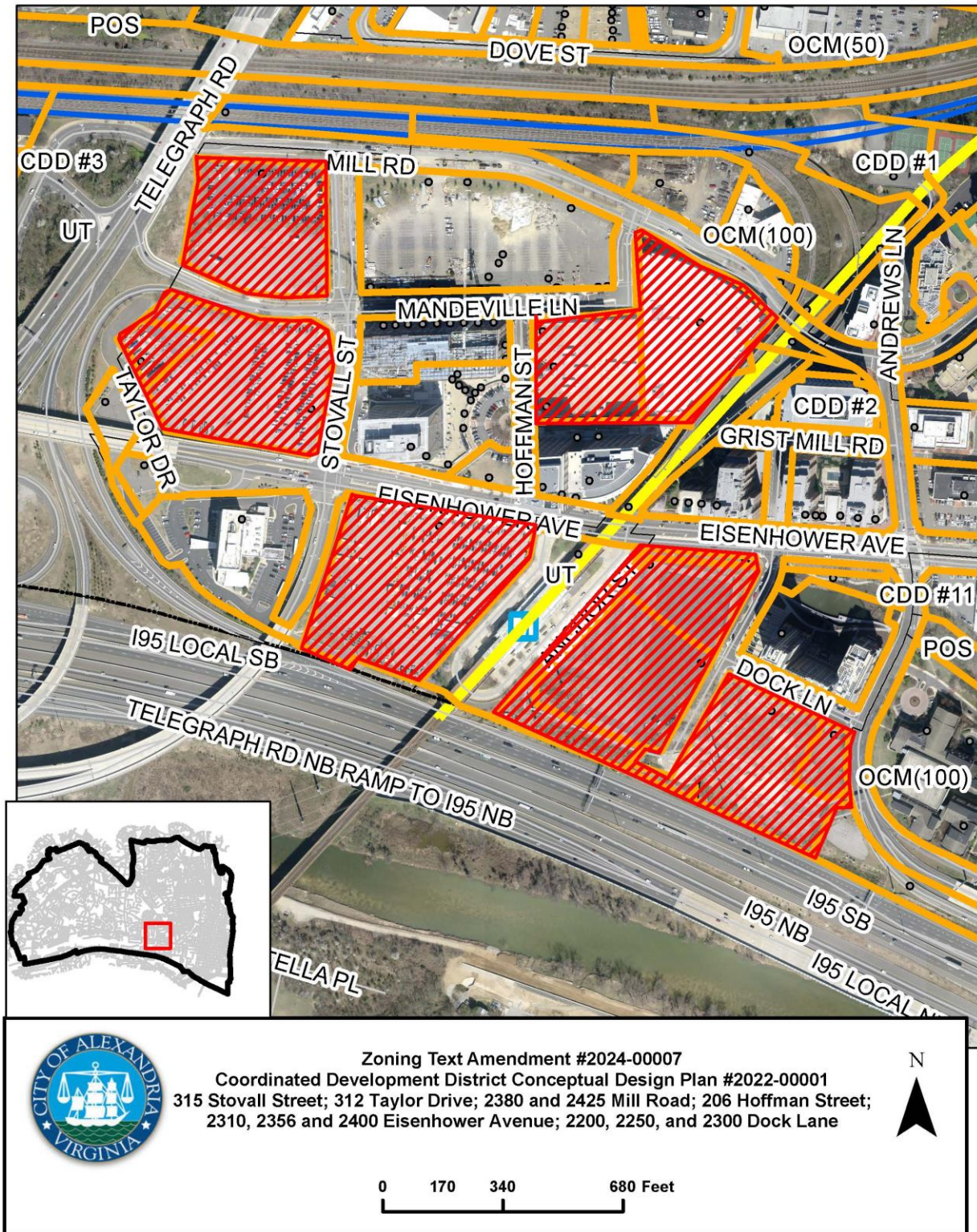
DOCKET ITEM #10
Text Amendment #2024-00007
CDD Conceptual Design Plan #2022-00001
Hoffman / Eisenhower East CDD

Application	General Data	
Project Name: Hoffman / Eisenhower East Coordinated Development District (CDD)	PC Hearing	June 4, 2024
	CC Hearing	June 15, 2024
	If approved, CDD expires if DSUPs not filed by	June 15, 2044 (20 years)
	Plan Acreage	26.7 acres (total site area) 21.5 acres (development blocks only)
Location: 315 Stovall Street; 312 Taylor Drive; 2380 and 2425 Mill Road; 206 Hoffman Street; 2310, 2356 and 2400 Eisenhower Avenue; 2200, 2250, and 2300 Dock Lane.	Zone	CDD #2 / Coordinated Development District #2
	Proposed Uses	Multi-unit Residential, Commercial (including Office, Hotel, and Retail), and Public School / Community Uses
	Gross Floor Area	11.8 million square feet
Applicants: Hoffman Companies, represented by Kenneth Wire, attorney, and Mill Road Block 20 LLC and Block 20 A LLC, represented by Mary Catherine Gibbs, attorney	Small Area Plan	Eisenhower East
	Historic District	Not applicable
	Green Building	Green Building Policy in effect at time of development submission will apply

Purpose of Application
The applicants request approval of a CDD Conceptual Design Plan to allow for the future redevelopment of nine blocks with new streets, coordinated open space, and new buildings of varying densities, heights and a mixture of uses.
Applications and Modifications Requested:
<ol style="list-style-type: none"> 1. A text amendment to Section 5-602(A) of the Zoning Ordinance to eliminate minimum parking requirements for the CDD#2 zone; and 2. A request for Coordinated Development District (CDD) Conceptual Design Plan approval.

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Robert M. Kerns, AICP, Division Chief robert.kerns@alexandriava.gov Nathan Randall, Principal Planner nathan.randall@alexandriava.gov

PROJECT LOCATION MAP



I. SUMMARY

A. *Recommendation*

Staff recommends **approval** of the Coordinated Development District (CDD) Conceptual Design Plan proposed for several redevelopment blocks in Eisenhower East, as well as a City-sponsored text amendment, subject to compliance with the staff recommendations. The proposal provides several benefits for the City and surrounding community, including:

- Significant redevelopment potential of many existing surface parking lots in the district;
- The future construction of up to six new streets, including the widening of an existing bus loop at the Eisenhower Avenue Metro Station, and upgrades to existing streetscapes;
- Ten new, coordinated open spaces, totaling over 2.8 acres, including the construction of a new bicycle/pedestrian trail;
- Eisenhower East Developer Contribution of \$5.91/square foot (in 2024 dollars) toward neighborhood improvements;
- Voluntary affordable housing contributions (estimated at \$18+ million);
- Provision of on-site affordable housing, subject to approval of future development requests for individual buildings (estimated at 210 units); and
- Dedication of 30,000 square feet of land to the City for future construction of a public school or civic use.

B. *Summary of Issues*

The applicants have requested approval of a CDD Conceptual Design Plan for several redevelopment blocks located near the Eisenhower East Metro station. Redevelopment is expected in the near and long term on nine of these blocks: Blocks 2A, 2B, 3A, 3B, 9A, 9B, 11, 12 and 20. Two additional blocks, Blocks 7 and 14, have been included for administrative reasons.

Broadly speaking, the CDD Conceptual Design Plan would function as a framework plan for future redevelopment at the site over the next 20 years. The project area is already largely divided into redevelopment blocks by existing streets; however, new streets would be constructed in some locations to further define these blocks. The applicants are not currently seeking approval for construction. Instead, new buildings and associated improvements would be subject to future development approvals.

Key issues under consideration and discussed in greater detail in this report include:

- Consistency of the proposal with the Eisenhower East Small Area Plan;
- CDD Conceptual Design Plan design and provision of new streets;
- Provisions for affordable housing at the subject site;
- Defining the open space areas to be provided at the site; and
- The dedication of land for construction of a future public school or other community use.

II. BACKGROUND

A. Site Context

General Information

The proposed project area comprises a total of 11 lots of record, partially contiguous to each other, near the Eisenhower Avenue Metro station. The properties are further identified in the Eisenhower East chapter of the Alexandria Master Plan as the following 11 development blocks: Blocks 2A, 2B, 3A, 3B, 7, 9A, 9B, 11, 12, 14 and 20. The area in which these blocks are located is bounded by the Capitol Beltway (Interstates 95/495) to the south, Telegraph Road to the west, Metrorail and railroad tracks to the north, and a portion of Mill Road to the east. The 11 existing lots of record vary in size from approximately 21,700 square feet to over 217,000 square feet, totaling approximately 26.7 acres.

Current Uses

The majority of the blocks comprising the project area are vacant land. Surface parking lots are located on Blocks 2A, 2B, 3A, 3B, 9A, 9B, 11, and 12. The two blocks on which redevelopment is not anticipated, Blocks 7 and 14, are improved with a movie theater and above-grade parking garage, respectively. The eastern portion of Block 20 is also vacant; however, it has been recently used for construction staging in connection with a new multi-unit residential building (known as “Meridian 2250 at Eisenhower Station”) nearly complete on the western and central portions of the block.

The Eisenhower Avenue Metro station is located directly between Blocks 9B on the west and Blocks 11 and 12 on the east. Other uses in the area include: a Holiday Inn hotel on a site also known as Eisenhower East Block 1, the mixed-use Carlyle Crossing complex on Blocks 4 and 5 (including a Wegman’s supermarket), office and multi-unit residential (the latter known as “the Foundry”) with ground-level retail uses on Block 6, and the National Science Foundation office building on Block 8. Additional uses to the east of the CDD area include two hotels, the United States District Court, and the United States Patent & Trademark Office headquarters.

Site Features

The subject properties are generally flat, with only a gentle upward slope from south (Blocks 9A, 9B, 11, 12 and 20) to the north (Blocks 2, 3, 7 and 14). Only small portions of the blocks contain trees, such as the narrow strip of trees and shrubs located on the western side of Blocks 2A/2B and 3A/3B adjacent to Telegraph Road. A small stream known as Taylor Run is located in this vicinity and a very small portion of its Resource Protection Area (RPA) extends onto the extreme western portion of Block 2A. Small areas of 100-Year floodplain exist along the extreme southern property line of Blocks 9A/9B, 11, and 20, adjacent to the Capital Beltway.

B. CDD Approval History

All blocks included in this CDD request, except Block 20, have been included in the same CDD Conceptual Design Plan that was first approved in 1998. Subsequently amended on several occasions, this Conceptual Design Plan approval for Blocks 2A, 2B, 3A, 3B, 9A, 9B, 11, and 12 expired on December 31, 2020, as provided for in the condition language for that approval.

CDD Conceptual Design Plan approval for Block 20 dates back to at least 2013, when CDD approval was granted for both Blocks 19 and 20. A CDD Conceptual Design Plan amendment was approved in 2017 in connection with the “Meridian 2250 at Eisenhower Station” building now nearly complete on the central and western portions of that block. That approval also envisioned an approximately 99,000 square-foot hotel (excluding parking) on the eastern side of the site. The applicants are now requesting approval to change the use from hotel to multi-unit residential and/or commercial, a use mix recommended in the Eisenhower East Small Area Plan (EESAP). This change also addresses the circumstance of the CDD Conceptual Design Plan approval for Block 20 having expired for the undeveloped eastern portion of the block.

C. Eisenhower East Small Area Plan Update (2020)

On March 14, 2020, City Council adopted an update to the 2003 Eisenhower East Small Area Plan. The revised Eisenhower East Small Area Plan (EESAP) created a new vision of maximizing density and height near the Metro station and providing for a greater diversity of land uses to create vibrant neighborhoods. The 2020 EESAP also established the Eisenhower East Developer Contribution, a monetary contribution assessed on developers and intended to fund specific bicycle/pedestrian and open space improvements in the area. Additional provisions for affordable housing, open space, and land area for a future new school are also recommended in the 2020 EESAP to address needs created by the increased density of new development.

III. PROJECT DESCRIPTION

The applicants have requested approval of a CDD Conceptual Design Plan as a zoning framework for the future construction, over 20 years, of new buildings across the proposed site. Individual buildings would require approval of future development applications, which are not a part of the current request. A City-sponsored Zoning Text Amendment to eliminate minimum parking requirements in the CDD#2 zone has also been proposed in connection with the project.

A. Blocks & Streets

The applicants propose a CDD Conceptual Plan that divides the 11-parcel project site into a total of 11 redevelopment blocks known as Blocks 2A, 2B, 3A, 3B, 7, 9A, 9B, 11, 12, 14, and 20. Some of the proposed development blocks are approximately the same as their existing lots of record and therefore would not change in connection with this request. In other cases, lots would be consolidated or divided in order to achieve the proposed configuration. In the preliminary CDD Conceptual Design Plan, these blocks vary in size from about 56,000 square feet (Block 12) to about 155,000 square feet (Block 2A & 2B combined) of land area. The total land area of all 11 redevelopment blocks, excluding future rights-of-way, is approximately 21.5 acres.

Up to six new streets would be built in connection with the proposal as shown in Figure #1. **New Street A**, the longest new street proposed, would be oriented east-west and located to the south of Blocks 9A, 9B, the existing Eisenhower Avenue Metro station, and Block 11. It would begin in the east at the intersection of Port Street and the Block 20 project and extend to the west to the Capital Beltway on/off-ramp that divides Blocks 1 and 9A. It is proposed to be 60 feet wide. **New Street B** is proposed as a one-block westward extension of Dock Lane from Port Street in the east toward the Eisenhower Avenue Metro station to the west. Its 66-foot-wide public right-of-way would divide Blocks 11 and 12.

New Streets C and D would be north-south streets, each one block long, on either side of the Eisenhower Avenue Metro station in the vicinity of the existing bus loop at the site. New Street C is proposed for the eastern side of the station between Eisenhower Avenue and New Street A. At approximately 69 feet wide, it would be split between public right-of-way and Washington Metropolitan Area Transit Authority (WMATA) ownership. New Street D would be located on the western side of the station, parallel to New Street C, and would have a public right-of-way of 68 to 69 feet.

New Street E is proposed as a one-block, north-south street between Eisenhower Avenue and New Street A. Its 66-foot-wide public right-of-way would divide Blocks 9A and 9B. **New Street F** is proposed to be a two-block, largely north-south street dividing Block 2A from Block 2B and Blocks 3A from Block 3B. The applicants propose that this street may not be built on Blocks 2 and 3 under certain circumstances. The street may not be built on Block 2 if necessary to accommodate a public school site or on Block 3 if a large-format, ground-level commercial use is provided on that block.

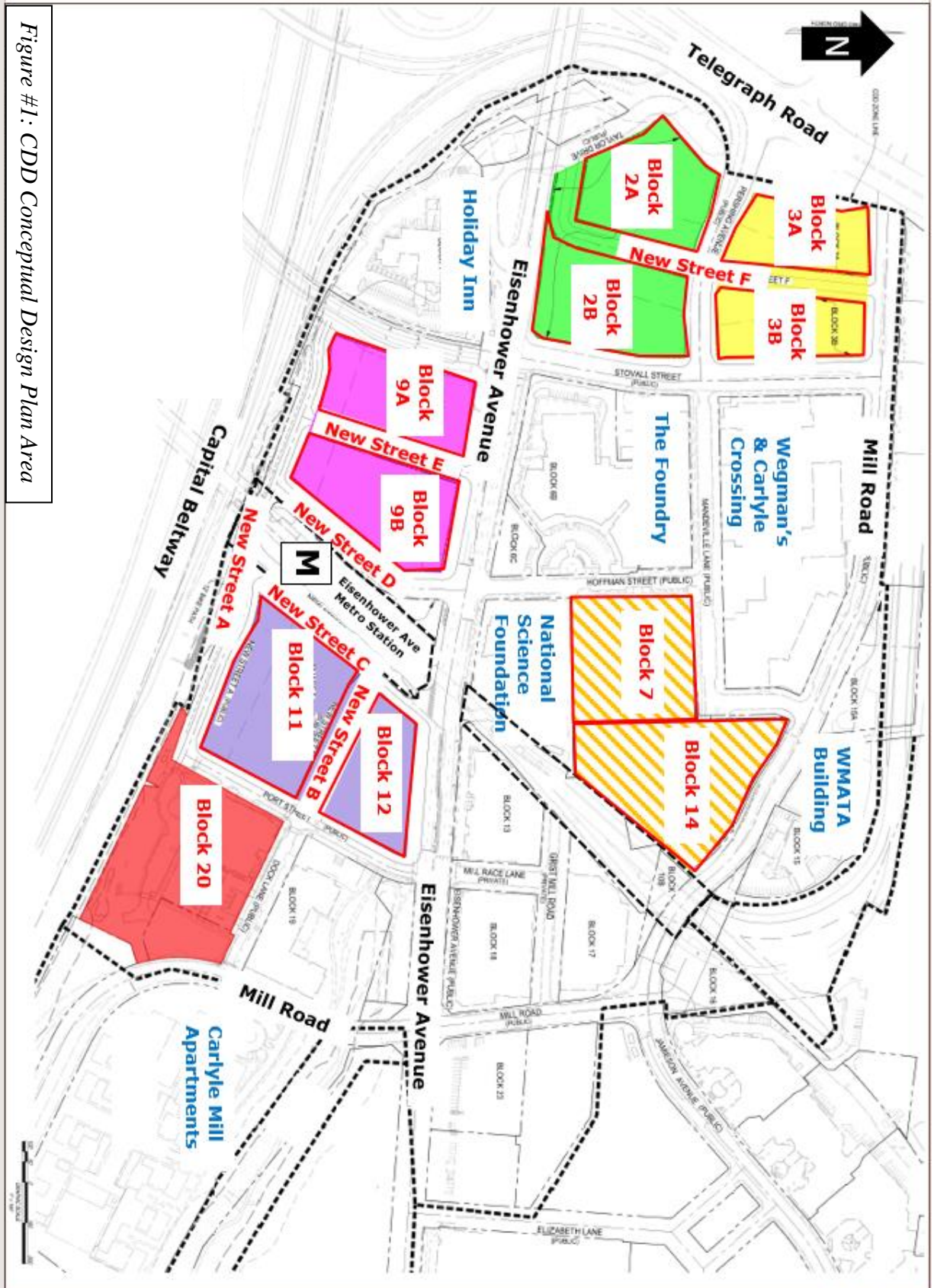


Figure #1: CDD Conceptual Design Plan Area

B. Proposed Development

As shown in Figure #2 below, the CDD Conceptual Design Plan proposal includes maximum floor areas, minimum and maximum heights, and uses for future new buildings on the nine blocks on which development is anticipated in the near future. Information is also provided in the CDD for the two blocks at which new development is not expected in the future (Blocks 7 and 14). The proposed maximum floor area ranges from approximately 825,000 square feet on Block 20 to 2.9 million square feet on Block 2A/2B. The total new proposed floor area (including parking) across the nine blocks is approximately 10.7 million square feet, with an overall total of 11.8 million square feet when existing development on Blocks 7, 14 and 20 is included. Staff notes that the building square footage figures discussed here and throughout the staff report represent gross rather than net square footage as the applicants do not have net square footage figures available for the future buildings.

The proposal includes both minimum and maximum buildings heights for each of the nine blocks on which development is expected, as shown in Figure #2. The proposed minimum building height ranges from 125 feet on Block 3A/3B to 200 feet on Blocks 9B and 11. The proposed maximum building height ranges from 250 feet on Block 3A/3B to 400 feet on Blocks 9B and 11.

All nine blocks on which development is anticipated would allow for residential and commercial uses. Multi-unit residential would predominate on Blocks 2A, 2B, 3A, 3B, 11, 12 and 20. However, at least 30% of the gross floor area on Blocks 2A, 2B, 3A, and 3B would be commercial (office, hotel, retail or other commercial). Commercial would predominate on Blocks 9A and 9B, with a minimum of 60% of the gross floor area of those blocks being commercial, with the balance being residential use.

Figure #2 – Proposed Development by Block

Block	Proposed Use	Min % Commercial	Max Gross Floor Area (SF)		Building Height (ft)		Land Area (SF)
			Without Parking	With Parking	Min	Max	
2A	Residential & Commercial	30% (may be shared between these blocks)	1,500,000	2,900,000	150	300	155,509
2B							
3A	Residential & Commercial		1,250,000	1,615,000	125	250	
3B							
7	Commercial	100%	79,000		150	300	91,040
9A	Residential & Commercial	60%	1,600,000	2,175,000	150	300	66,647
9B					200	400	78,408
11	Residential & Commercial	None	1,300,000	1,740,000	200	400	104,544
12	Residential & Commercial	None	1,250,000	1,550,000	175	350	56,192
14	Commercial	100%	18,000	960,500*	125	250	120,661
20	Residential and/or Commercial	None	585,000	825,000**	150	300	154,078
Total			7,564,000	11,844,500			935,108 (21.5 acres)

* Final CDD Conceptual Design Plan to be amended to include this approximate square footage figure.

** Final CDD Conceptual Design Plan to be amended from 800,000 SF to approximately 825,000 SF.

C. School / Community Use Site

The applicants have agreed to provide land for a future public school, which may be co-located with a community center, or other community uses. An approximately 30,000 square-foot site, likely on Block 2, would be dedicated to the City in connection with the CDD request. The building square footage for this use, which would be constructed in the future at City expense, would be allowed within the CDD Conceptual Design Plan area in addition to the total gross square footage of 11.8 million square feet listed in Figure #2. Condition language in this request recommends that, if the co-location of a community use with the school is determined to be infeasible on the site, that the applicant would agree to an alternative location for a community use nearby.

D. Open Space

The applicants have proposed ten new open spaces, totaling over 2.8 acres, at or adjacent to the nine blocks in the CDD Conceptual Design Plan where new development is anticipated. The smallest of these spaces would measure approximately 2,700 square feet and the largest would be approximately 34,500 square feet in size. The applicants have listed potential programming for each of these spaces – such as a playground, dog park, or an active recreational court – in the CDD Conceptual Design Plan. One of the most notable of these open spaces is a proposed bicycle-pedestrian pathway parallel to New Street A and to the south of Block 9A, 9B, the Eisenhower Avenue Metro Station, and Block 11. The final programming of these open spaces is subject to further refinement through the future review process for individual development applications.

In addition to the ten new open spaces noted above, the applicants would also contribute to the creation of three additional open spaces in the neighborhood. They would provide a land dedication for the construction of a future City-funded plaza immediately adjacent to the western side of the Eisenhower Avenue Metro Station on Block 10A. Staff has also requested that the Hoffman Company vacate its leases for existing surface parking spaces on two WMATA-owned areas under Metrorail tracks on Block 10B. Vacating these leases would allow the City to create a future public park as recommended by the Eisenhower East Small Area Plan (EESAP).

The balance of the 25% open space requirement in CDD#2 (as recommended in the EESAP) would be provided on each of the individual blocks and reviewed in future development approvals.

E. Phasing

Individual buildings at the proposed site would be constructed in phases over up to 20 years from approval. Construction phasing in the CDD Conceptual Design Plan is not expected to be sequential since it is not practically necessary and would give future developers greater flexibility. The applicants would be responsible for land dedications for infrastructure-related items and the actual construction of new streets, utilities, and other infrastructure improvements at its expense on a block-by-block basis, for those portions of the improvements adjacent to their respective block. In a few instances, such as the construction of New Streets C and D (and a small portion of New Street A) around the Eisenhower Avenue Metro station, a special timeframe is specified for the dedication and construction of proposed improvements.

F. Parking & Text Amendment

The applicants would provide off-street parking for the proposed uses in the CDD Conceptual Design Plan at individual project sites. Any above-grade garages would be screened consistent with the Eisenhower East Small Area Plan recommendations, with limited exceptions for facades facing the Capital Beltway, Telegraph Road, and utility areas of the Eisenhower Metro Station.

The number of off-street parking spaces provided for each use would be addressed in future development applications. The maximum parking requirement would be consistent with Zoning Ordinance regulations in effect at the time each development application is requested. No minimum parking requirements would apply to the 11 development blocks, or any of the other properties in the CDD#2 zone, as a result of the City-proposed Zoning Text Amendment (ZTA#2024-00007). The text amendment would amend the CDD#2 zone table at Section 5-602(A) to exempt uses located in this zone from having to meet the City-wide minimum parking requirements contained in Section 8-200(A) of the Zoning Ordinance (see also Attachment #2.)

IV. ZONING

All 11 existing parcels in the project area are currently zoned CDD#2 / Coordinated Development District #2.

- As specified in the table at Section 5-602 of the Zoning Ordinance, the OC zone regulations (with exceptions) apply as the “underlying zone” for CDD#2 if properties are not developed pursuant to a CDD (Development) Special Use Permit.
- In cases when approval of a CDD (Development) Special Use Permit is requested:
 - The allowable minimum and maximum building height should be consistent with the Eisenhower East Small Area Plan (EESAP).
 - No maximum floor area/FAR is stipulated, except that the building volumes anticipated in the EESAP should be met.
 - The proposed uses, minimum percentage of commercial uses (including office, hotel, and retail), and the minimum square footage of retail uses all must be consistent with the recommendations in the EESAP. Other allowable uses are listed in the zone table.
 - The minimum amount of open space to be provided in CDD#2 also must be consistent with the EESAP. It specifies at least 25% open space must be provided for each project and further depicts, in some cases, the approximate locations and sizes where that 25% requirement must be met.
- Consistent with Section 5-604 of the Zoning Ordinance, approval of a CDD Conceptual Design Plan is required for development located in a CDD.
- Section 11-400 requires approval of a Development Site Plan (DSP) for new construction projects, and the provisions of Section 5-600 require Special Use Permit (SUP) approval for all uses within a CDD. It is therefore expected that future development proposals for individual buildings would be filed as Development Special Use Permits (DSUPs).

V. STAFF ANALYSIS

Staff supports the applicants' request for a CDD Conceptual Design Plan and related City-led Zoning Text Amendment. The CDD plan would re-establish a framework for the future redevelopment of several long-vacant blocks near the Eisenhower Avenue Metro station. The provision of a significant affordable housing component consistent with the Eisenhower East Small Area Plan (EESAP), completion of the envisioned street grid, provision of several new open spaces, and dedication of land for a new public school are important community benefits. The proposal is substantially consistent with the EESAP, the standards for approval of Coordinated Development Districts in Section 5-600, and other City policies.

A. *Consistency with Eisenhower East Small Area Plan*

The proposed CDD Conceptual Design Plan is substantially consistent with the goals and objectives of the Eisenhower East Small Area Plan (EESAP) as noted below.

- *Streets / Site Layout* - The street grid and site layout proposed in the CDD Conceptual Design Plan is similar to the one depicted for the site in the EESAP. Some of the streets and development blocks already exist today and would not change under this proposal. New streets would be similar in location and proposed width to those in the EESAP, while also providing developer flexibility regarding New Street F depending upon important commercial and community uses recommended in the SAP.
- *Transportation* – The proposal is consistent with transportation-related recommendations as discussed later in this report, such as new bicycle/pedestrian facilities, connections to existing facilities, and a contribution toward a future feasibility study to add a north entrance to the Eisenhower Avenue Metro station. Additional improvements adjacent to the station are also proposed and would be subject to a Memorandum of Understanding (MOU) between the applicants, WMATA, and the City.
- *Future Development Building Heights & Uses* – The proposed future development in the CDD area, which will be subject to additional development approvals, is consistent with the recommendations of the EESAP regarding building heights and uses.
- *Parks / Open Space* - The proposal for 10 new publicly accessible open spaces, and the provision of all blocks needing to provide at least 25% open space, is consistent with the EESAP.
- *Affordable Housing* - The applicants propose to meet the affordable housing recommendations of the EESAP as described in greater detail later in this report.
- *Developer Contributions* - The applicants propose to provide the developer contributions recommended in the EESAP as described in greater detail later in this report.

- *Public School / Other Community Use* – As recommended in the EESAP, the applicants have agreed to dedicate land to the City, likely on Block 2, for the future construction of a public school that may be co-located with other community uses.
- *CDD Amendment / Zoning* - By virtue of its submission and its specific components described in this application, the proposal is consistent with the Eisenhower East Small Area Plan (EESAP) recommendation that applicants of older CDD approvals obtain new approvals that provide for greater consistency with the EESAP.

B. CDD Conceptual Design Plan

CDD Conceptual Design Plan Standards

The proposed CDD Conceptual Design Plan request for the 11 development blocks, all of which have been covered under such an approval in the past, meets the standards for CDD approval. The proposal is consistent with the standard that the project site be “*of such size or... so situated as to have significant development related impacts on the City as a whole or a major portion thereof and in order to promote development consistent with the Master Plan*” (Section 5-601). The over 26-acre total site is both large and strategically important given its immediate proximity to the Eisenhower Avenue Metro station as well as notable city and regional roadways, including the Capital Beltway, Telegraph Road, and Eisenhower Avenue. The proposal is also consistent with the six specific standards for CDD Conceptual Design Plan approval contained in Section 5-604 of the Zoning Ordinance as detailed in Attachment #1.

Streets & Layout - General

The CDD Conceptual Design Plan proposes the creation of a street grid and site layout similar to the one depicted for the area in the EESAP. Several of the streets surrounding the development blocks already exist and would not change under this proposal. Up to six new streets are also proposed, labeled as New Streets A through F. Except for New Street F, all of the new streets are located south of Eisenhower Avenue as recommended and would define Blocks 9A, 9B, 11, and 12. Additional connectivity through the southern portion of Block 20 from the eastern terminus of New Street A to Mill Road, is also anticipated in this CDD request.

The roadway widths for the new streets are generally consistent with the recommendations for their respective street types in the EESAP. New Street A is expected to be at least 60 feet wide, including the proposed bicycle/pedestrian path on its southern edge. Minor modifications to the roadway width and streetscape are expected for the short portion of this street in which it crosses under the Metrorail tracks immediately south of the Eisenhower Avenue station. New Streets B and E would be consistent with “neighborhood residential” streets recommended to be at least 66 feet in width. New Streets C and D are substantially consistent with “neighborhood connector” streets as they are recommended in the EESAP. These streets are shown as having a minimum right-of-way of between 68 and 69 feet, not including sidewalk areas on the sides abutting the Eisenhower Avenue Metro station. The balance of the 74-foot recommendation in the EESAP for these two street types would be met when counting the existing sidewalk area on WMATA property in front of the station.

Streets & Layout – Blocks 2 and 3 / New Street F

The applicants are proposing in the CDD Conceptual Design Plan a degree of flexibility for the construction of New Street F, depending on future redevelopment. In the case of Block 2, New Street F is shown in the location and right-of-way width (66 feet) recommended in the EESAP. However, it may not be provided if the applicants and the City agree (through future development review) that it is not feasible to provide the street while also providing a public school site on the block. For Block 3, the applicants have included two options on the CDD Conceptual Design Plan regarding New Street F. “Option 1” depicts New Street F in the location and with a right-of-way width (also 66 feet) as recommended in the EESAP. “Option 2” shows the street being eliminated if a large-format retail/commercial use is provided on the ground level of this site.

Staff views the applicants’ requests for flexibility regarding New Street F to be acceptable. In the case of Block 2, the street would be eliminated only if it conflicts with another very important EESAP recommendation – the provision of a public school site. At Block 3, staff believes that the provision of a large-format commercial business also offers a community benefit. The contemplated street connectivity would still be achieved around the outside of Block 3.

Future New Development - Building Heights

The Eisenhower East Small Area Plan (EESAP) includes both minimum and maximum building heights in recognition of the area being a good candidate for taller buildings given the proximity to Metro. The SAP also recommends taller buildings closest to the Eisenhower Avenue Metro station and somewhat shorter buildings in areas a bit farther from the station. As shown on Figure #2 earlier in this report, the applicants have requested building heights for future new buildings in the CDD Conceptual Design Plan that are consistent with the EESAP. The proposed minimum building height ranges from 125 feet on Block 3A/3B (the farthest block in this request from Metro) to 200 feet on Blocks 9B and 11. The proposed maximum building height ranges from 250 feet on Block 3A/3B to 400 feet on Blocks 9B and 11.

Future New Development - Uses

The mix of future uses proposed in the CDD area are very similar to those recommended in the Eisenhower East Small Area Plan (EESAP). All of the new blocks would be permitted to have multi-unit residential uses, although some blocks would also be required to have a certain percentage of commercial uses as well. This is intended to provide flexibility for investment, while promoting a mixed-use neighborhood. On Blocks 2A, 2B, 3A, and 3B, the proposed percentage of commercial uses would be 30% and on Blocks 9A and 9B, 60% commercial use is proposed. (Staff notes that the term “commercial uses” includes office, hotel, retail, or other commercial uses.) In addition, the northern frontage (approximately facing Eisenhower Avenue) of Block 9B is proposed to be a retail focus area, as recommended in the EESAP, given its position between the Eisenhower Avenue Metro station entrance and the rest of the existing retail area to the north on Hoffman Street.

Phasing

Staff has no objection to the proposed phasing of this CDD Conceptual Design Plan request, which is fitting for an area already partially developed. The proposed build-out over the next 20 years is consistent with the timeline requested at other recent CDD approvals in the City. Six different phases of development are proposed over this time period, many of which directly correspond with

individual development blocks or groups of development blocks. Most of the phases would not be constructed in any specific or sequential order. Phase 6, however, includes only the anticipated improvements around the Eisenhower Avenue Metro station. This phase would be required to be depicted on, and built in connection with, the first development request on one of the immediately adjacent blocks (Blocks 9B, 11, or 12).

Otherwise, all other infrastructure required in connection with future development is either already built or would be built in an incremental, block-by-block manner. Using this approach, all infrastructure items surrounding or adjacent to a given block would need to be designed, and approval requested, as part of the first DSUP for the first building to be located within said block. This approach has been used in other CDD cases in the City, such as Greenhill North and South. It differs from cases like Oakville Triangle and the former Landmark Mall site, which instead involved the submission and approval of one plan-wide infrastructure DSUP under which all streets and utilities would be designed and constructed. This approach is being used because significant portions of the neighborhood's infrastructure is already built.

C. CDD#2 Text Amendment – Minimum Parking Requirements

City staff recommends approval of a parking-related zoning text amendment to the CDD#2 zone table at Section 5-602(A). This change would eliminate minimum parking requirements for all properties in the zone, including those properties outside of the 11 development blocks that are part of this CDD Conceptual Design Plan request. Maximum parking requirements would remain in place as provided for in Section 8 of the Alexandria Zoning Ordinance. The proposed new ordinance language can be found in Attachment #2.

Staff believes that this change is appropriate for two major reasons. The Eisenhower Avenue Metro Station is centrally located between the 11 development blocks in this CDD request. The farthest of these blocks from the station, Block 3, is only about a quarter mile walk away. In addition to WMATA Yellow Line trains, the station also has bus access via both DASH and WMATA, making this site one of the most transit-rich areas in the city. Additionally, the 2003 version of the Eisenhower East Small Area Plan recommended only parking maximums, not parking minimums, for this area. Although this recommendation was not explicitly carried forward into the 2020 EESAP, the proposed text amendment is nonetheless consistent with the updated plan's general parking strategy, one element of which is: "applying best practices for creating urban, pedestrian-oriented buildings and a public realm" (EESAP p. 44).

D. Affordable Housing

Applicants in CDD#2 will provide ten percent of new residential and mixed-use residential development above the 2003 Plan "Base" (reflected in the 2020 EESAP Table 5 - Base Development) up to the maximum floor area approved in the final CDD Conceptual Design Plan as committed affordable housing. Pursuant to the 2020 Eisenhower East Small Area Plan, modifications to the ten percent housing affordability requirement may be considered by City Council at the time of DSUP approval if unanticipated changes to the market and/or atypical site conditions impact project feasibility. Factors that may be considered include the operations of income-generating uses and construction costs relative to projected rents and sale prices, beyond

general trends. Reductions of the affordable housing requirement will be determined through a third-party analysis, as part of the DSUP process, based on information submitted by the applicant and reflective of information that would otherwise be provided to lenders, investors, and development partners; in no case will the affordable housing requirement be lower than five percent.

Requests for floor area in excess of the maximum floor area established in the final CDD Conceptual Design Plan will utilize provisions of Section 7-700 of the Zoning Ordinance. Consistent with the recommendations of the 2023 Zoning for Housing Initiative, a separate Special Use Permit approval is not required provided that the applicant receives City Council approval of the additional floor area as part of the development review process.

In addition, applicants will provide monetary contributions to the Housing Trust Fund on base residential and new commercial development consistent with the City's affordable housing contribution policies and procedures in effect at the time future development applications are accepted for review.

Staff estimates that new development on Blocks 2A & 2B, 3A & 3B, 9A & 9B, 11, 12, and the eastern portion of Block 20 could collectively yield approximately 210 affordable set-aside units and \$18M+ (in 2024 dollars) in monetary contributions to the City's Housing Trust Fund. This estimate does not factor in the optional use of bonus density and height through Section 7-700 which would increase the number of set-aside units. The final set-aside unit and contribution yield will depend on the average size of the units constructed, the split between residential and commercial development proposed for each block, the timing and level of overall development constructed, and the degree to which any of the blocks utilize Section 7-700.

Resulting affordable rental set-aside units will have rents (adjusted for utilities and parking) affordable to households with incomes at 60% of the area median income (AMI) for a term no shorter than 40 years. Set-aside units provided at deeper levels of affordability (e.g. 40%-50% AMI) will be subject to a contribution equivalency analysis evaluated by the City and may result in a reduction in the set-aside unit yield. Sales prices for affordable homeownership set-aside units will be consistent with the affordable housing policies in effect at the time future DSUP applications are accepted for review; such units will have covenants restricting future resale to ensure long-term affordability.

Future applicants will also comply with other published affordable housing policies in effect at the time development applications are accepted for review, including the submission of affordable housing plans and relocation plans, where applicable and relevant.

Consistent with the Eisenhower East Small Area Plan, future applicants are encouraged to collaborate, where feasible, with the City to explore opportunities to incorporate affordable housing projects into larger mixed-use developments and/or co-locate affordable units with civic uses or community facilities, including a potential future school or existing City services/facilities.

E. Student Generation

The City evaluates the potential student generation from all new residential construction based on student generation rates developed jointly with Alexandria City Public Schools (ACPS). Assuming full build-out over the next 20 years, it is estimated that over 4,400 residential units would be constructed in the CDD area. Using current student generation rates and assuming approximately 4,200 market rate and 210 affordable units, approximately 200 students could be generated from this development over time and across all grade levels. These estimates are subject to further refinement based on student generation rates in effect at the time that future development approvals are submitted.

Currently, elementary students in the CDD area attend Lyles-Crouch Traditional Academy, George Washington Middle School, and Alexandria City High School. City and ACPS staff will monitor and integrate the projected student generation numbers in forthcoming school enrollment projections and ACPS will continue to coordinate with the City to review, plan, and allocate resources for necessary additional capacity to ensure all ACPS students are provided with safe and equitable learning environments. In addition, per School Board policy, ACPS evaluates school boundaries every five years and prior to the opening of each new school to determine if any adjustments are needed for capacity, diversity, or other reasons.

F. School Site / Other Community Uses

The Eisenhower East Small Area Plan (EESAP) anticipates that new development would generate additional school impacts and recommends the construction of a new school in the area. While the City would be responsible for funding the construction of a new school, the EESAP recommends that developers fund the cost of land on which the new school would be built.

The applicants have agreed to dedicate to the City approximately 30,000 square feet of land within the CDD Conceptual Design Plan area, likely on Block 2, for the future construction of a public school or other community use. The land to be dedicated will need to be identified at a mutually agreeable location on the first conceptual Development Special Use Permit (DSUP) for either private development on Block 2 or for the school itself, whichever submission comes first. The applicants and the City have agreed to a formula through which the Block 2 property owner would only be responsible for the portion of the school site cost commensurate with this CDD Conceptual Design Plan's portion of anticipated new development in the EESAP. Upon dedication of the school site to the City, the Block 2 property owner would receive a credit against their Eisenhower East Developer Contribution for the difference between their obligation and the agreed-upon value of the land.

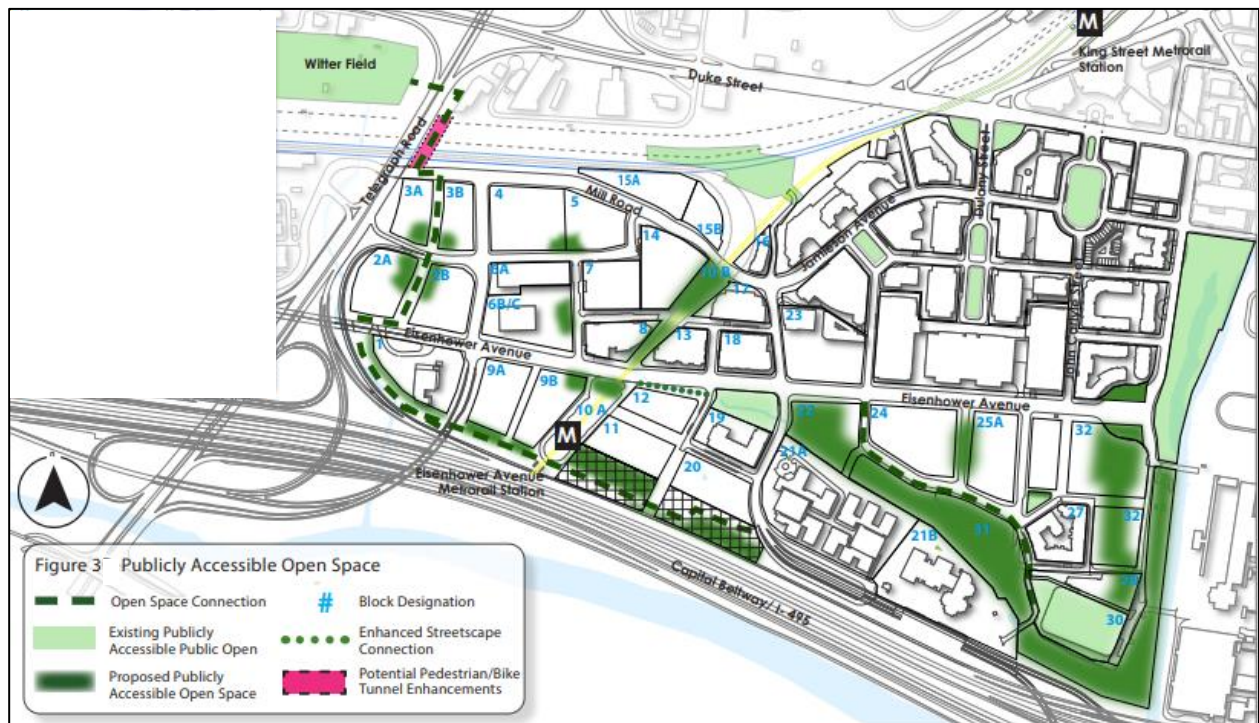
G. Open Space / Parks

Staff supports the applicants' plans for open space as shown on the CDD Conceptual Design Plan. The 10 publicly accessible open spaces on the nine blocks on which development is anticipated range from the large space on the southern portion of Block 11, to the bicycle/pedestrian path along New Street A, to a small public plaza on Block 9B. They are depicted in the location, sizes, and broad open space types recommended in the Eisenhower East Small Area Plan (see Figure #3).

The applicants refined their proposal, at staff’s request, to include additional information about the range of potential programming for these open spaces. The purpose of this greater specificity is intended to ensure open space needs are being met in connection with future development while avoiding unnecessary duplication of certain kinds of open spaces. At the same time, the ability to choose from a few open space programming options in some cases also offers flexibility to the applicants.

Individual blocks in the CDD Conceptual Design Plan area developed with at least some residential use – all of the blocks in this CDD request – would need to provide 25% open space consistent with Eisenhower East Small Area Plan recommendations and CDD#2 zoning requirements. The above-mentioned 10 specific open spaces would count toward the open space requirement. Any remaining balance would be met through the provision of additional public and private open spaces, which could be located on the ground-level or on upper floors of buildings.

Figure #3 – Publicly Accessible Open Space – EESAP Recommendation



In addition, the Hoffman Company has agreed to not renew its leases for surface parking spaces on nearby WMATA-owned property under the Metrorail tracks (Block 10B), by 2035, or sooner if possible. The City intends to hold meetings between the interested parties to facilitate such a potential earlier date by which surface parking leases would be abandoned. Once the leases are no longer in effect, the City intends to turn the area into a public park, first with interim changes using existing funding. Additional improvements would follow in future years using funding from the Eisenhower East Developer Contributions.

H. Eisenhower East Developer Contribution

The Eisenhower East Small Area Plan (EESAP) recommends the assessment of a contribution on new development that would be used to construct specific infrastructure and open space improvements to offset the impact from proposed new development in the area. Eisenhower East Developer Contribution funds would be used for permanent improvements to the public park under the Metrorail tracks on Block 10B and for improvements to the bicycle/pedestrian tunnel located on Mill Road near the Telegraph Road overpass.

Future development within the EESAP, including those within the subject CDD Conceptual Design Plan area, would be required to pay the contribution subject to specific calculations and timing determined during the development approval process. The contribution would be assessed only on the proposed increase in residential gross square footage (not including parking) from the “base” square footage recommended in the 2003 version of the EESAP. Originally set in the EESAP at \$5/square foot in 2020, the inflation-adjusted rate in 2024 is now \$5.91/square foot.

I. Transportation/Traffic

A multi-modal transportation study, using assumptions from envisioned new development, was conducted in advance of the approval of the 2020 Eisenhower East Small Area Plan (EESAP). It concluded that traffic operations are expected to either improve or be consistent with existing conditions if certain mitigation measures and area-wide improvements are completed. Those measures and improvements include an emphasis on improving non-vehicle transportation options (including measures recommended in the EESAP) as well as traffic signal and improvements at intersections in the future. It is expected that additional traffic analyses will need to be submitted in connection with development requests for individual buildings in the future.

The CDD Conceptual Design Plan request is consistent with various transportation-related recommendations of the Eisenhower East Small Area Plan (EESAP). Staff has previously described the construction of up to six new streets in the CDD area, which include sidewalks and, in some cases, shared or dedicated bicycle facilities. The applicants would also construct the recommended bicycle/pedestrian path along New Street A in connection with future development. The applicants have also agreed to condition language requiring bicycle/pedestrian connections between Block 3 and the existing tunnel on Mill Road near the Telegraph Road overpass or alternative connections if circumstances change in the future.

The applicants would also enter into a memorandum of understanding (MOU) with the City and WMATA regarding EESAP-recommended improvements around the Eisenhower Avenue Metro station. An MOU is needed to address the circumstance of different entities currently owning, improving in the future, and/or ultimately owning various portions of property immediately around the Metro station. In addition to turning the bus loop into New Street C and D, the MOU would also cover: the provision of new curbing for bus bays, a new plaza at the northwestern corner of the Metro station, and the construction of the small portion of New Street A immediately south of the station.

The applicants have also agreed to condition language requiring a \$50,000 contribution toward the future study of adding a northern entrance to the Eisenhower Avenue Metro station on the north side of Eisenhower Avenue. Such a new entrance is recommended for further study in the EESAP.

J. Sustainability

All buildings within the CDD area would need to meet the City’s Green Building Policy in effect at the time of the submission of a development application. The Office of Climate Action is currently developing an update to the Green Building Policy and expects it to be in effect in 2025. With this update in process, some future buildings might be required to meet the current Green Building Policy while others would be required to meet the updated Green Building Policy based on when development requests are submitted.

K. Stormwater & Wastewater Infrastructure

Similar to other infrastructure phasing within the CDD Conceptual Design Plan area, provisions for stormwater treatment generally would need to be designed and constructed on a block-by-block basis under each development application. In addition to treatment for each development block, the applicant would also need to treat all new streets within the plan area.

As part of the future development review process for individual buildings, the applicants would be required to provide information regarding the capacity of the sanitary sewer lines close to the project site (local collector sewers), which is known as a sanitary sewer adequate outfall analysis. If the analysis shows that additional capacity is needed in these collector sewers, the applicants shall be required to provide the capacity upgrades. In addition, staff recommends in condition language in this CDD request that the applicants coordinate with AlexRenew regarding the potential integration of an area-wide “purple pipe” program to reuse treated wastewater. The use of reclaimed water can be used for functions such as irrigation, vehicle washing, street cleaning, commercial HVAC systems and construction activities. This program helps the environment by reducing nutrients discharged into the Chesapeake Bay watershed and conserves drinking water while reducing stress on water supplies.

L. Fiscal Analysis

Staff has analyzed the CDD request for its potential fiscal impact on the City. The analysis anticipates, at full build-out across the nine blocks to be redeveloped, an estimated total of over 4,400 new residential units (approximately 4,200 of which would be market-rate and 210 of which would be committed affordable) and nearly 1.8 million square feet of commercial uses (which can include office, hotel, retail, or other commercial uses). The value of the market-rate residential units is estimated to be \$1.4 billion, and the value of the affordable residential units is estimated to be \$40 million. The corresponding figure for the value created from the commercial uses is \$343 million. The total value as a result of the CDD request would be approximately \$1.79 billion, which would yield a net increase of \$1.73 billion when compared to the current City assessment of approximately \$60 million for the existing parcels.

The gross revenue anticipated from a \$1.73 billion increase in real estate value, using the Fiscal Year 2025 tax rate of \$1.135/\$100 in assessed value, is \$20.3 million. Staff has estimated the net tax revenue using pre-determined percentages of the gross revenue that account for the City services needed from the each of the three use categories mentioned above (market-rate residential, affordable residential, and commercial). The estimated net revenue that the City would expect from all anticipated development in the CDD request is \$12.7 million each year.

VI. COMMUNITY

In addition to meeting standard written noticing requirements from the Zoning Ordinance, the applicants have presented the project at a number of community meetings. They presented it at October 2023 meetings with adjacent property owners and with the Eisenhower Partnership. Information about the project was shared with the Carlyle Community Council in October and December 2023. The applicants also hosted virtual public meetings in November 2023 and May 2024. Topics raised in the public meetings included: future construction mitigation for individual buildings, cut-through traffic in the area, pedestrian safety in the area, and access to the Metro station from the northern side of Eisenhower Avenue.

The applicant also presented the project as an informational item to the Carlyle-Eisenhower East Design Review Board (DRB) in January 2024, where general support was expressed by some members for new development in the CDD area. Staff presented the project to the Parks & Recreation Commission (PRC) in February 2024 and to the Environmental Policy Commission in May 2024. Questions were posed at the PRC meeting about proposed open spaces and how CDDs function with respect to Small Area Plans and other land-use applications. The EPC asked questions about the sustainability conditions and expressed support for the elimination of minimum parking requirements. Staff has also discussed the project with the Federation of Civic Associations at recent monthly meetings.

VII. CONCLUSION

Staff recommends approval of the Zoning Text Amendment and the CDD Conceptual Design Plan requests, subject to compliance with all applicable codes and the staff recommendations contained in Section VIII of this report.

Staff: Robert Kerns, AICP, Division Chief, Development;
Nathan Randall, Principal Planner;

VIII. STAFF RECOMMENDATIONS

A. GENERAL

1. The applicant shall comply with the Coordinated Development District (CDD) Conceptual Design Plan, accompanying this application and dated March 25, 2024 and as it may be revised, all conditions contained herein, and with the zoning requirements of CDD #2. (P&Z)
2. The conditions of this approval are binding upon the applicant, its successors and/or assigns. (P&Z)
3. The applicant shall obtain approval of a Development Special Use Permit for each block(s) and/or building(s), and any other applicable approvals (including Special Use Permit approval for bonus density as applicable) prior to construction. The applicant may seek approval of a Development Site Plan in lieu of a Development Special Use Permit for the construction of certain infrastructure items (roads, utilities, etc.) with the approval of the Directors of Planning & Zoning and Transportation & Environmental Services. Development Special Use Permits and Development Site Plans may be submitted for a portion of a block or infrastructure item when an applicant can provide sufficient information regarding the location, approximate size, type, uses, open space, parking, loading access and additional information as needed for the remainder of the block and adjoining blocks, streets and open space to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)
4. The applicant shall submit a final CDD Conceptual Design Plan within 120 days from approval of the CDD Conceptual Design Plan by the City Council for administrative review and approval by the Director of Planning & Zoning. The final CDD Conceptual Design Plan shall be consistent with the preliminary CDD Conceptual Design Plan except for revisions requested or permitted in these conditions of approval. (P&Z) (T&ES)
5. At least 120 days prior to submitting a preliminary Development Special Use Permit application, unless otherwise waived by the Director of P&Z, the applicant shall submit a Development Special Use Permit Concept Plan for review by the City for each proposed block(s), building(s) and/or open spaces(s) within the CDD Conceptual Design Plan area. (P&Z)
6. Unless specifically exempted in these conditions of approval, the floor area and building heights defined for each block within CDD#2 are maximum floor area and maximum building heights for said blocks. (P&Z)
7. Proposed land uses shall be subject to the development levels, requirements, and locations set in the final CDD Conceptual Design Plan as it may be amended, the conditions contained herein, and the CDD#2 zone requirements to the satisfaction of the Director of Planning & Zoning. (P&Z)

8. Future development on Blocks 2A and 2B shall be consistent with the CDD Conceptual Design Plan except that the Director of Planning & Zoning may allow the revision or elimination of the portion of “New Street F” between the blocks if necessary and if the Director requests the dedication of land to the City for a future new school site consistent with Condition #49 of this CDD approval. If the applicant chooses to revise or eliminate the above-mentioned portion of “New Street F” pursuant to these terms, the applicant shall submit a revised final CDD Conceptual Design Plan to the Director for administrative review and approval within 60 days of the transfer of land for the school site to the City. (P&Z)
9. Future development on Blocks 3A and 3B shall be consistent with “Option 1” shown on the preliminary CDD Conceptual Design Plan, except that the applicant may pursue Development Special Use Permit approval to develop the site consistent with “Option 2” as shown on the final CDD Conceptual Design Plan if the first Development Special Use Permit on either block requests approval of at least 40,000 square feet of retail/commercial uses located on the ground level of the future building. (P&Z)
10. With the first concept submission of the first Development Special Use Permit submission on Block 3, the applicant shall inform the Director of Planning & Zoning in writing whether it has selected “Option 1” or “Option 2” (as they are shown on the final CDD Conceptual Design Plan) for future development on Block 3. If “Option 2” is requested, the Director shall determine whether the submission is consistent with Condition #9 of this CDD Conceptual Design Plan approval. Within 60 days of either the selection of Option 1 or the Director’s approval to proceed with Option 2, the applicant shall submit a revised final CDD Conceptual Design Plan for administrative approval by the Director of Planning & Zoning in which the non-selected option has been removed. (P&Z)
11. No preliminary Development Special Use Permit requests may be submitted later than 20 years from City Council approval of the CDD Conceptual Design Plan. (P&Z)
12. The applicants shall coordinate, to the extent necessary, with other property owners and applicants within CDD #2 on the design of streets, parks-open spaces, sewer systems and other related infrastructure and construction. (P&Z) (T&ES)

B. TRANSFERS

13. The applicant may transfer up to 15% of the allowable building square footage depicted on the final CDD Conceptual Design Plan for one block to another block within the CDD Conceptual Design Plan area, subject to administrative approval by the Director of Planning & Zoning, and the following provisions:
 - a. In no case may any administrative approval of such a transfer increase the overall total square footage of the buildings within the CDD Conceptual Design Plan area;
 - b. In no case may any administrative approval of such a transfer increase the maximum allowable height for any block within the CDD Conceptual Design Plan area; and

- c. The applicant shall submit a revised final CDD Conceptual Design Plan, depicting the revised building square footage proposed for all blocks in the CDD Conceptual Design Plan area, for administrative approval by the Director of Planning & Zoning prior to the approval of any such transfer request. (P&Z)

C. CDD CONCEPTUAL DESIGN PLAN REVISIONS

14. On the final CDD Conceptual Design Plan, revise the development blocks and street locations in connection with all revisions required in these conditions of approval and provide corrected square footages for the land on each block and buildings to be constructed on each block. (P&Z)
15. On the final CDD Conceptual Design Plan, the applicant shall depict to the satisfaction of the Director of Planning & Zoning a bicycle/pedestrian path along the southern and eastern portions of Block 20 and connecting the path opposite Block 11 with the intersection of Dock Lane and Mill Road. (P&Z)
16. On the final CDD Conceptual Design Plan, the applicant shall depict a street/driveway connection on Block 20 between the existing driveway and Mill Road to the satisfaction of the Director of Planning & Zoning.
17. If the applicant receives City Council approval for the vacation of Taylor Drive public right-of-way adjacent to Block 2, within 60 days of the final transfer of property the applicant shall request administrative approval, to the satisfaction of the Director of Planning & Zoning, to revise the final CDD Conceptual Design Plan to incorporate the vacated area into an adjacent development block in the CDD Conceptual Design Plan area. (P&Z)
18. On the final CDD Conceptual Design Plan, depict the following changes:
 - a. Add approximately 25,000 square feet to the “Gross Floor Area with Garage” column in the zoning table for Block 20 for consistency with the Development Special Use Permit request for the eastern portion of Block 20;
 - b. Add the total existing gross floor area with parking for Block 14 to the zoning table;
 - c. Correct the land area for Block 20 on the zoning table to include both parcels on that block;
 - d. Amend Note #13 on the Cover Sheet for consistency with Condition #80 regarding interim uses;
 - e. Add “Property #36” to the list of properties included in this CDD Conceptual Design Plan request on Sheet C-200; and
 - f. Clarify on Sheet C-300 that Block 10 is not zoned CDD#2. (P&Z)
19. On the final CDD Conceptual Design Plan, the applicant shall depict a minimum of 10,000 square feet of retail uses on Block 9B along the entire Eisenhower Avenue block frontage and the northeastern portion of the block’s frontage on New Street D. (P&Z)

D. DEVELOPMENT PHASING

20. The applicant shall construct future development within the CDD Conceptual Design Plan area in the phases shown on the preliminary CDD Conceptual Design Plan. The areas of the CDD Conceptual Design Plan covered under the various phases may be revised on the final CDD Conceptual Design Plan and after the initial approval of the final CDD Conceptual Design Plan subject to the administrative review and approval of the Director of Planning & Zoning. (P&Z)

E. DEDICATIONS

21. Prior to the release of the first final site plan for each development block of the CDD Conceptual Design Plan, the applicant shall submit subdivision plats, easement plats, deeds, and any other necessary documentation to the satisfaction of the Director of Planning & Zoning and subsequently dedicate to the City, or as otherwise directed by the City in fee simple or by easement, the following minimum land dedications, reservations and easements located immediately adjacent to each respective block as shown on the final CDD Conceptual Design Plan, and if applicable, the following minimum land dedications in locations necessary for access to a given block from existing streets:
- a. Dedication of right-of-way for all required new public streets or portions thereof;
 - b. Dedication of right-of-way for all new public streets or portions thereof deemed optional at the discretion of the applicant;
 - c. Dedication of land for public park purposes;
 - d. Dedication of a public park and recreational easement for all open spaces and bicycle/pedestrian facilities shown on the final CDD Conceptual Design Plan (unless waived by the Director of Planning & Zoning); and
 - e. Dedication of all other easements that may be required, including but not limited to public access easements and emergency vehicle easements. (P&Z) (T&ES)
22. Prior to the release of the first final site plan for each development block of the CDD Conceptual Design Plan, the applicant shall record the vacation of private easements within proposed public rights-of-way to the satisfaction of the Director of Transportation & Environmental Services. (T&ES)
23. All streets within the CDD Conceptual Design Plan area shall be dedicated as public streets except:
- a. Private streets and private alleys may be allowed to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services; and
 - b. The Directors of Planning & Zoning and Transportation & Environmental Services may delay City acceptance of public rights-of-way within the CDD Conceptual Design Plan area until prior to the release of the final site plan within the CDD Conceptual Design Plan. Should the City delay acceptance of any streets, the applicant must maintain said street(s) as private, publicly accessible street(s) in

good condition from the time said street(s) are constructed until such time that the Directors choose to accept them as public right-of-way. (P&Z) (T&ES)

24. In instances where the Directors of Planning & Zoning, Recreation, Parks and Cultural Activities, and Transportation & Environmental Services require public access easements or public park and recreational easements for open space, plazas, streets, and/or sidewalks, the easement(s) allow public access with property owner use limitations allowing for maintenance, safety and uses consistent with the type of easement. The easements shall allow the public to access parks, at a minimum, for all uses and hours associated with public parks. The City and the applicant reserve the right within the easement to reprogram the park by mutual agreement so long as the reprogramming is consistent with the intent of the park. (P&Z) (T&ES) (RPCA)

F. INFRASTRUCTURE

25. The following minimum infrastructure items shall be depicted on the first Development Special Use Permit request for each block in the CDD Conceptual Design Plan area, and for the entirety of each block unless waived by the Directors of Planning & Zoning and Transportation & Environmental Services, regardless of whether the first Development Special Use Permit on each block requests approval for all buildings anticipated on said block. The following minimum infrastructure items shall also be constructed or installed as depicted on the approved first Development Special Use Permit requests for each block at no cost to the City, and prior to the issuance of the first Certificate of Occupancy for the first building within the Development Special Use Permit approval containing said infrastructure items, to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services:
 - a. The entire final road surface, parking lanes, traffic signs and signals, and necessary roadway markings for all required new streets or portions thereof.
 - b. All sidewalks, street trees, and bicycle facilities.
 - c. Curbs and gutters for all streets.
 - d. ADA-compliant curb ramps.
 - e. Any revised traffic signs, traffic signals, or roadway markings that may be necessary, as determined by the Directors of Planning & Zoning and Transportation & Environmental Services, along existing streets adjacent to the CDD Conceptual Design Plan area.
 - f. The approved streetscape dimensions as generally shown on the CDD Final Site Plan;
 - g. All grading, topography, and spot elevation necessary to review the proposed infrastructure;
 - h. All necessary above and below-grade utilities, including stormwater, sanitary, water and electrical connection; and
 - i. Any necessary temporary facilities related to transit facilities. (P&Z) (T&ES)
26. Prior to the submission of the first concept Development Special Use Permit submission for development on Blocks 2A, 2B, 3A, 3B, 9A, 9B, 11, or 12, coordinate with the

Department of Transportation & Environmental Services and AlexRenew to discuss the technical and financial feasibility of integrating a district-wide Purple Pipe to reuse treated wastewater. (P&Z) (T&ES)

27. The applicant shall depict on the first preliminary Development Special Use Permit request for Block 9 (A or B) and for Block 11, and shall subsequently construct at its expense, a bicycle/pedestrian path along “New Street A” opposite each block’s corresponding frontage consistent with the CDD Conceptual Design Plan to the satisfaction of the Director of Planning & Zoning. Construction of the path shall be completed prior to the issuance of final Certificate of Occupancy for development in each of the above-mentioned Development Special Use Permits. (P&Z)
28. The first property owner to request preliminary Development Special Use Permit approval for either Blocks 9A, 9B, 11, or 12 shall depict on their preliminary Special Use Permit request and subsequently construct at their expense: a) all necessary improvements shown as “Phase 6” on the CDD Conceptual Design Plan and b) the portion of the bicycle/pedestrian path along “New Street A” opposite the Eisenhower Avenue Metro Station and between the portions of the path required to be constructed pursuant to Condition #27. (P&Z)
29. The applicant shall depict on the first preliminary Development Special Use Permit request for Block 20 following approval of this CDD Conceptual Design Plan request, and shall subsequently construct at its expense:
 - a. A bicycle/pedestrian path along the southern and eastern portions of the block, connecting the path opposite Block 11 with the intersection of Dock Lane and Mill Road, as shown on the final CDD Conceptual Design Plan to the satisfaction of the Director of Planning & Zoning.
 - b. A vehicular connection between the existing driveway on Block 20 and Mill Road, subject to any VDOT approvals that may be necessary.

Construction of the bicycle/pedestrian path and vehicular connection shall be completed pursuant to approved conditions of the future Development Special Use Permit and subject to additional City, Dominion Virginia Power, and Virginia Department of Transportation (VDOT) review or approval. (P&Z)

30. The applicant shall at its expense construct bicycle/pedestrian connections from Blocks 3A & 3B to the existing bicycle/pedestrian tunnel located on Mill Road adjacent to the Telegraph Road overpass. If requested by the Directors of Planning & Zoning and Transportation & Environmental Services, the applicant shall alternatively construct bicycle/pedestrian connections from either Block 2 or 3 to an expanded Telegraph Road bridge. In either case, the applicant shall depict the bicycle/pedestrian connections on the first preliminary Development Special Use Permit for the appropriate block and shall construct them prior to the issuance of the final Certificate of Occupancy for development included in the previously mentioned Development Special Use Permit.

G. BUILDING DESIGN

31. All buildings constructed in the CDD Conceptual Design Plan area shall be designed and constructed consistent with the Eisenhower East Design Guidelines to the satisfaction of the Carlyle-Eisenhower East Design Review Board. (P&Z)

H. PARKING

32. If parking will be shared across individual properties and among uses in the CDD Conceptual Design Plan area to satisfy the parking requirements, the applicant shall provide a Shared Parking Plan with the Development Special Use Permit that summarizes all proposed uses and parking requirements within the CDD and indicates locations of parking to satisfy these requirements. This Plan shall be updated with subsequent Development Special Use Permits that will also use shared parking. (P&Z) (T&ES)
33. The applicant for each preliminary Development Special Use Permit shall submit a Parking Management Plan (“the Plan”) for approval by the Director of P&Z and T&ES. At minimum, the parking management plans shall include:
 - a. Shared Parking: If used, outline mechanisms to ensure the parking is efficiently used and shared between each of the uses and within multiple garages.
 - b. The Plan shall address parking for community facilities, movie theaters and performance theaters. Parking for these uses may be provided by adjacent uses through a shared parking program, unless the facility has considerable parking needs above and beyond what can be accommodated exclusively through shared parking.
 - c. Valet Parking: The Plan shall outline provisions and strategies for valet parking, if the applicant determines to its discretion that valet parking is desired, to ensure efficient use of parking resources. These shall include: loading and unloading locations and management, pricing, marketing strategies and wayfinding.
 - d. Unbundled Parking: All multifamily residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to lease the residential unit). Unbundled parking for all other uses is encouraged and shall be explored as part of the Plan.
 - e. On-Street Parking: The Plan shall include all proposed on-street parking spaces within the CDD.
 - f. Priority Parking: Priority spaces for carpool/vanpool use shall be provided within all structured parking for the commercial uses.
 - g. Parking wayfinding, performance parking and advanced parking management systems. The Plan shall include a parking wayfinding plan which shall include illuminated wayfinding.
 - h. The Applicant shall be responsible for the implementation of the Parking Management Plan. The Applicant shall be responsible for the installation of all infrastructure required to support the implementation of the Plan including, but not limited to, parking wayfinding signs, advanced parking management technologies and performance parking metering systems. (P&Z) (T&ES)

34. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the final site plan. Within the project area, any parking meters which are placed on private streets with public access easements or on public rights-of-way shall be acquired and installed by the applicant in accord with City specifications. The City reserves the right to enforce parking meters on private streets containing public access easements. (P&Z)(T&ES)

I. TRANSPORTATION/TRAFFIC

35. Given the projects' proximity to the Virginia Department of Transportation interstate ramp and Limited Access Line, any proposed change to Pershing Avenue design, configuration or operation as part of future Development Special Use Permit requests on Blocks 2 or 3 would require the applicant to follow the process as indicated in VDOT's Location and Design Division Instructional and Informational Memorandum (IIM-LD-200). If a report is deemed appropriate through the process, the report conducted through shall be submitted to the City no less than thirty (30) business days prior submission to VDOT and/or FHWA and be to the satisfaction of the Director of T&ES. (T&ES)
36. A Multimodal Transportation Impact Analysis shall be required with each DSUP or DSP submitted in accordance with the most recent City Guidelines. The analysis shall contain all information deemed necessary by the Directors of Planning & Zoning and Transportation & Environmental shall be provided prior to being deemed complete with any DSUP or DSP submission within the CDD Conceptual Design Plan area. This analysis is subject to review and modification by VDOT depending on the proximity to the limited access line and/or ramps. (T&ES)
37. For development blocks adjacent to VDOT roadways/overpasses, applicant will depict on all future DSUPs all VDOT Right of Way and easements and label clearly so as to differentiate between City and Commonwealth ownership and easements before Verification of Completeness for said adjacent DSUPs. (T&ES)
38. Prior to verification of completeness stage for any DSUP that is adjacent to Telegraph Road overpass and the overpass ending at Stoval/Eisenhower (and/or any DSUP proposing road or traffic modifications adjacent to any VDOT roadway, fee simple or permanent easement), future applicants will obtain all necessary approvals from VDOT/Commonwealth of Virginia for their design. (T&ES)
39. The Applicant shall continue to coordinate with WMATA, DASH, and The City of Alexandria regarding refinements to the existing MOU at the Eisenhower East Metro Station. If the refinement to the MOU results in schematic changes to the design and layout of this portion of the CDD, then the applicant shall reflect those changes in the final CDD Design Plan. If a revised MOU is not approved prior to submission of the final CDD Conceptual Design Plan, the applicant shall submit a new final CDD Conceptual Design Plan depicting those changes to the Director of Planning & Zoning for administrative review and approval within 60 days of the approval of a revised MOU. (T&ES)

40. The Applicant shall continue to coordinate with WMATA, DASH and the City of Alexandria regarding forthcoming City-led improvements to the intersection of Eisenhower Avenue and Hoffman St/Swamp Fox Road. The ultimate design for this portion of the CDD shall be reflected on the final CDD Design Plan. If the City has not approved these improvements prior to submission of the final CDD Conceptual Design Plan, the applicant shall submit a new final CDD Conceptual Design Plan depicting the improvements to the Director of Planning & Zoning for administrative review and approval within 60 days of the approval of the improvements' approval. (T&ES)
41. All bicycle and pedestrian facilities within the entirety of the CDD Conceptual Design Plan area shall be consistent with the [Alexandria Mobility Plan](#) (AMP) and be designed pursuant to the [City's Complete Street's Design Guidelines](#). The final design and location of these facilities will be determined during review of the individual block DSUPs. (T&ES)

J. HOUSING

42. Future DSUP applicants shall provide ten percent of new residential rental and for-sale development as committed affordable housing. "New" residential development is residential square footage above the 2003 Plan "Base" as reflected in the 2020 EESAP Table 5 - Base Development up to the maximum square footage as approved in the final CDD Conceptual Design Plan at the time of the preliminary DSUP submission.

As provided for in the Eisenhower East Small Area Plan, modifications to the ten percent housing affordability requirement may be considered by City Council at the time of DSUP approval if unanticipated changes to the market and/or atypical site conditions impact project feasibility. Factors that may be considered include the operations of income-generating uses and construction costs relative to projected rents and sale prices, beyond general trends. Reductions of the housing affordability requirement will be determined through a third-party analysis based on information submitted by the developer as part of the DSUP submission but in no case will be less than five percent. (Housing)

43. Requests for floor area in excess of the maximum floor area (not including requests for transfers of floor area consistent with Condition #13 of this approval), or maximum building height in excess of the maximum building height, set forth in the final CDD Conceptual Design Plan shall utilize the provisions of Section 7-700 of the Alexandria Zoning Ordinance, except that separate Special Use Permit approval is not necessary provided that the applicant receives City Council approval of the additional floor area and/or building height as part of a Development Special Use Permit. (P&Z) (Housing)
44. If floor area or building height in excess of the maximum floor area and maximum building height set forth in the final CDD Conceptual Design Plan is requested consistent with Condition #43, the applicant shall submit a revised final CDD Conceptual Design Plan to the Director of Planning & Zoning for administrative approval within 60 days of submission of the first final site plan submission. (P&Z) (Housing)

45. Monetary contributions to the Housing Trust Fund on base and new commercial development shall be consistent with published affordable housing contribution policies and procedures in effect at the time future DSUP applications are accepted for review. (Housing)
46. Future DSUP applicants shall develop Affordable Housing Plans consistent with published Affordable Housing Plan Guidelines in effect at the time such DSUP applications are accepted for review. (Housing)
47. Affordable set-aside units shall be subject to the City's published standard set-aside conditions and affordable housing contribution policies and procedures in effect at that time future DSUP application are accepted for review. (Housing)
48. Future DSUP applicants shall comply with the City's published relocation policy and process in effect at the time such DSUP applications are accepted for review. (Housing)

K. SCHOOL / COMMUNITY USES

49. No later than the time of submission of the first conceptual Development Special Use Permit for either private development or for a public school/other community use on Block 2, whichever comes first, a minimum of 30,000 square feet of land shall be identified on the first conceptual Development Special Use Permit at a mutually agreed upon location on that block sufficient for future construction of a public school and community use. The Block 2 property owner shall consent to the submission of a Development Special Use Permit for a public school/other community use on its property if the submission occurs prior to the dedication of the land to the City. The property owner shall subsequently dedicate the land to the City, at no cost to the City, prior to the release of the first final site plan for either private development or for a public school/other community use on Block 2, whichever comes first.

Prior to the release of the first final site plan for either private development or for a public school, the Block 2 property owner shall enter into written agreements with the City to coordinate the redevelopment of the new public school/other community use with the private development on the remainder of the block to address issues such as construction easements and site access.

In the event a community use space is not viable on Block 2, then community use space shall be provided on another Block within CDD #2 or within the EESAP planning area. (P&Z)

50. The City shall provide a credit to the Block 2 property owner toward the developer contribution required in Condition #60 of this approval for the monetary difference between: a) the mutually agreed upon total financial responsibility for the school site for all blocks on which new development is requested in the CDD Conceptual Design Plan area and b) the mutually agreed upon total land value of the dedicated land. The proportionate credit shall be provided to the Block 2 property owner at the time the

developer contribution required in Condition #61 is payable to the City and only if the land has been dedicated to the City as provided for in Condition #49 or if an alternative arrangement has been executed consistent with Condition #51. (P&Z)

51. Condition #49 notwithstanding, if the applicant and the Director of Planning & Zoning mutually agree on an equivalent alternative arrangement for the provision of a public school or civic/community use, the location and timing of the provision of that arrangement to the City shall be subject to a separate agreement to the satisfaction of both parties. Such an agreement may supersede Condition #49 of this approval to the satisfaction of the Director of Planning & Zoning. (P&Z)
52. Consistent with the recommendations of the Eisenhower East Small Area Plan and to the satisfaction of the Director of Planning & Zoning:
 - a. A building that is co-located with a school may exceed the maximum height limit shown on the final CDD Conceptual Design Plan by the number of school floors constructed; and
 - b. The block on which a school is located may exceed the maximum gross floor area shown on the final CDD Conceptual Design Plan by the gross floor area of the constructed school. (P&Z)

L. OPEN SPACE

53. Open spaces and improvements to said open spaces shall be depicted on future preliminary Development Special Use Permit submissions consistent with the size, location, and programming shown on the final CDD Conceptual Design Plan and the Eisenhower East Small Area Plan. The applicant shall subsequently construct improvements to said open spaces consistent with the timeframes specified in the respective Development Special Use Permit approvals. (P&Z)
54. A public recreation center may be constructed on the open spaces shown on the final CDD Conceptual Design Plan if mutually agreed to between the Director of Planning & Zoning and the applicant. (P&Z)
55. Each block developed with residential uses shall provide a minimum 25% at or above-grade open space. The percentage will be based on the development block, excluding required streets. On-site publicly accessible open spaces consistent with Condition #53, including any on which a public recreation center is constructed consistent with Condition #54, are eligible for a one-for-one credit toward the required open space percentage for their respective blocks. (P&Z)
56. Useable roof top open space/amenity spaces shall also be provided, in addition to at-grade open spaces, as part of future Development Special Use Permit submissions for majority-residential buildings. Such spaces shall be designed as high-quality open space with active and passive uses for residents and building tenants. Roof top open space on office buildings may be accessible to the public if compatible with the building use as determined

by the Directors of Recreation, Parks & Cultural Activities and Planning & Zoning in consultation with the applicant as part of the Development Special Use Permit process. Roof top open space shall be physically and/or visually accessible. (P&Z) (RPCA)

57. All additional at-grade open space, including courtyards, plazas, and private internal courtyards shall be designed as high-quality open space for residents, building tenants and the public where appropriate. (P&Z) (RPCA)
58. Operating hours for publicly accessible parks and open spaces in the CDD Conceptual Design Plan area shall be at a minimum consistent with standard City park hours or as otherwise approved in future individual Development Special Use Permits to the satisfaction of the Directors of Planning & Zoning and Recreation, Parks & Cultural Activities. (P&Z) (RPCA)
59. To allow for the construction of public park improvements as recommended in the Eisenhower East Small Area Plan, Hoffman Family LLC or its successors or assigns shall relinquish all existing leases, licenses, and easements it holds to use the property known as Block 10B no later than February 28, 2035, unless an earlier date is mutually agreed to between the property owner, the applicant, the applicant's sublessees, and the City.

M. CONTRIBUTION(S)

60. Pursuant to the Eisenhower East Small Area Plan, a contribution is required to the Eisenhower East Implementation Fund:
 - a. \$5.91 (in 2024 dollars) per gross square foot of residential development above the base development as defined in Table 5 of the Small Area Plan, excluding parking square footage and square footage achieved through the application of Zoning Ordinance Section 7-700.
 - b. Contribution rates are subject to an annual escalation clause equivalent to the CPIU for the Washington Metro area. Contribution rates will be recalculated in January of each year. The final contribution amount shall be calculated and verified by the Department of Planning and Zoning at the time of Certificate of Occupancy. Payments shall be made prior to the release of the first certificate of occupancy. (P&Z)
61. The applicant will provide an inception-to-date update on the amount of Developer Contributions received and status of improvements as required herein, as part of each preliminary Development Special Use Permit process within the CDD Conceptual Design Plan area. (P&Z)
62. Each property owner of Blocks 2A, 2B, 3A, 3B, 9A, 9B, 11, 12, and 20 shall provide to the City an equal share of a \$50,000 total contribution toward the feasibility study of a new northern entrance to the Eisenhower Avenue Metro Station. The contribution shall be paid prior to the issuance of the final Certificate of Occupancy for development on each respective block. (P&Z) (T&ES)

N. ARCHAEOLOGY

63. Alexandria's Archaeology Protection Code may apply to projects in this Coordinated Development District (CDD) on a case-by-case basis. See the City of Alexandria Archaeological Standards (2021) or contact Alexandria Archaeology with questions. (Archaeology)

O. UTILITIES

64. All electrical transformers and associated utilities shall be screened to the satisfaction of the Director of P&Z or provided in underground vaults which shall comply with all applicable Dominion Virginia Power (DVP) standards. Ventilation grates shall not be located within public open space, sidewalks or streets - public right-of-way, or shall be provided with inlaid paving materials equivalent to those in the surrounding field paving according to Dominion Virginia Power standards and to the satisfaction of the Directors of P&Z, T&ES and RP&CA. The final location of the transformers and/or vaults shall be approved as part of the preliminary Development Special Use Permit review for each building/block. (P&Z) (T&ES) (RP&CA)
65. As part of the Development Special Use Permit process, the applicant shall submit a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 06-14. The applicant may be required to provide infrastructure improvements related to existing city-owned sanitary collector sewers to mitigate impacts from sanitary flows generated from development projects in this CDD. (T&ES)
66. All new utilities serving the CDD, whether located within or outside of the CDD, shall be placed underground at the cost of applicant. All utilities except for those having a franchise agreement with the City shall be located outside the public right-of-way; however, no transformers or switch gears shall be placed in the public right-of-way. (T&ES)
67. A connected underground conduit grid shall be installed in preparation of fiber and cable installation to provide high-speed communication and connectivity to all buildings and traffic signals in the CDD Conceptual Design Plan area. The conduits shall be the satisfaction of the Director of T&ES. This shall either be shown as part of Development Special Use Permits for individual buildings or within the Infrastructure DSP. (T&ES)

P. STORMWATER

68. The applicant shall meet the requirements set forth in the Environmental Management Ordinance (Chesapeake Bay Preservation Act) as adopted by the City of Alexandria at the time of the submittal of each preliminary Development Special Use Permit. (T&ES)
69. The applicant shall meet the requirements as set forth in Memorandum to Industry 01-18, Use of Manufactured/Proprietary Stormwater BMPs or applicable City Policy at the time of approval for each DSUP. (T&ES)

70. The water quality volume from impervious surfaces within new public rights-of-way shall receive treatment from stormwater Best Management Practice (BMP) facilities in accordance with Memo to Industry 04-2014 or applicable City policy at the time of approval. (T&ES)
71. The stormwater runoff from impervious surfaces within new public rights-of-way shall receive treatment from stormwater Best Management Practice (BMP) facilities in accordance with Memo to Industry 21-02 or applicable City policy at the time of approval. (T&ES)
72. All stormwater treatment facilities (BMPs) and detention facilities shall be maintained by the property owner, Community Development Authority, Business Improvement District, Master Association, or similar entity. This includes facilities installed in public rights of way and public parks. (T&ES)
73. The stormwater collection system is located within the Cameron Run watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 1-year, 2-year, and 10-year storm events. (T&ES)

Q. SUSTAINABILITY

74. All buildings within the CDD shall comply with the City's Green Building Policy at the time of DSUP/DSP submission. (OCA)
75. The applicant may propose additional sustainability strategies which may be incorporated administratively to the satisfaction of the Climate Action Officer. (OCA)

R. STREET NAMES

76. All new streets shall be named and said street names require Planning Commission approval through a Street Name Case request prior to the release of the first Final Site Plan for the respective CDD phase in which the streets are located. (P&Z)

S. INTERIM USES AND INTERIM CONDITIONS

77. The applicant shall provide interim infrastructure improvements in the CDD Conceptual Design Plan area to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services when necessary in order to access to a given block from existing public right-of-way. (P&Z) (T&ES)
78. Temporary screening shall be provided for active construction sites to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services consistent with the following guidelines:

- a. Treatment of visible portions of structures intended to be covered by future constructed features shall include one or both of the following:
 - i. Installing building or structure-mounted fabric scrims and/or vinyl banners to screen and buffer views of structures (e.g. parking garages, faces of buildings) intended to be covered by future construction.
 - ii. Installing plantings that are coordinated with and are compatible with the overall design character of adjacent areas in future development zones.
 - b. Plantings may be used to screen and buffer views of structures (e.g. parking garages, faces of buildings) intended to be covered by future construction. Plant materials shall be fast growing species, primarily evergreen, and appropriate for short-term use. Planting / landscape interim conditions shall be to the approval of the Directors of P&Z, T&ES and RP&CA along the following guidelines:
 - i. Plantings shall be consistent with the Alexandria Landscape Design Guidelines.
 - ii. Undeveloped parcels shall be enhanced with temporary landscape treatments and/or site improvements, including:
 - a. Temporary sidewalks, walkways or staircases/ramps shall be constructed around undeveloped parcels. Walkways shall be constructed of asphalt or other approved material and be minimum 5 feet in width.
 - b. Site shall be graded with gentle slopes and even transitions to offer a safe condition.
 - c. Site shall be seeded with turf type grasses and maintained in a neat, mowed condition.
 - d. Except for screen planting defined above in ‘Treatment of visible portions of structures’, and tree planting associated with streetscapes, the site shall remain as an open lawn area for public use (where possible). (P&Z) (T&ES) (RP&CA)
79. All interim uses and temporary conditions which are considered by the Directors of P&Z and/or T&ES to require screening shall apply the minimum screening and interim improvements listed in Condition #78 above. (P&Z) (T&ES)
80. Interim uses as allowed in the underlying OC zone, such as vehicle parking, City agency training, farmers’ markets, festival space, and beer gardens, may be approved by the Director of Planning & Zoning according to current Zoning Ordinance requirements. Interim uses shall not preclude the layout or function of the approved CDD Conceptual Design Plan. (P&Z)

IX. ATTACHMENTS

- 1. CDD Conceptual Design Plan Approval Standards
- 2. CDD#2 Zoning Table

Attachment #1: CDD Conceptual Design Plan Approval Standards

The proposal is consistent with the six specific standards for CDD Conceptual Design Plan approval contained in Section 5-604 of the Zoning Ordinance as follows:

1. *The proposed development shall substantially conform to the city's master plan with respect to the general type, character, intensity and location of uses, as reflected in the CDD guidelines of the applicable area plan.*

As noted previously in this report, the proposed development is consistent with the broad goals and objectives of the Eisenhower East Small Area Plan, as well as many of its specific recommendations for the CDD as outlined in Section V, Subsection A of this report.

2. *The proposed development shall preserve and protect to the extent possible all scenic assets and natural features of the land.*

The CDD Conceptual Design Plan area does not currently have any significant scenic assets or natural features. Most of the nine blocks on which development is anticipated have been developed with surface parking lots.

3. *The proposed development shall be designed to mitigate substantial adverse impacts to the use and value of surrounding lands.*

Although the individual buildings and uses within them will be considered in greater detail at the time of DSUP approval, the proposed CDD Conceptual Design Plan has been designed to mitigate any broad adverse impacts on surrounding lands. The applicant has proposed new public streets, transportation-related projects, several open spaces, and a land dedication for a public school / civic use.

4. *The proposed development shall be designed in accordance with public facilities, services, transportation systems and utilities which are adequate for the development proposed, and which are available, or reasonably probable of achievement, prior to use and occupancy of the development.*

The CDD Conceptual Design Plan has been designed to accommodate public facilities, services, transportation improvements and utilities that are adequate and commensurate with the proposed development. The applicant will be required to provide new public streets, transportation-related projects, and utilities serving the site.

5. *The proposed development shall be designed to provide adequate recreational amenities and, if appropriate to the site, a comprehensive system of pedestrian, bicycle or other recreational paths which shall be carefully coordinated with the provision of open spaces, public facilities, vehicular access routes and mass transportation facilities.*

The applicant proposes 10 new open spaces in the CDD area (including a new bicycle/pedestrian trail) and will contribute to the creation of three other open spaces nearby as outlined earlier in this report.

6. *The proposed development shall provide a substantial amount of residential units, including an affordable housing component.*

Staff estimates that over 4,400 residential units would be built over the next 20 years in the CDD area, subject to future development approvals. As outlined earlier in this report, approximately 210 of these units are estimated to be on-site, committed affordable units. A voluntary affordable housing contribution of over \$18 million is also estimated to be provided in the future.

Attachment #2: CDD#2 Table

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
2	Eisenhower Avenue Metro	<p>OC zoning regulations apply except that:</p> <ul style="list-style-type: none"> -Maximum F.A.R. is 1.25, except 2.0 with an architectural design SUP as specified in the master plan - Maximum heights shall be 100 feet, except on property known as the Hoffman Tract, where the maximum height shall not exceed 150 feet. <p>Any project proposed for development under the OC Office Commercial zoning shall conform to the design principles and guidelines outlined in the Eisenhower East Small Area Plan as may be amended.</p> <p>Development is prohibited on any portion of the property delineated in the Eisenhower East Small Area Plan, as may be amended, as public open space or roadways, however, this restriction is not intended to affect the amount of total development on the parcel.</p>	<p>The development controls for each development block including principal land uses, required minimum percent of commercial, maximum and minimum building height, required on-site publicly accessible open space, and required minimum retail are delineated in "Table 1 "Development Summary" of the Eisenhower East Small Area Plan as may be amended. In addition, development shall be in accordance with the guidelines in the Eisenhower East Small Area Plan as may be amended.</p> <p>Maximum F.A.R.: No maximum F.A.R. The building volume shall be in accordance with the Eisenhower East Small Area Plan as may be amended.</p> <p>Minimum open space: The minimum open space shall conform to the Eisenhower East Small Area Plan as may be amended.</p> <p>Minimum yards: None, except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000.</p> <p>Area Requirements: There are no lot area or frontage requirements.</p> <p><u>Parking: The minimum parking requirements in Section 8-200(A) for all uses shall not apply.</u></p>	<p>The maximum and minimum building heights shall conform to the Eisenhower East Small Area Plan as may be amended.</p>	<p>Active recreational uses; animal care facility; any use with live entertainment; apartment hotel; business and professional office; child care home; church; congregate housing facility; congregate recreational facility; continuum of care facility; day care center; dwelling, multi-unit; elder care home; food or beverage production exceeding 5,000 sq. ft., which includes a retail component; fraternal or private club; health and athletic club or fitness studio; health profession office; helistop; homeless shelter; hospice; hospital; hotel; light assembly, service, and crafts; medical care facility; medical laboratory; nursing or convalescent home or hospice; outdoor dining located on private property; outdoor market; passive recreational use; personal service establishment; public park; private school, academic; private school, commercial; public building; public school; radio or television broadcasting office and studio; recreation and entertainment use, indoor and outdoor; restaurant; retail shopping establishment; theater, live; social service use; solar energy system not serving a building, valet parking; and veterinary/animal hospital</p>

			<p>The height-to-setback ratio required in section 6-403(A) and the zone transition requirements of section 7-900 do not apply.</p> <p>All proposed development shall be reviewed for compliance with the design principles and guidelines by the Eisenhower East Design Review Board.</p>		
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APPLICATION

CDD DEVELOPMENT CONCEPT PLAN

CDD # 2

[must use black ink or type]

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT'S NAME: _____

ADDRESS: _____

PROPERTY OWNER NAME: _____

ADDRESS: _____


REQUEST: _____

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Print Name of Applicant or Agent



Signature

Telephone #

Fax #

Mailing/Street Address

Email address

DO NOT WRITE IN THIS SPACE OFFICE USE ONLY

Application Received: _____

Date and Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL _____

Property Description Attachment

Tax Map No.	Address	Owner	
072.02-02-12	2425 Mill Road	Hoffman Family LLC	Block 3A & 3B
072.03-04-09	312 Taylor Drive	Hoffman Management Inc.	Block 2A & 2B
072.04-04-08	315 Stovall St.	Hoffman Family LLC	Blocks 2A & 2B
072.04-03-38	206 Hoffman St.	Hoffman Family LLC	Block 7
072.04-03-26	2380 Mill Road	Town Center Garage LLC	Block 14
078.02-01-08	2400 Eisenhower Ave.	Hoffman Family LLC	Block 9A & 9B
075.02-01-13	2300 Dock Lane	Hoffman Towers Block 11 LLC	Block 11
078.02-01-09	2356 Eisenhower Ave.	Hoffman Towers Block 12 LLC	Block 12
078.02-01-19	2310 Eisenhower Ave.	Hoffman Family LLC	Block 19
Paradigm Properties	<i>*See Application under Separate cover*</i>		
078.02-01-22	2250 Dock Lane	Mill Road Block 20 LLC, c/o Paradigm Development Company, LLC	Block 20
078.02-01-23	2200 Dock Lane	Block 20 A LLC, c/o Paradigm Development Company, LLC	Block 20

The applicant is: (check one)

the Owner Contract Purchaser Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license.

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Attached.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at See Attached (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Attached.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Hoffman Family LLC	Donation to mayoral campaign	Amy Jackson
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

May 13, 2024
Date

Kenneth W. Wire, Wire Gill LLP
Printed Name


Signature

Disclosure Attachment

Applicant: Hoffman Companies

2461 Eisenhower Ave.
Alexandria, VA 22331

Owner Entities:

1) Hoffman Family LLC owns Blocks 3A, 3B, 2A, 2B, 7, 9A and 9B

Hubert N. Hoffman, III All Own Greater than 3%
Holly Nolting
Thomas Hoffman

c/o Hoffman Companies
2461 Eisenhower Ave.
Alexandria, VA 22331

2) Town Center Garage LLC owns Block 14

Hubert N. Hoffman, III: Greater than 3%

c/o Hoffman Companies
2461 Eisenhower Ave.
Alexandria, VA 22331

3) Hoffman Towers Block 11 LLC owns Block 11

4) Hoffman Towers Block 12 LLC owns Blocks 12



APPLICATION

CDD DEVELOPMENT CONCEPT PLAN

CDD # 2

[must use black ink or type]

PROPERTY LOCATION: 2200 and 2250 Dock Lane

TAX MAP REFERENCE: 078.02-01-22 and -23 **ZONE:** CDD-2

APPLICANT'S NAME: Paradigm Development Cos

ADDRESS: 1515 N. Courthouse Road, Suite 600, Arlington VA 22201-2909

PROPERTY OWNER NAME: Mill Road Block 20 LLC and Block 20 A LLC c/o Paradigm Develop.

ADDRESS: 1515 N. Courthouse Road, Suite 600, Arlington VA 22201-2909

REQUEST: Proposed Updated CDD2 for Block 20 to ensure the remaining undeveloped portion of the site can be residential or commercial.

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.


THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Mary Catherine Gibbs, Wire Gill, LLP
 Print Name of Applicant or Agent

700 N. Fairfax St., Suite 600

Alexandria, VA 22314
 Mailing/Street Address


 Signature

703-836-5757 703-548-5443
 Telephone # Fax #

mcgibbs@wiregill.com
 Email address

DO NOT WRITE IN THIS SPACE		OFFICE USE ONLY	
Application Received: _____	Date and Fee Paid: _____ \$		
ACTION - PLANNING COMMISSION: _____	ACTION - CITY COUNCIL _____		

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

the Owner Contract Purchaser Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

See Ownership Disclosure Statement Attachment below.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.** Provide proof of current City business license.
- No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

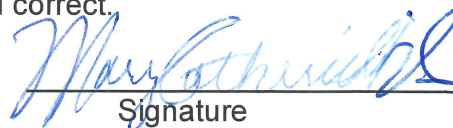
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. See Attached.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

11/2/23
Date

Mary Catherine Gibbs
Printed Name


Signature

Ownership Disclosure Statement Attachment

Applicant: Paradigm Development Cos.

1515 North Courthouse Road, Suite 600
Arlington, VA 22201

Owner Entities:

1) Mill Road Block 20 LLC owns a portion of Block 20: Tax Map No. 078.01-01-22,

Owns 3% or more: Paradigm Holdings, LLC - 99.999%
c/o Paradigm Development Company, LLC,
1515 North Courthouse Road, Suite 600
Arlington, VA 22201.

2) Block 20 A, LLC owns the other portion of Block 20: Tax Map No. 078.01-01-23

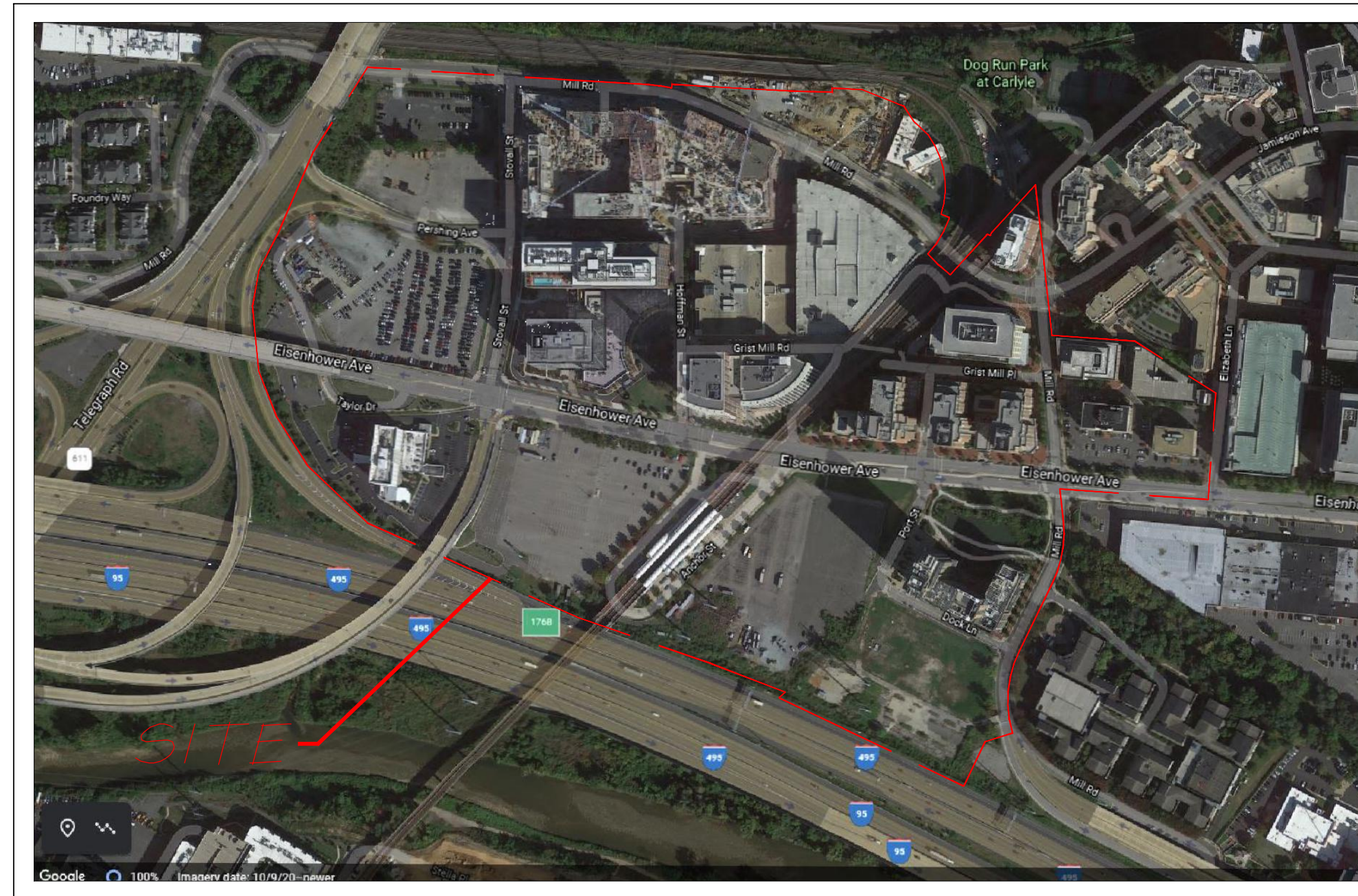
Owns 3% or more: Block 20 Holdings General Partnership - 100%
c/o Paradigm Development Company, LLC
1515 North Courthouse Road, Suite 600
Arlington, VA 22201

GENERAL NOTES

- THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP NUMBERS FOR THIS SITE ARE 078.02-01-08, 078.02-01-09, 078.02-01-13, 078.02-01-22, 078.02-01-23, 072.02-02-12, 072.04-03-26, 072.04-03-38 072.03-04-08 AND 072.04-04-09.
- THE SITE CONTAINS APPROXIMATELY 78.90 ACRES (ENTIRE CDD #2).
- THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants, Ltd. BETWEEN THE YEARS OF 1998 AND 2021.
- THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM christopher consultants, Ltd. BETWEEN THE DATES OF 1998 AND 2021.
- THE SITE IS CURRENTLY DEVELOPED AS THE HOFFMAN TOWN CENTER. THERE ARE NO NATURAL FEATURES ON THE SITE THAT NEED TO BE PRESERVED OR PROTECTED. THERE IS A RESOURCE PROTECTION AREA (RPA) BUFFER ON SITE. MODIFICATIONS TO THIS AREA WILL BE IN ACCORDANCE WITH CURRENT CITY OF ALEXANDRIA REQUIREMENTS FOR REDEVELOPMENT WITHIN THE RPA. THERE IS A WETLAND OF MINIMAL ECOLOGICAL VALUE ON THE PROPERTY AND ANY PERMITS REQUIRED FROM THE COE WILL BE OBTAINED.
- ADVERSE IMPACTS TO NEIGHBORING PROPERTIES FROM INTENSITY OF DEVELOPMENT RESULTING FROM A FUTURE DSUP WILL BE MITIGATED THROUGH GREEN BUILDING PRACTICES, TMPs, AFFORDABLE HOUSING, DEVELOPER CONTRIBUTIONS, NEW ROADWAYS AND STREETSCAPES, OPEN SPACE, DEVELOPMENT CONDITIONS, ETC. ALL SPECIFIED DURING THE DSUP PUBLIC REVIEW PROCESS.
- REFER TO THE TABLE ON SHEET C200 FOR THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE.
- THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS PART OF THE DSUP PROCESS FOR EACH BLOCK. (5-604-C (8)).
- SIGNIFICANT GROUND LEVEL PUBLIC OPEN SPACE TO BE CREATED AS PART OF THE PROJECT. SUSTAINABILITY GOALS, STORMWATER MANAGEMENT IMPROVEMENTS AND SPECIFIC AMENITIES FOR EACH BLOCK TO BE DETERMINED AT EACH DSUP SUBMISSION. (5-604-C (9),(5-604-C (11)). REFER TO THE CHART ON SHEET C200 FOR AMOUNT OF OPEN SPACE PROVIDED. AS PART OF THIS CDD, THERE WILL BE PEDESTRIAN AND BICYCLE NETWORK IMPROVEMENTS. THE DETAILS OF THE IMPROVEMENTS WILL BE PROVIDED AT THE TIME OF THE DSUP PROCESS FOR EACH BLOCK, BUT REFER TO SHEET C500 FOR A SCHEMATIC LAYOUT OF BICYCLE NETWORK IMPROVEMENTS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE. (5-604-C (14)).
- TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE. (5-604-c (15)) BASED ON ENVIRONMENTAL INVESTIGATIONS. BLOCK 2 CONTAINS ARSENIC AND HAS HIGH TOTAL CHROMIUM LEVELS. BLOCK 3 CONTAINS ARSENIC, PETROLEUM HYDROCARBONS AND CHLORINATED SOLVENTS (VOC). ADDITIONAL INVESTIGATIONS WILL BE COMPLETED WITH EACH DSUP WHEN A BLOCK MOVES FORWARD WITH REDEVELOPMENT. THERE IS NO KNOWN CONTAMINATION ON BLOCKS 9, 11 AND 12. THE APPLICANT ASSUMES SIMILAR FINDINGS FOR THE REMAINING PORTION OF BLOCK 20 AS WERE FOUND FOR BLOCK 19 AND THE APARTMENT PORTION OF BLOCK 20.
- FOR BLOCKS 2, 3 AND 9: THERE MAY BE UNUSUAL AND SPECIFIC SITUATIONS, SUCH AS BLOCK SHAPE, SIZE, AND GEOMETRY, WHERE THE APPLICANT CAN DEMONSTRATE IT IS INFEASIBLE TO PROVIDE ACTIVE SCREENING OR ARCHITECTURAL TREATMENTS THAT ARE INDISTINGUISHABLE FROM ACTIVE SCREENING AS RECOMMENDED BY THE PLAN. IN THOSE CASES THE APPLICANT WILL DEMONSTRATE HOW THE PROJECT MEETS THE SAP URBAN DESIGN GOALS.
- INTERIM USES FOR THE UNDEVELOPED BLOCKS INCLUDE: VEHICLE PARKING, MATERIAL STORAGE, CITY AGENCY TRAINING, FARMER'S MARKET, FESTIVAL SPACE, BEER GARDEN AND OTHER SIMILAR USES APPROVED BY THE CITY.

**COORDINATED DEVELOPMENT DISTRICT #2
CONCEPTUAL DESIGN PLAN
ALEXANDRIA, VIRGINIA**

VICINITY MAP
SCALE 1"= 350'



VCS 1983 GRID NORTH

SHEET INDEX

C000	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C200	PROPERTY OWNERSHIP INFORMATION
C300	CDD CONCEPT PLAN
C301	BLOCK 3 ALTERNATE LAYOUT EXHIBIT
C400	OPEN SPACE EXHIBIT
C500	BIKE CONNECTION EXHIBIT
C600	STREET CROSS SECTION EXHIBIT
C700	STREET HIERARCHY
C701	SOUTHERN STREET UNDER WMATA TRACKS EXHIBIT
C800	CDD PHASING PLAN

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	02-11-2022	FIRST SUBMISSION
	07-01-2022	SECOND SUBMISSION
	05-23-2023	THIRD SUBMISSION
	11-03-2023	FOURTH SUBMISSION
	02-02-2024	FIFTH SUBMISSION (COMPLETENESS)
	03-08-2024	SIXTH SUBMISSION (COMPLETENESS)

Block	Principle Land Use	Minimum Percentage Commercial	Maximum Building Height (ft)	Minimum Building Height (ft)	Required On-Site Accessible Open Space (sf)	Approximate Block Area (Ac)	Approximate Block Area (sf)	Project Total GSF Without Garage (sf)	Garage GSF (sf)	Project Total GSF [Including Garage] (sf)	Proposed For Redevelopment	
Block 1	Residential and Commercial	N/A	150'	N/A	18,500	2.79	121,532	101,000		101,000	No	
Block 2A/B	Residential and Commercial	30%	300'	150'	43,500	3.6	155,509	1,500,000	1,400,000	2,900,000	Yes	
Block 3A/B	Residential and Commercial	30%	250'	125'		2.5	108,029	1,250,000	365,000	1,615,000	Yes	
Block 4/5	Residential and Commercial	30%	250'	125'	10,900	5.1	220,849	1,755,000		1,755,000	No	
Block 6A	Residential	0%	300'	150'	0	1.5	64,033	665,552		665,552	No	
Block 6B/C	Residential and Commercial	60%	300'	150'	16,000	3.1	136,212	362,066		362,066	No	
Block 7	Commercial	100%	300'	150'	0	2.1	91,040	79,000		79,000	No	
Block 8	Commercial	100%	350'	175'	0	1.8	77,537	697,471		697,471	No	
Block 9A	Residential and Commercial	60%	300'	150'		1.5	66,647				Yes	
Block 9B	Residential and Commercial	60%	400'	200'	24,000	1.8	78,408	1,600,000	575,000	2,175,000	Yes	
Block 10A	U/T/Open Space	0%	50'	N/A	0	3.1	133,424	8,000		8,000	No	
Block 10B	U/T/Open Space	0%	50'	N/A	64,000	0.2	10,716	0		0	No	
Block 11	Residential and Commercial	0%	400'	200'	40,000	2.4	104,544	1,300,000	440,000	1,740,000	Yes	
Block 12	Residential and Commercial	0%	350'	175'	0	1.3	56,192	1,250,000	300,000	1,550,000	Yes	
Block 13	Residential	0%	300'	150'	0	1.3	57,194	490,000		490,000	No	
Block 14	Commercial	100%	250'	125'	0	2.8	120,661	18,000		18,000	No	
Block 15/15A	Residential and Commercial	30%	200'	100'	0	2.3	100,188	490,772		490,772	No	
Block 16	Commercial	100%	150'	75'	0	0.8	33,062	127,000		127,000	No	
Block 17	Commercial	100%	250'	125'	0	1.3	54,450	406,000		406,000	No	
Block 18	Residential	0%	300'	150'	0	1.5	63,598	525,000		525,000	No	
Block 19	Residential	0%	300'	150'	55,000	2.3	101,495	432,000		432,000	No	
Block 20 ¹	Residential and/or Commercial	0%	300'	150'	36,300	3.0	132,422	585,000	215,000	800,000	Yes	
Block 23	Residential and/or Commercial	0%	250'	125'	0	1.2	53,579	402,000		402,000	No	
					TOTAL		49.2	2,141,322	14,043,861	3,295,000	17,338,861	

Notes:

- Minimum percentage commercial area can be shared between Block 2 and 3 to achieve minimum commercial area above.
- Open space shown on C400 as distributed over Blocks (2 A/B and 3 A/B) may be consolidated.
- Blocks highlighted in gray are included in this CDD Conceptual Design Plan.
- Blocks 4, 5, 6A, 6B/C, 7, 8, and 9B are required to provide ground floor retail as shown on EESAP Figure 5.
- Garage Floor Area of 215,000 SF is not included in approved Block 20 density.

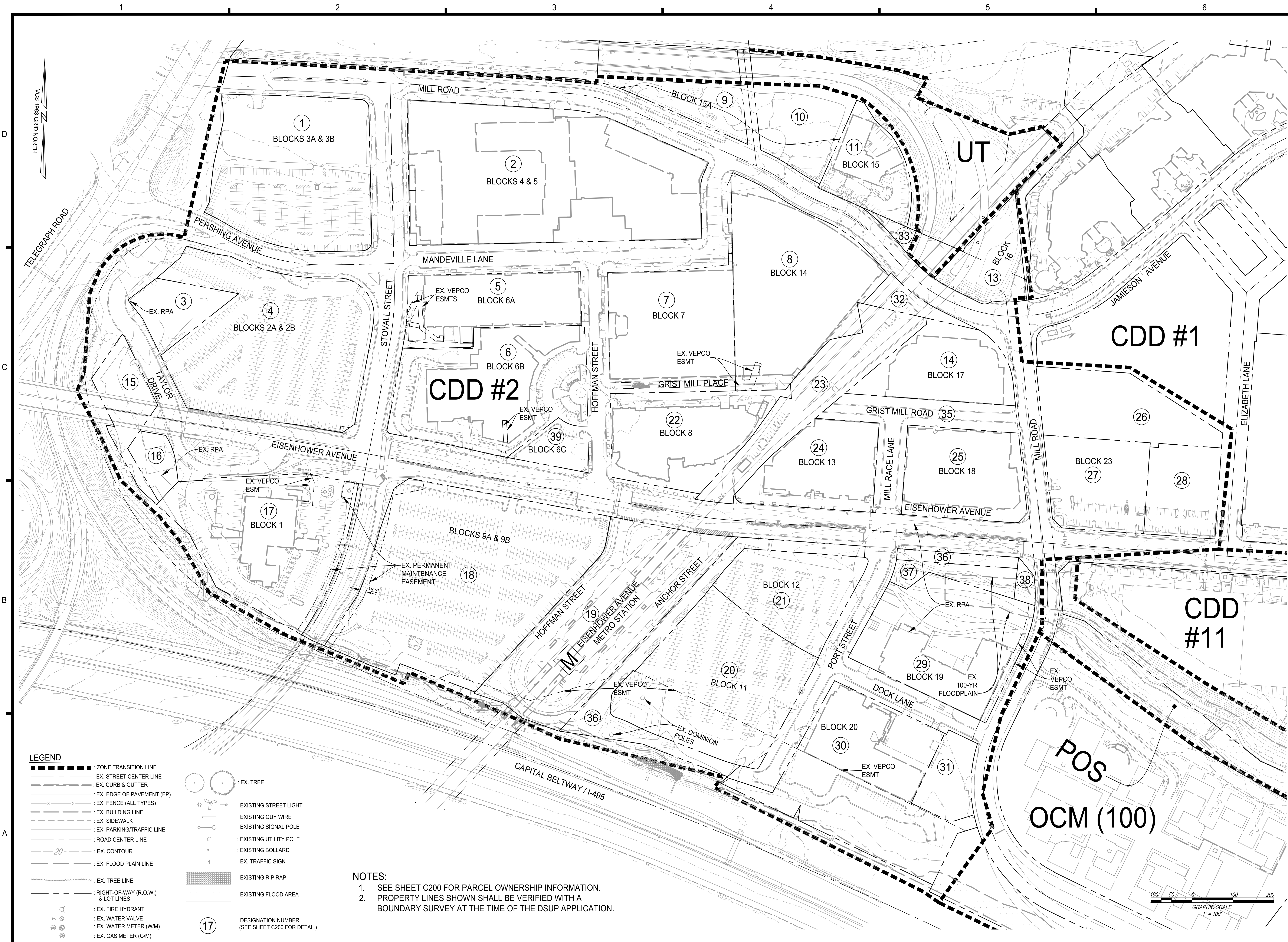
APPLICANT
HOFFMAN FAMILY, LLC
2034 EISENHOWER AVE, SUITE 290
ALEXANDRIA, VA 22314

APPLICANT
PARADIGM DEVELOPMENT COMPANY, LLC
1515 NORTH COURTHOUSE ROAD, SUITE 600
ARLINGTON, VA 22201

ARCHITECT
COOPER CARRY
625 N WASHINGTON ST., STE. 200,
ALEXANDRIA, VA 22314

CIVIL ENGINEER
CHRISTOPHER CONSULTANTS, LTD.
4035 RIDGE TOP ROAD, SUITE 601
FAIRFAX, VIRGINIA 22030

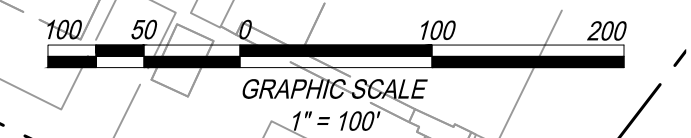
ATTORNEY
WIRE GILL
700 N FAIRFAX ST
SUITE 600
ALEXANDRIA, VA 22314
(KEN WIRE REPRESENTING HOFFMAN FAMILY, LLC)
(MARY CATHERINE GIBBS REPRESENTING PARADIGM DEVELOPMENT COS)



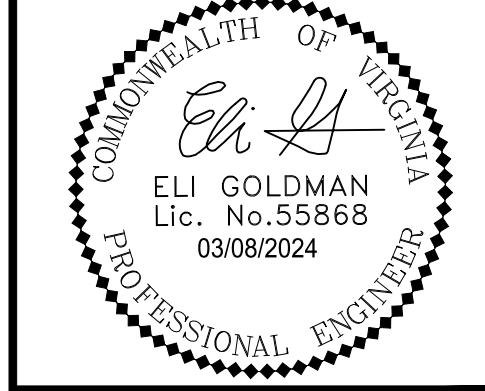
LEGEND

--- ZONE TRANSITION LINE	○ EX. TREE
--- EX. STREET CENTER LINE	○ EX. TREE
--- EX. CURB & GUTTER	○ EX. TREE
--- EX. EDGE OF PAVEMENT (EP)	○ EX. TREE
--- EX. FENCE (ALL TYPES)	○ EX. TREE
--- EX. BUILDING LINE	○ EX. TREE
--- EX. SIDEWALK	○ EX. TREE
--- EX. PARKING/TRAFFIC LINE	○ EX. TREE
--- ROAD CENTER LINE	○ EX. TREE
--- EX. CONTOUR	○ EX. TREE
--- EX. FLOOD PLAIN LINE	○ EX. TREE
--- EX. TREE LINE	○ EX. TREE
--- RIGHT-OF-WAY (R.O.W.) & LOT LINES	○ EX. TREE
○ EX. FIRE HYDRANT	○ EX. TREE
○ EX. WATER VALVE	○ EX. TREE
○ EX. WATER METER (WM)	○ EX. TREE
○ EX. GAS METER (GM)	○ EX. TREE
○ EX. PERMANENT MAINTENANCE EASEMENT	○ EX. TREE
○ EX. VEPCO ESMT	○ EX. TREE
○ EX. RPA	○ EX. TREE
○ EX. DOMINION POLES	○ EX. TREE
○ EX. 100-YR FLOODPLAIN	○ EX. TREE
○ EX. RIP RAP	○ EX. TREE
○ EX. FLOOD AREA	○ EX. TREE
○ EX. STREET LIGHT	○ EX. TREE
○ EX. GUY WIRE	○ EX. TREE
○ EX. SIGNAL POLE	○ EX. TREE
○ EX. UTILITY POLE	○ EX. TREE
○ EX. BOLLARD	○ EX. TREE
○ EX. TRAFFIC SIGN	○ EX. TREE
○ DESIGNATION NUMBER (SEE SHEET C200 FOR DETAIL)	○ EX. TREE

NOTES:
 1. SEE SHEET C200 FOR PARCEL OWNERSHIP INFORMATION.
 2. PROPERTY LINES SHOWN SHALL BE VERIFIED WITH A BOUNDARY SURVEY AT THE TIME OF THE DSUP APPLICATION.



christopher consultants
 4035 ridge top rd
 suite 601
 fairfax, va 22030
 engineering • surveying • land planning



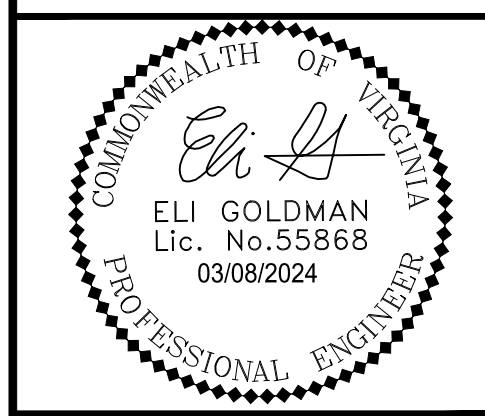
COORDINATED DEVELOPMENT DISTRICT #2
CONCEPTUAL DESIGN PLAN
 CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	02-11-2022	CDD AMENDMENT SUBMISSION #1
2	07-01-2022	CDD AMENDMENT SUBMISSION #2
3	05-26-2023	CDD AMENDMENT SUBMISSION #3
4	11-03-2023	CDD AMENDMENT SUBMISSION #4
5	02-02-2024	CDD AMENDMENT SUBMISSION #5 (COMPLETENESS)
6	03-08-2024	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)

PROJECT No.: 98085.065.00
 DRAWING No.: 111404
 DATE: 02.11.22
 SCALE: SEE SHEET
 DESIGN: EG
 DRAWN: MQ
 CHECKED: KMW

EXISTING CONDITIONS PLAN

SHEET No. **C100**



COORDINATED DEVELOPMENT DISTRICT #2
CONCEPTUAL DESIGN PLAN
 CITY OF ALEXANDRIA, VIRGINIA

CURRENT PROPERTY OWNERS							
DESIGNATION	BLOCK	MAP #	ADDRESS	OWNER	USES	PROPOSED FOR REDEVELOPMENT	ZONING
1	Blocks 3A & 3B	072.02-02-12	2425 Mill Rd.	Hoffman Family LLC	Vacant Land Commerc. (941)	YES	CDD #2
2	Blocks 4 & 5	072.04-03-41	2424 Mill Rd.	HTC 4/5 Project Owner LLC	General Commercial (400)	NO	CDD #2
3	Blocks 2A & 2B	072.03-04-09	312 Taylor Dr.	Hoffman Management Inc.	Vacant Land Commerc. (941)	YES	CDD #2
4	Blocks 2A & 2B	072.04-04-08	315 Stoval Sr.	Hoffman Family LLC	Vacant Land Commerc. (941)	YES	CDD #2
5	Block 6A	072.04-03-35	2472 Mandeville La.	Foundry Associates Owner LLC	Hi-Rise (7 ST and Up (330))	NO	CDD #2
6	Block 6B	072.04-03-34	2461 Eisenhower Av.	2461 Eisenhower Acquisitions LLC	Office Buildings (487)	NO	CDD #2
7	Block 7	072.04-03-38	206 Hoffman St.	Hoffman Family LLC	General Commercial (400)	NO	CDD #2
8	Block 14	072.04-03-26	2380 Mill Rd.	Town Center Garage LLC	Parking Garage (449)	NO	CDD #2
9	Block 15A	072.02-02-22	2425 Mill Rd.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO	CDD #2
10	Block 15A	072.02-02-21	2401 Mill Rd.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO	CDD #2
11	Block 15	072.02-02-10	2355 Mill Rd.	City of Alexandria	City Govt Bldgs (730)	NO	OCM(100)
12	-	072.02-02-20	2395 Mill Rd.	Washington Metropolitan Area Transit Authority	Office Buildings (487)	NO	CDD #2
13	Block 16	072.04-02-19	2345 Mill Rd.	MFH Alexandria V LLC	Extended Stay (472)	NO	CDD #2
14	Block 17	072.04-0A-00	2318 Mill Rd.	Carlyle Overlook Condominium	Condo Master Cards (802)	NO	CDD #2
	Block 17	072.04-0A-ASCO-A	2318 Mill Rd.	American Society of Clinical Oncology Inc.	Condo/Office (160)	NO	CDD #2
	Block 17	072.04-0A-ASCO-B	2318 Mill Rd.	American Society of Clinical Oncology Inc.	Condo/Office (160)	NO	CDD #2
	Block 17	072.04-0A-RETAIL	2318 Mill Rd.	Carlyle Overlook Owner LLC	Retail Condo (165)	NO	CDD #2
	Block 17	072.04-0A-RP-MRP	2318 Mill Rd.	Carlyle Overlook Owner LLC	Condo/Office (160)	NO	CDD #2
15	-	072.03-04-11	310 Telegraph Rd.	Alexandria VA hotel Partners LLC	Vacant Land Commerc. (941)	NO	CDD #2
16	-	072.03-04-10	2468 Eisenhower Av.	Alexandria VA hotel Partners LLC	Vacant Land Commerc. (941)	NO	CDD #2
17	Block 1	072.04-04-07	2460 Eisenhower Av.	Alexandria VA hotel Partners LLC	Hotel and Motel (470)	NO	CDD #2
18	Blocks 9A & 9B	078.02-01-08	2400 Eisenhower Av.	Hoffman Family LLC	Vacant Land Commerc. (941)	YES	CDD #2
19	Block 10A	078.02-01-02	2390 Eisenhower Av.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO	UT
20	Block 11	078.02-01-13	2300 Dock La.	Hoffman Towers Block 11 LLC	Vacant Land - APT (930)	YES	CDD #2
21	Block 12	078.02-01-09	2356 Eisenhower Av.	Hoffman Towers Block 12 LLC	Vacant Land - APT (930)	YES	CDD #2
22	Block 8	072.04-03-32	2415 Eisenhower Av.	USGBF NSF LLC	Office Buildings (487)	NO	CDD #2
23	Block 10B	072.04-03-12	2391 Eisenhower Av.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO	UT
24	Block 13	072.04-03-23	2351 Eisenhower Av.	Eisenhower Residential LP	Hi-Rise (7 ST and Up (330))	NO	CDD #2
25	Block 18	072.04-03-21	2251 Eisenhower Av.	Carlyle Place Associates LLC	Hi-Rise (7 ST and Up (330))	NO	CDD #2
26	Block 23	073.03-01-07	2331 Mill Rd.	Eisenhower Mill Properties LLC	Office Buildings (487)	NO	CDD #2
27	Block 23	073.03-01-09	2121 Eisenhower Av.	Simpson Development Co.	Office Buildings (487)	NO	CDD #2
28	Block 23	073.03-01-08	2111 Eisenhower Av.	211 Eisenhower Avenue Limited Partnership	Office Buildings (487)	NO	CDD #2
29	Block 19	078.02-01-21	750 Port St.	Paradigm 2250 Mill LLC	Hi-Rise (7 ST and Up (330))	NO	CDD #2
30	Block 20	078.02-01-22	2250 Dock La.	Mill Road Block 20 LLC, C/O Paradigm Development Company, LLC	Hi-Rise (7 ST and Up (330))	YES	CDD #2
31	Block 20	078.02-01-23	2200 Dock La.	Block 20 A LLC, C/O Paradigm Development Company, LLC	Hi-Rise (7 ST and Up (330))	YES	CDD #2
32	-	072.04-03-08	2360 Mill Rd.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO	UT
33	Block 15	072.04-02-14	2375 Mill Rd.	City of Alexandria	City Govt Bldgs (730)	NO	OCM(100)
34	-	072.04-02-20	2365 Mill Rd.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO	CDD #2
35	-	072.04-03-22	2316 Mill Rd.	Mill Race Property Oners Association	Vacant Land Com Area (980)	NO	CDD #2
36	Block 19	078.02-01-19	2310 Eisenhower Av.	Hoffman Family LLC	Vacant Land - APT (930)	NO	CDD #2
37	Block 19	078.02-01-15	2250 Eisenhower Av.	Hoffman Family LLC	Vacant Land - APT (930)	NO	CDD #2
38	Block 19	078.02-01-07	2290 Mill Rd.	City of Alexandria	City Pks/Playgrounds (731)	NO	CDD #2
39	Block 6C	072.04-03-33	2425 Eisenhower Av.	2425 Eisenhower Acquisitions LLC	Vacant Land Commerc. (941)	NO	CDD #2

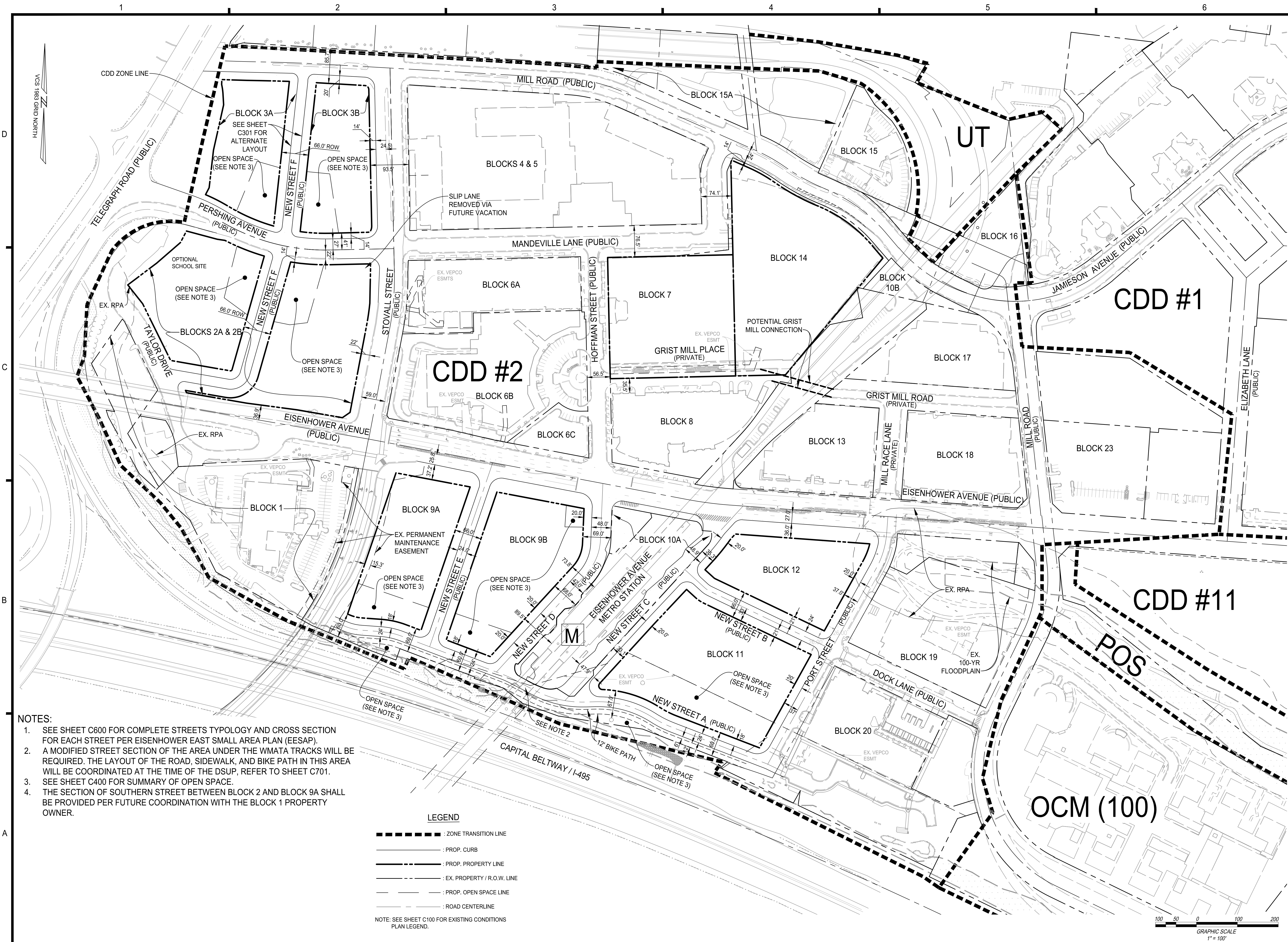
NOTES :
 1. BLOCKS HIGHLIGHTED IN GRAY ARE INCLUDED IN THIS CDD CONCEPTUAL DESIGN PLAN.

MARK	DATE	DESCRIPTION
1	02-11-2022	CDD AMENDMENT SUBMISSION #1
2	07-01-2022	CDD AMENDMENT SUBMISSION #2
3	05-26-2023	CDD AMENDMENT SUBMISSION #3
4	11-03-2023	CDD AMENDMENT SUBMISSION #4
5	02-02-2024	CDD AMENDMENT SUBMISSION #5 (COMPLETENESS)
6	03-08-2024	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)

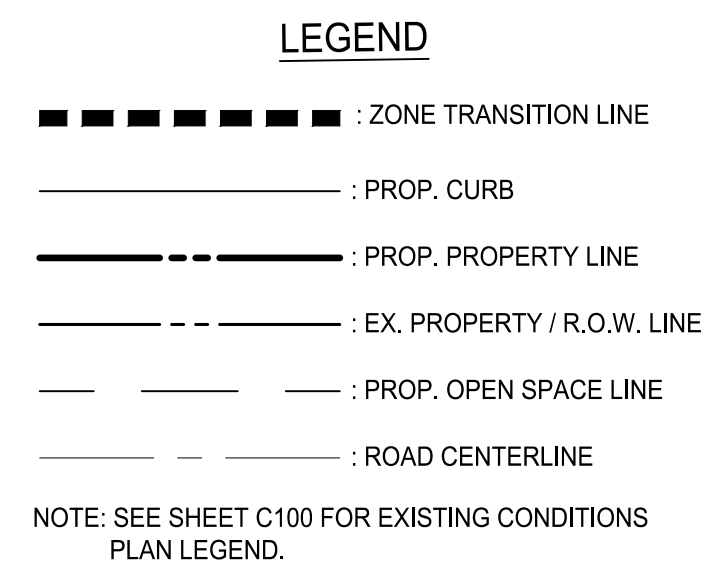
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 SCALE: N.A.
 DESIGN: EG
 DRAWN: MQ
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SHEET TITLE:
PROPERTY OWNERSHIP INFORMATION

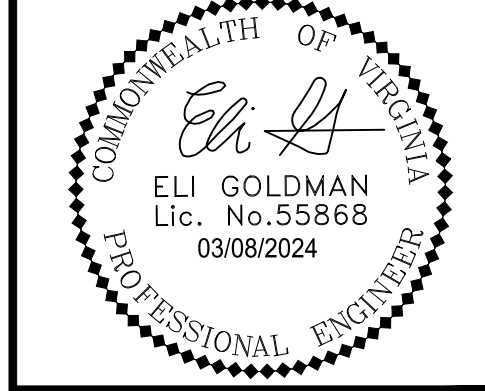
SHEET No.
C200



- NOTES:**
- SEE SHEET C600 FOR COMPLETE STREETS TYPOLOGY AND CROSS SECTION FOR EACH STREET PER EISENHOWER EAST SMALL AREA PLAN (EESAP).
 - A MODIFIED STREET SECTION OF THE AREA UNDER THE WMATA TRACKS WILL BE REQUIRED. THE LAYOUT OF THE ROAD, SIDEWALK, AND BIKE PATH IN THIS AREA WILL BE COORDINATED AT THE TIME OF THE DSUP, REFER TO SHEET C701.
 - SEE SHEET C400 FOR SUMMARY OF OPEN SPACE.
 - THE SECTION OF SOUTHERN STREET BETWEEN BLOCK 2 AND BLOCK 9A SHALL BE PROVIDED PER FUTURE COORDINATION WITH THE BLOCK 1 PROPERTY OWNER.



christopher consultants
 4035 ridge top rd
 suite 601
 fairfax, va 22030
 engineering • surveying • land planning



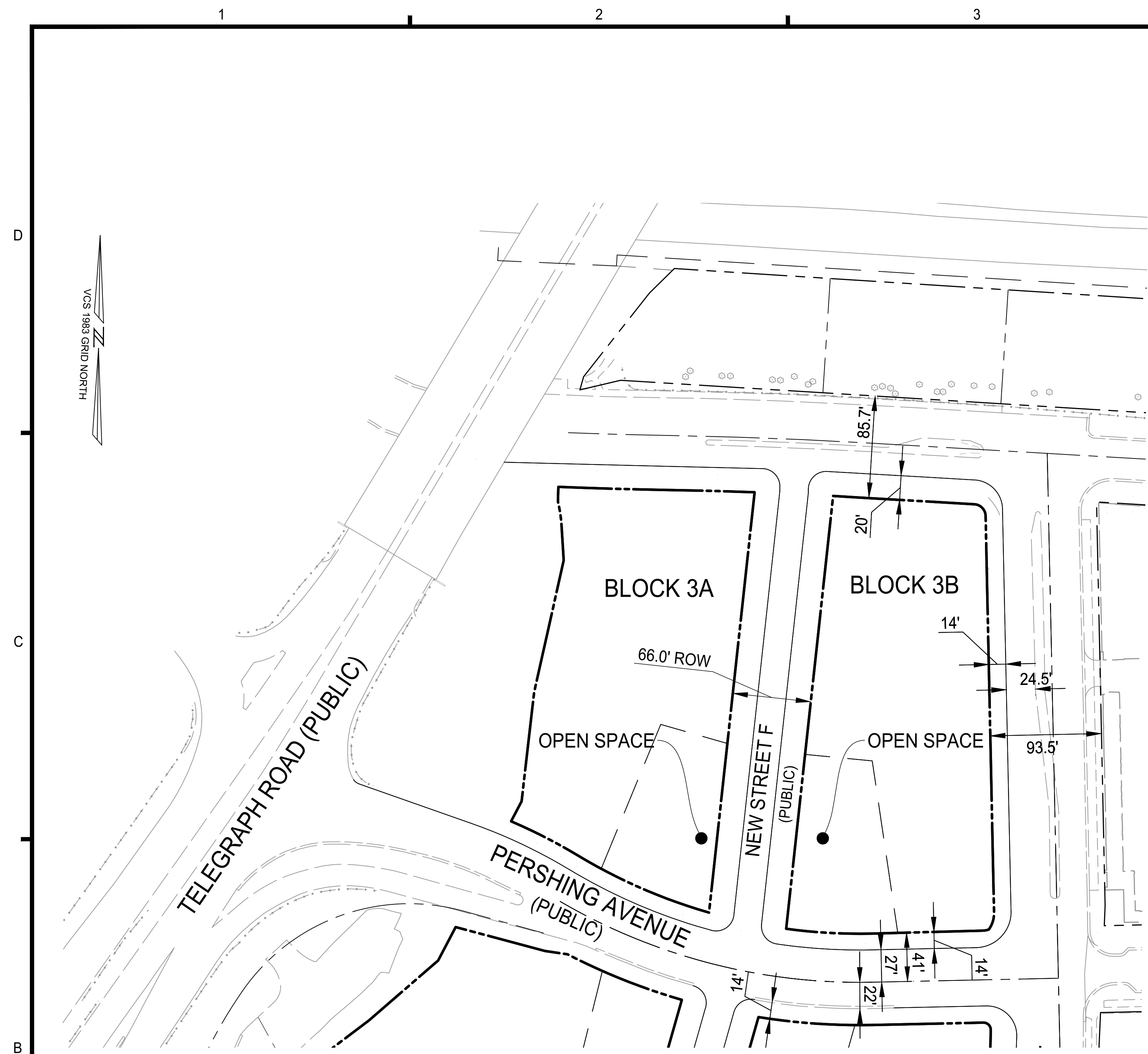
COORDINATED DEVELOPMENT DISTRICT #2 CONCEPTUAL DESIGN PLAN
 CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	02-11-2022	CDD AMENDMENT SUBMISSION #1
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5	02-02-2024	CDD AMENDMENT SUBMISSION #5 (COMPLETENESS)
6	03-08-2024	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)

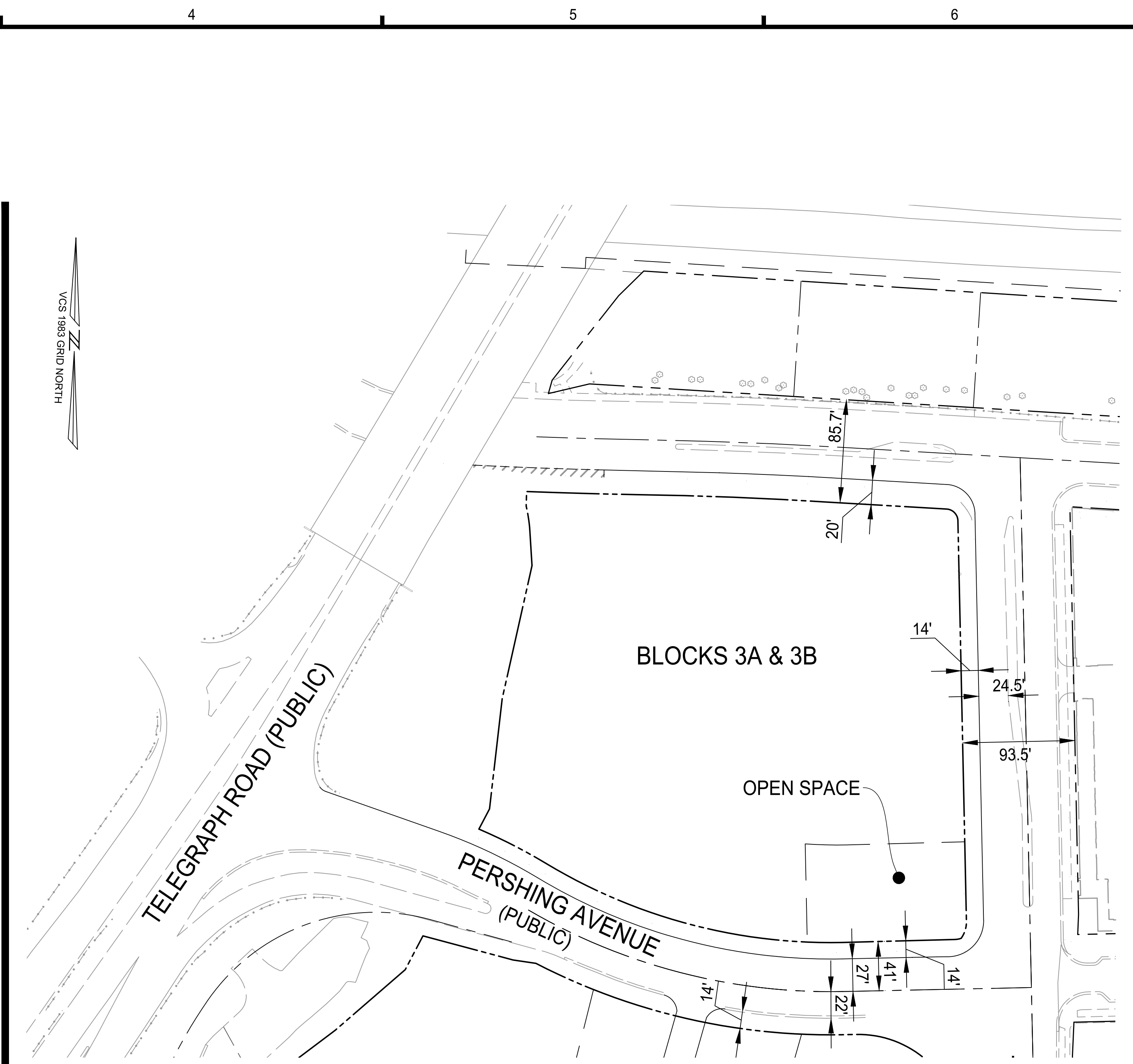
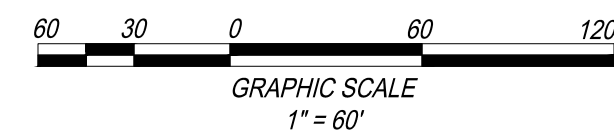
PROJECT No.: 98085.065.00
 DRAWING No.: 111404
 DATE: 02.11.22
 SCALE: SEE SHEET
 DESIGN: EG
 DRAWN: MQ
 CHECKED: KMW

SHEET TITLE:
CDD CONCEPT PLAN

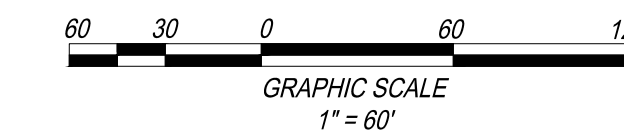
SHEET No.
C300



BLOCK 3 LAYOUT - WITH ROAD



BLOCK 3 LAYOUT - WITHOUT ROAD



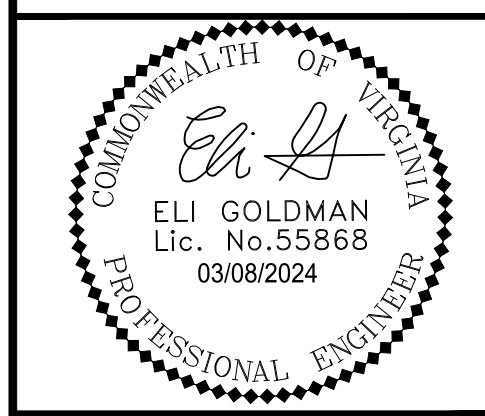
NOTE: INTERNAL ROAD NOT REQUIRED PROVIDED THAT PROPOSED DEVELOPMENT PROVIDES 45,000 SF OF GROUND FLOOR OR MULTI-FLOOR NON-RESIDENTIAL USE AND 10,000 SF OF AT-GRADE OPEN SPACE.

LEGEND

- — — — — : ZONE TRANSITION LINE
- — — — — : PROP. CURB
- — — — — : PROP. PROPERTY LINE
- — — — — : EX. PROPERTY / R.O.W. LINE
- — — — — : PROP. OPEN SPACE LINE
- — — — — : ROAD CENTERLINE

NOTE: SEE SHEET C:100 FOR EXISTING CONDITIONS PLAN LEGEND.

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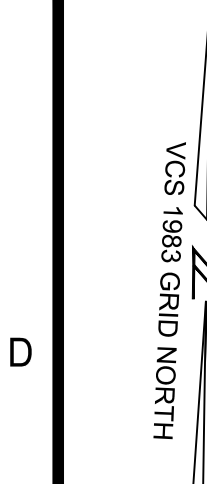
COORDINATED DEVELOPMENT DISTRICT #2
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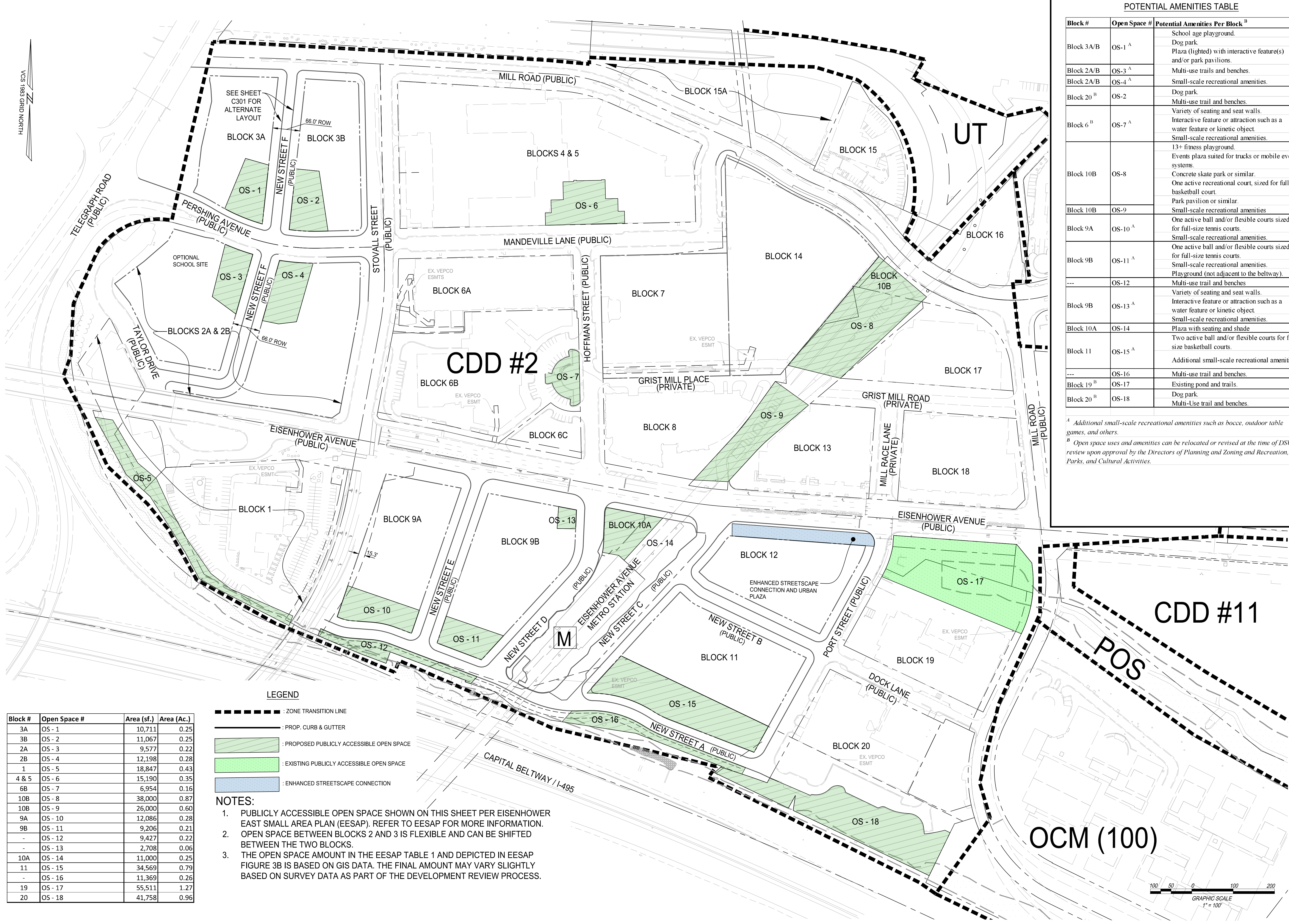
PROJECT No.: 98085.065.00
 DRAWING No.: 111404
 DATE: 02.11.22
 SCALE: SEE SHEET
 DESIGN: EG
 DRAWN: MQ
 CHECKED: KMW

SHEET TITLE:
BLOCK 3 ALTERNATE LAYOUT

SHEET No.
C301



D
C
B
A



POTENTIAL AMENITIES TABLE		
Block #	Open Space #	Potential Amenities Per Block ^B
Block 3A/B	OS-1 ^A	School age playground. Dog park. Plaza (lighted) with interactive feature(s) and/or park pavilions.
Block 2A/B	OS-3 ^A	Multi-use trails and benches.
Block 2A/B	OS-4 ^A	Small-scale recreational amenities.
Block 20 ^B	OS-2	Dog park. Multi-use trail and benches.
Block 6 ^B	OS-7 ^A	Variety of seating and seat walls. Interactive feature or attraction such as a water feature or kinetic object. Small-scale recreational amenities.
Block 10B	OS-8	13+ fitness playground. Events plaza suited for trucks or mobile event systems. Concrete skate park or similar. One active recreational court, sized for full basketball court. Park pavilion or similar.
Block 10B	OS-9	Small-scale recreational amenities
Block 9A	OS-10 ^A	One active ball and/or flexible courts sized for full-size tennis courts. Small-scale recreational amenities.
Block 9B	OS-11 ^A	One active ball and/or flexible courts sized for full-size tennis courts. Small-scale recreational amenities. Playground (not adjacent to the beltway).
---	OS-12	Multi-use trail and benches Variety of seating and seat walls. Interactive feature or attraction such as a water feature or kinetic object.
Block 9B	OS-13 ^A	Small-scale recreational amenities.
Block 10A	OS-14	Plaza with seating and shade
Block 11	OS-15 ^A	Two active ball and/or flexible courts for full-size basketball courts. Additional small-scale recreational amenities.
---	OS-16	Multi-use trail and benches.
Block 19 ^B	OS-17	Existing pond and trails.
Block 20 ^B	OS-18	Dog park. Multi-Use trail and benches.

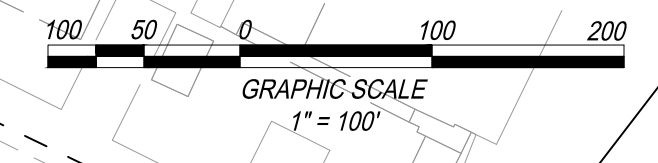
^A Additional small-scale recreational amenities such as bocce, outdoor table games, and others.
^B Open space uses and amenities can be relocated or revised at the time of DSUP review upon approval by the Directors of Planning and Zoning and Recreation, Parks, and Cultural Activities.

Block #	Open Space #	Area (sf.)	Area (Ac.)
3A	OS - 1	10,711	0.25
3B	OS - 2	11,067	0.25
2A	OS - 3	9,577	0.22
2B	OS - 4	12,198	0.28
1	OS - 5	18,847	0.43
4 & 5	OS - 6	15,190	0.35
6B	OS - 7	6,954	0.16
10B	OS - 8	38,000	0.87
10B	OS - 9	26,000	0.60
9A	OS - 10	12,086	0.28
9B	OS - 11	9,206	0.21
-	OS - 12	9,427	0.22
-	OS - 13	2,708	0.06
10A	OS - 14	11,000	0.25
11	OS - 15	34,569	0.79
-	OS - 16	11,369	0.26
19	OS - 17	55,511	1.27
20	OS - 18	41,758	0.96

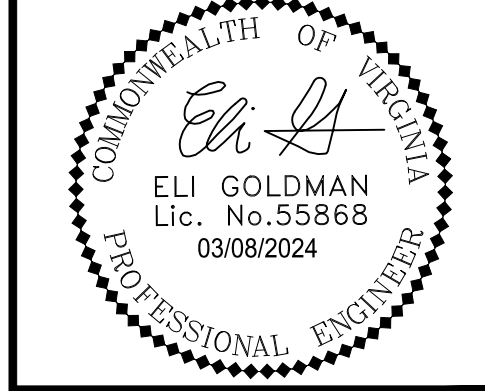
LEGEND

- : ZONE TRANSITION LINE
- : PROP. CURB & GUTTER
- : PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE
- : EXISTING PUBLICLY ACCESSIBLE OPEN SPACE
- : ENHANCED STREETSCAPE CONNECTION

- NOTES:**
- PUBLICLY ACCESSIBLE OPEN SPACE SHOWN ON THIS SHEET PER EISENHOWER EAST SMALL AREA PLAN (EESAP). REFER TO EESAP FOR MORE INFORMATION.
 - OPEN SPACE BETWEEN BLOCKS 2 AND 3 IS FLEXIBLE AND CAN BE SHIFTED BETWEEN THE TWO BLOCKS.
 - THE OPEN SPACE AMOUNT IN THE EESAP TABLE 1 AND DEPICTED IN EESAP FIGURE 3B IS BASED ON GIS DATA. THE FINAL AMOUNT MAY VARY SLIGHTLY BASED ON SURVEY DATA AS PART OF THE DEVELOPMENT REVIEW PROCESS.



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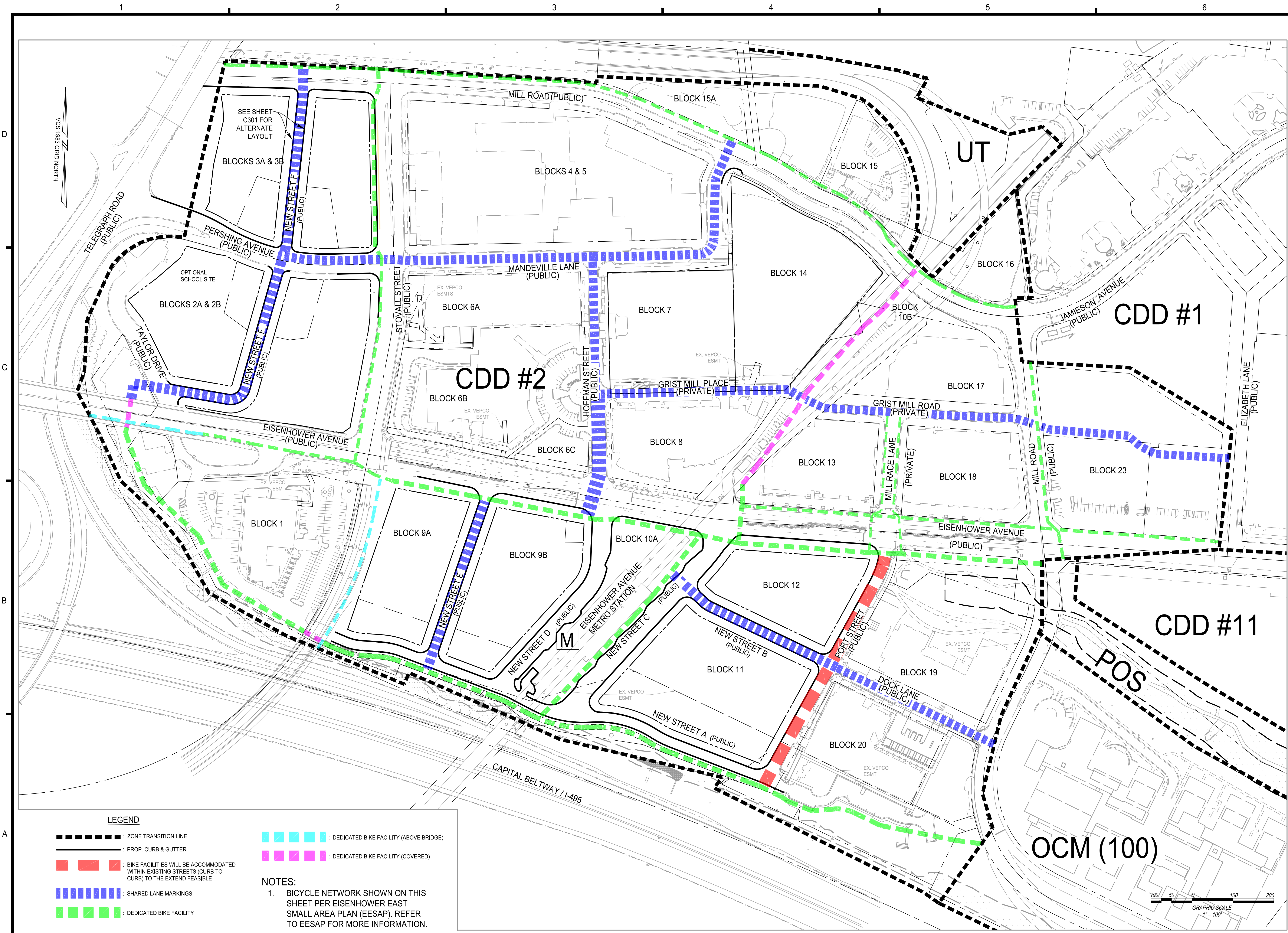
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CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 98085.065.00
DRAWING No.: 111404
DATE: 02.11.22
SCALE: SEE SHEET
DESIGN: EG
DRAWN: FA
CHECKED: KMW

SHEET TITLE:
OPEN SPACE EXHIBIT

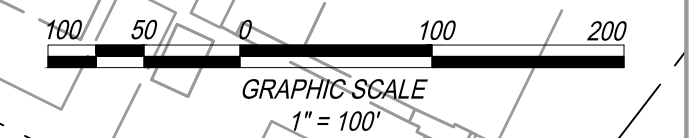
SHEET No.
C400



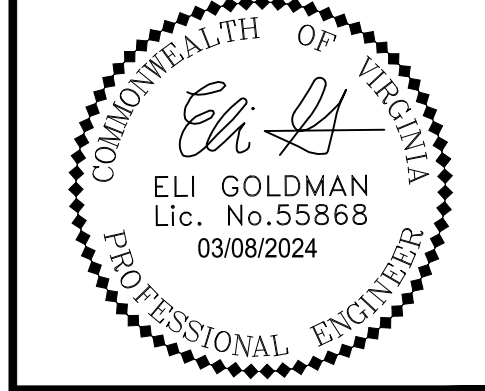
LEGEND

- : ZONE TRANSITION LINE
- : PROP. CURB & GUTTER
- : BIKE FACILITIES WILL BE ACCOMMODATED WITHIN EXISTING STREETS (CURB TO CURB) TO THE EXTENT FEASIBLE
- : SHARED LANE MARKINGS
- : DEDICATED BIKE FACILITY
- : DEDICATED BIKE FACILITY (ABOVE BRIDGE)
- : DEDICATED BIKE FACILITY (COVERED)

NOTES:
 1. BICYCLE NETWORK SHOWN ON THIS SHEET PER EISENHOWER EAST SMALL AREA PLAN (EESAP). REFER TO EESAP FOR MORE INFORMATION.



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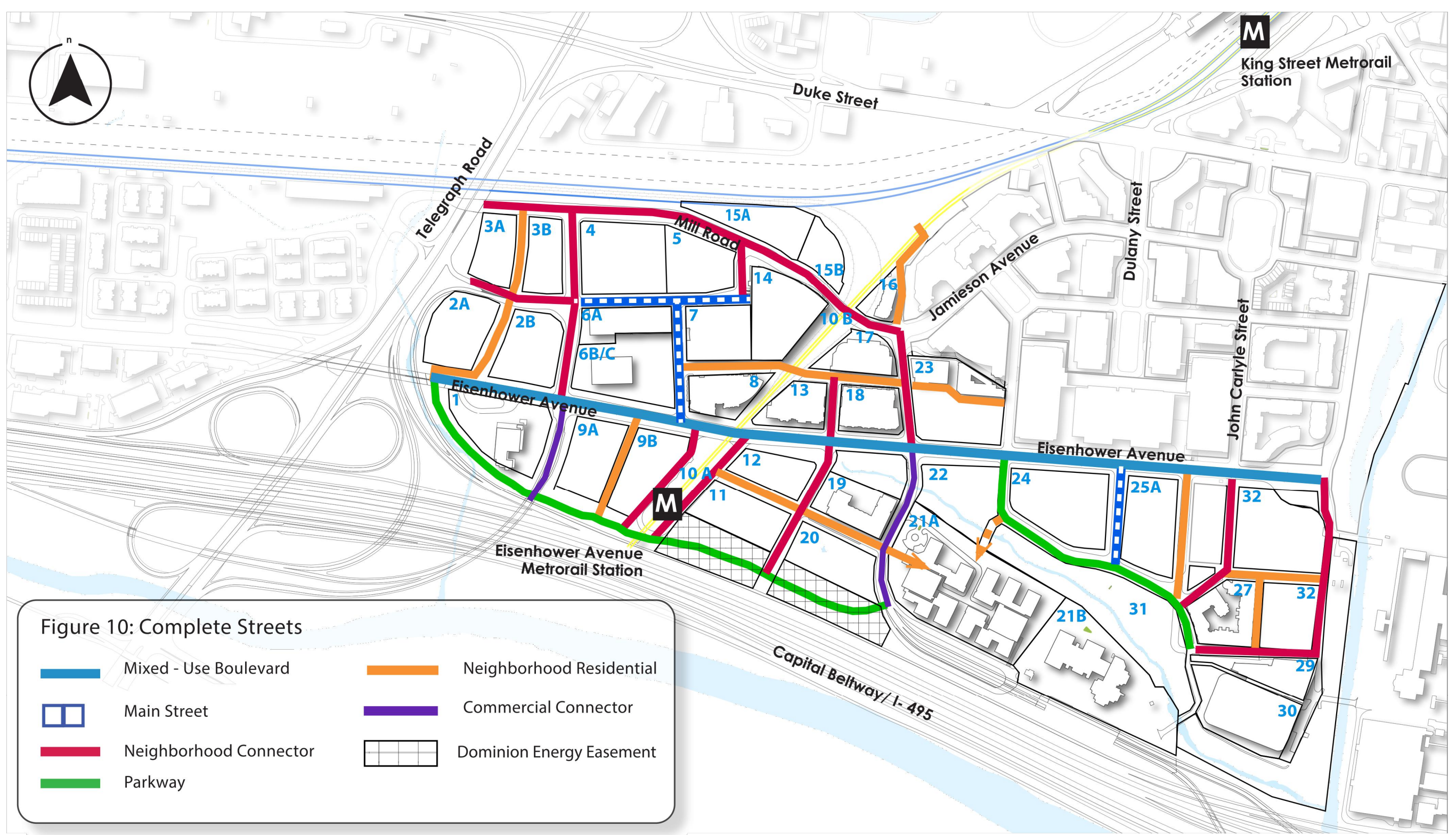
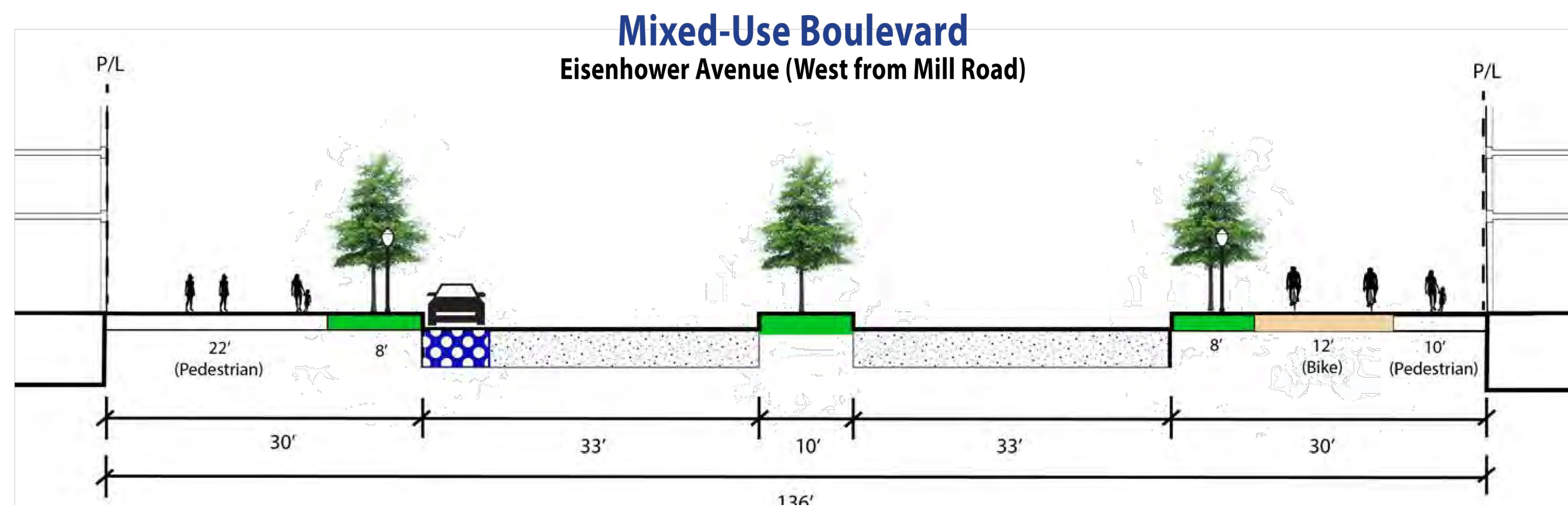
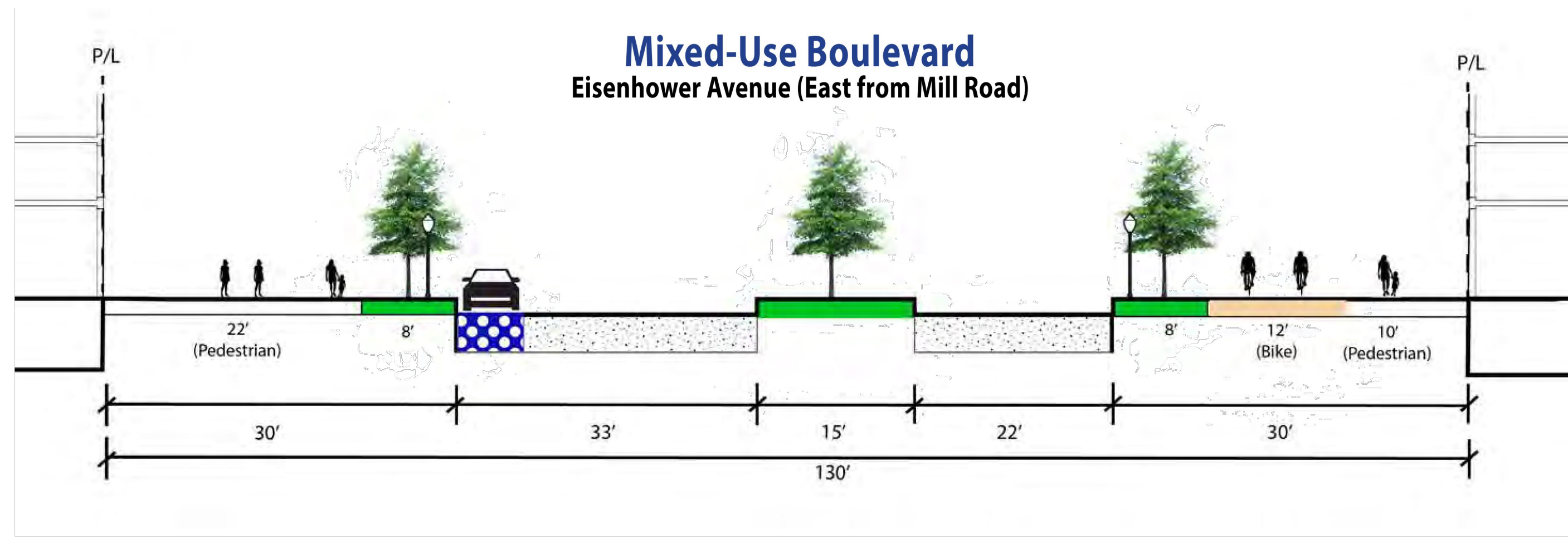
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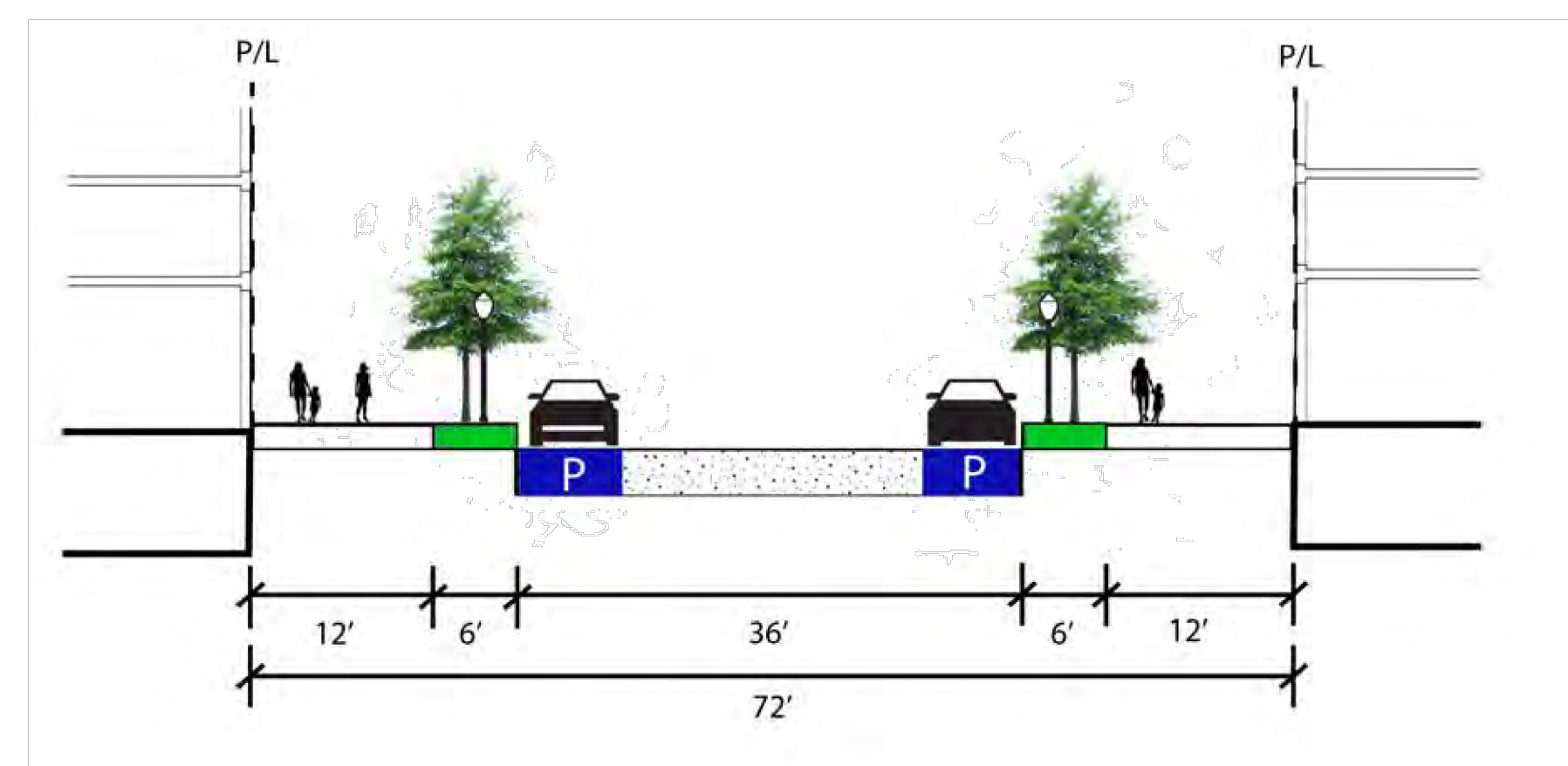
BIKE CONNECTION EXHIBIT

SHEET No. **C500**

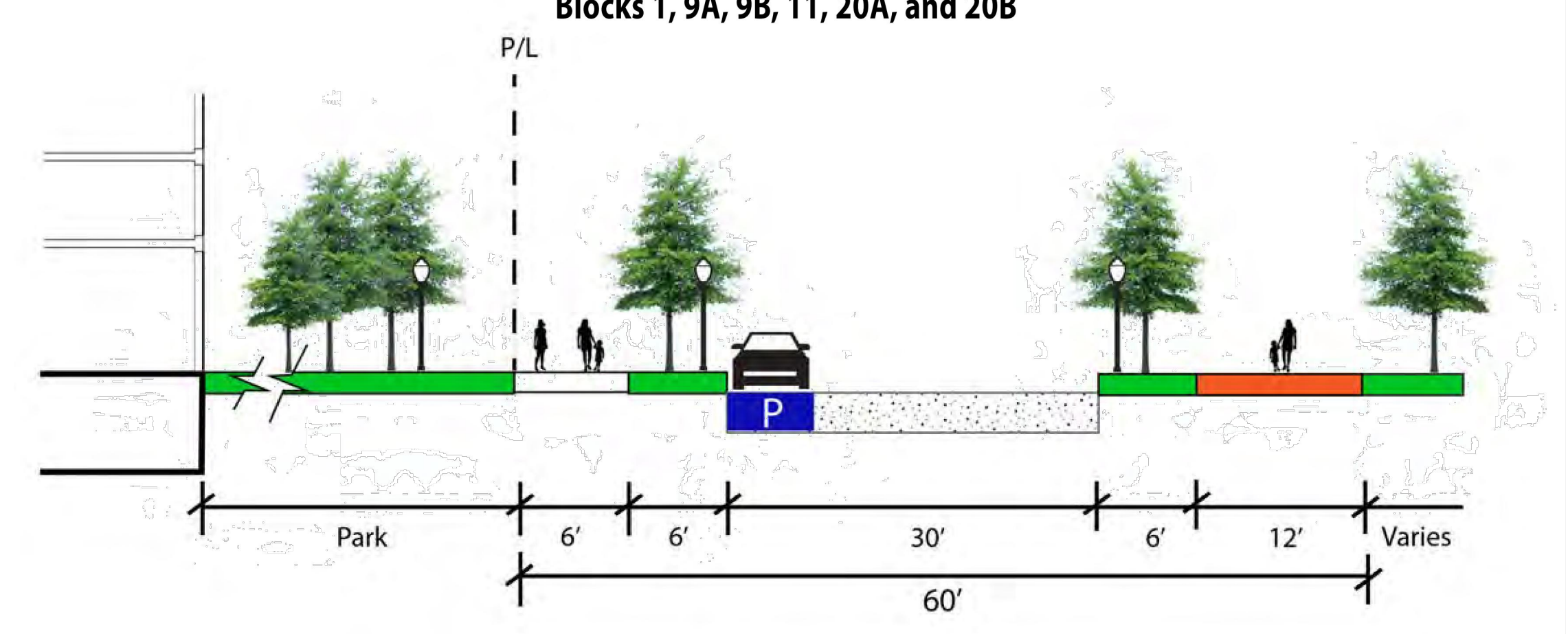


NOTE: THE STREET SECTIONS ADJACENT TO THE EISENHOWER METRO WILL BE MODIFIED VERSIONS OF THE NEIGHBORHOOD CONNECTOR AND PARKWAY STREET SECTIONS. THE STREET SECTIONS WILL NEED TO BE COORDINATED AND AGREED UPON WITH WMATA.

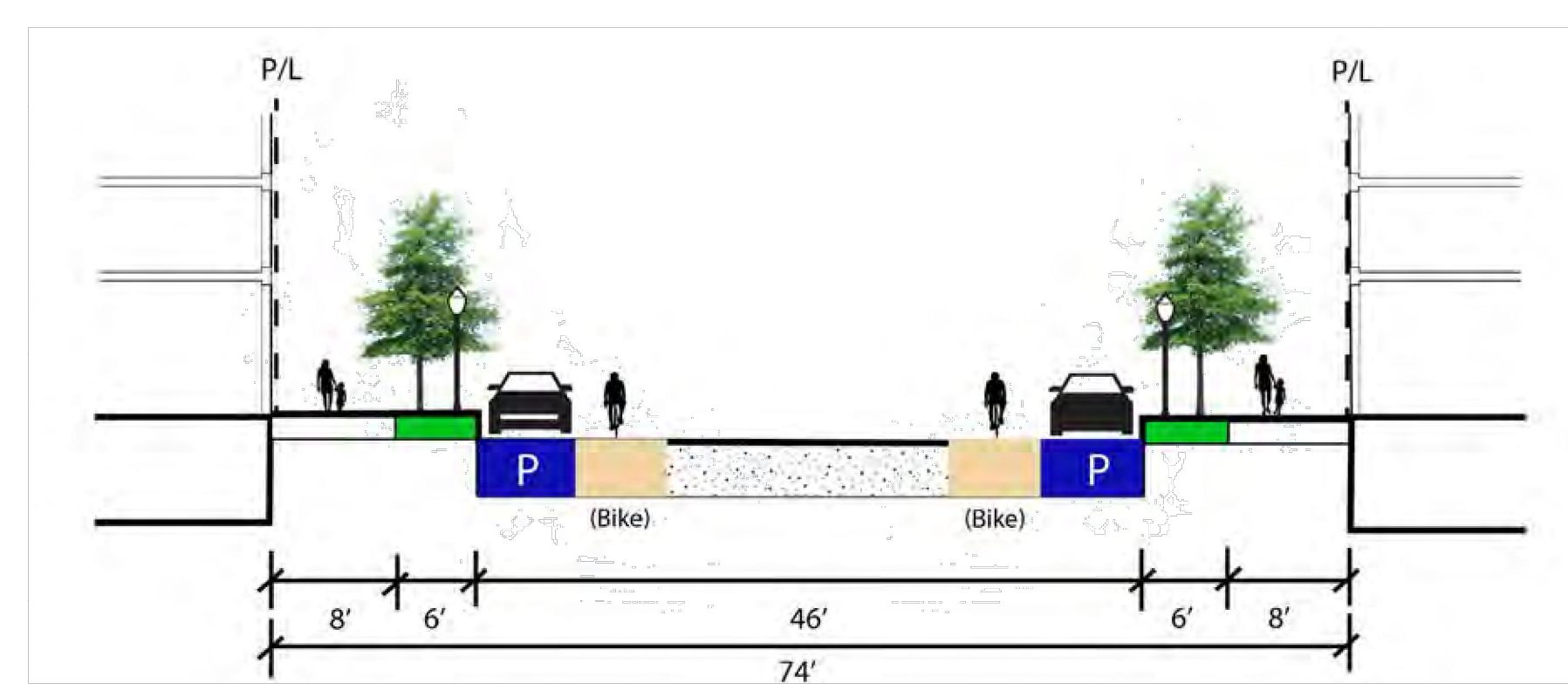
Main Street



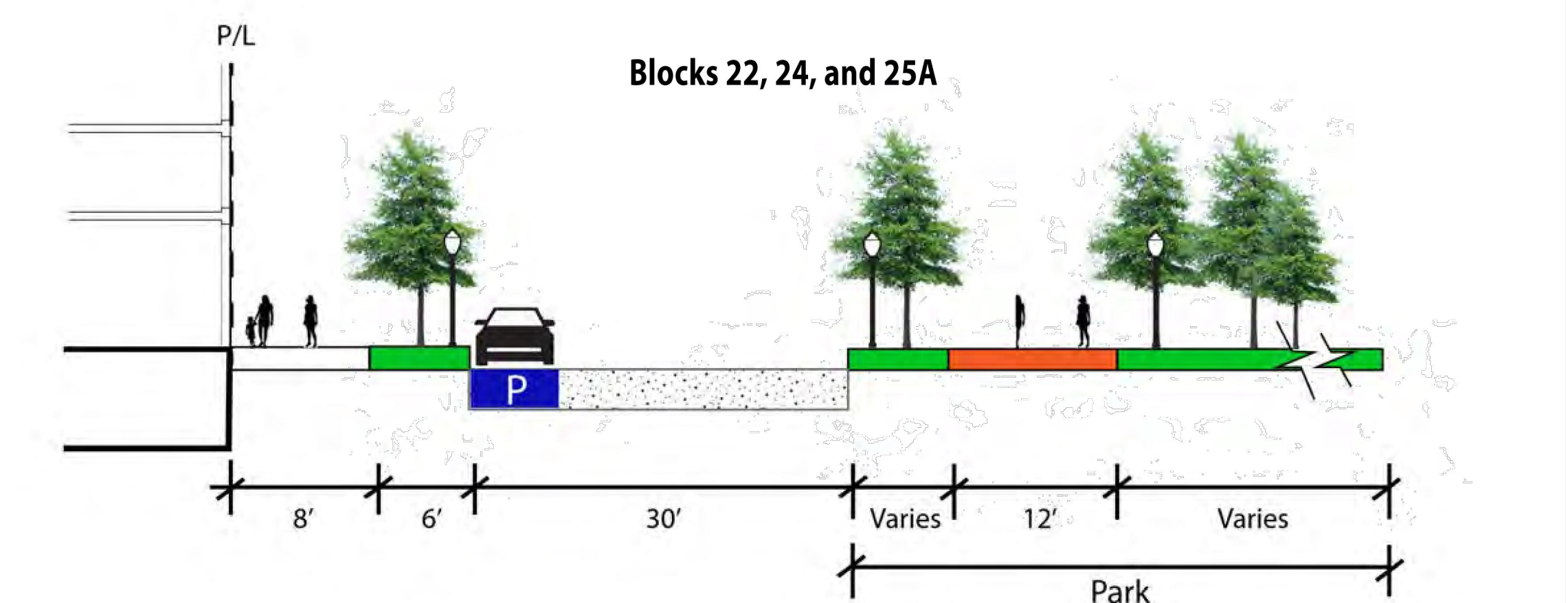
Parkway¹



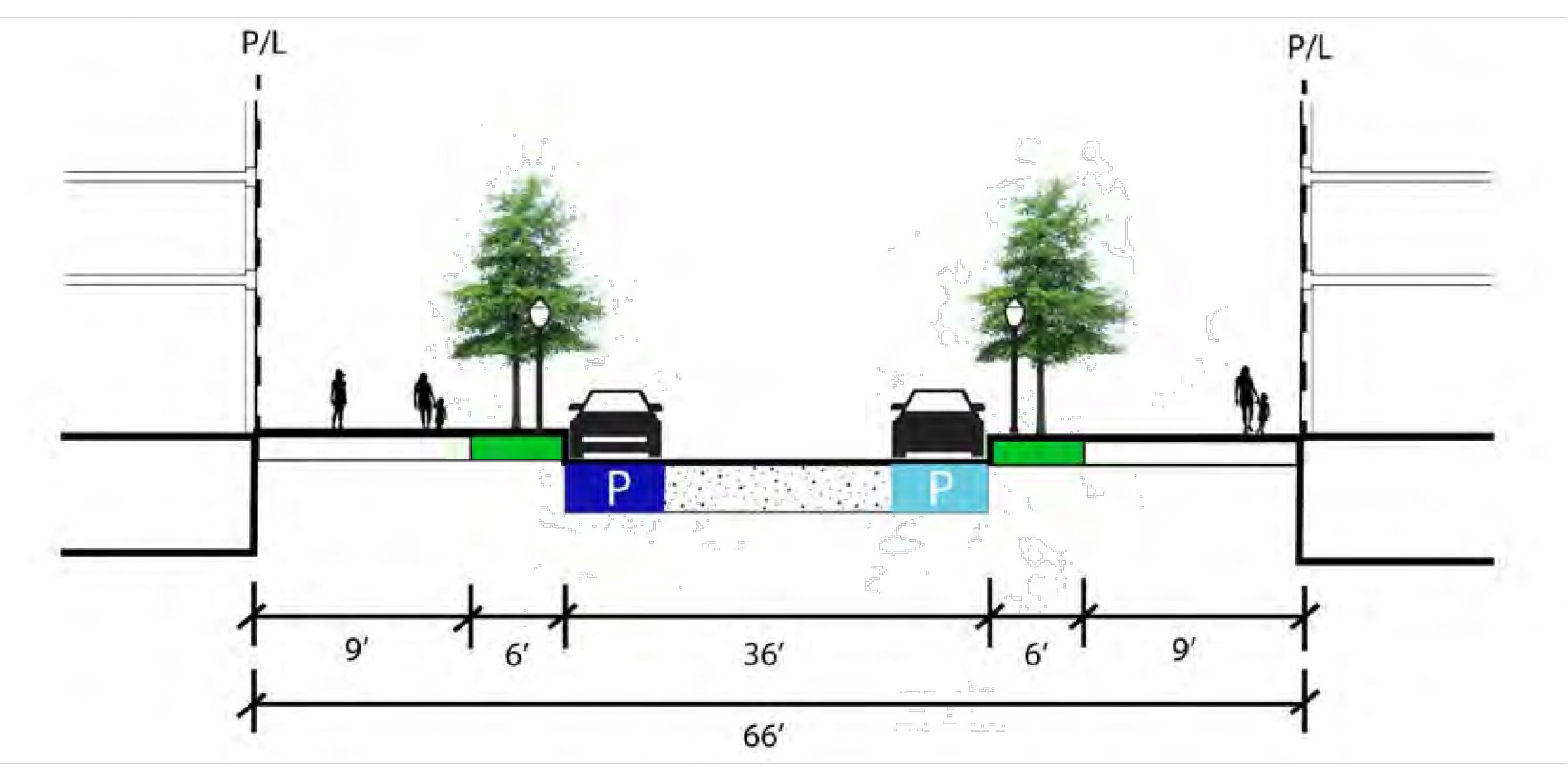
Neighborhood Connector



Blocks 22, 24, and 25A



Neighborhood Residential^{1,2}

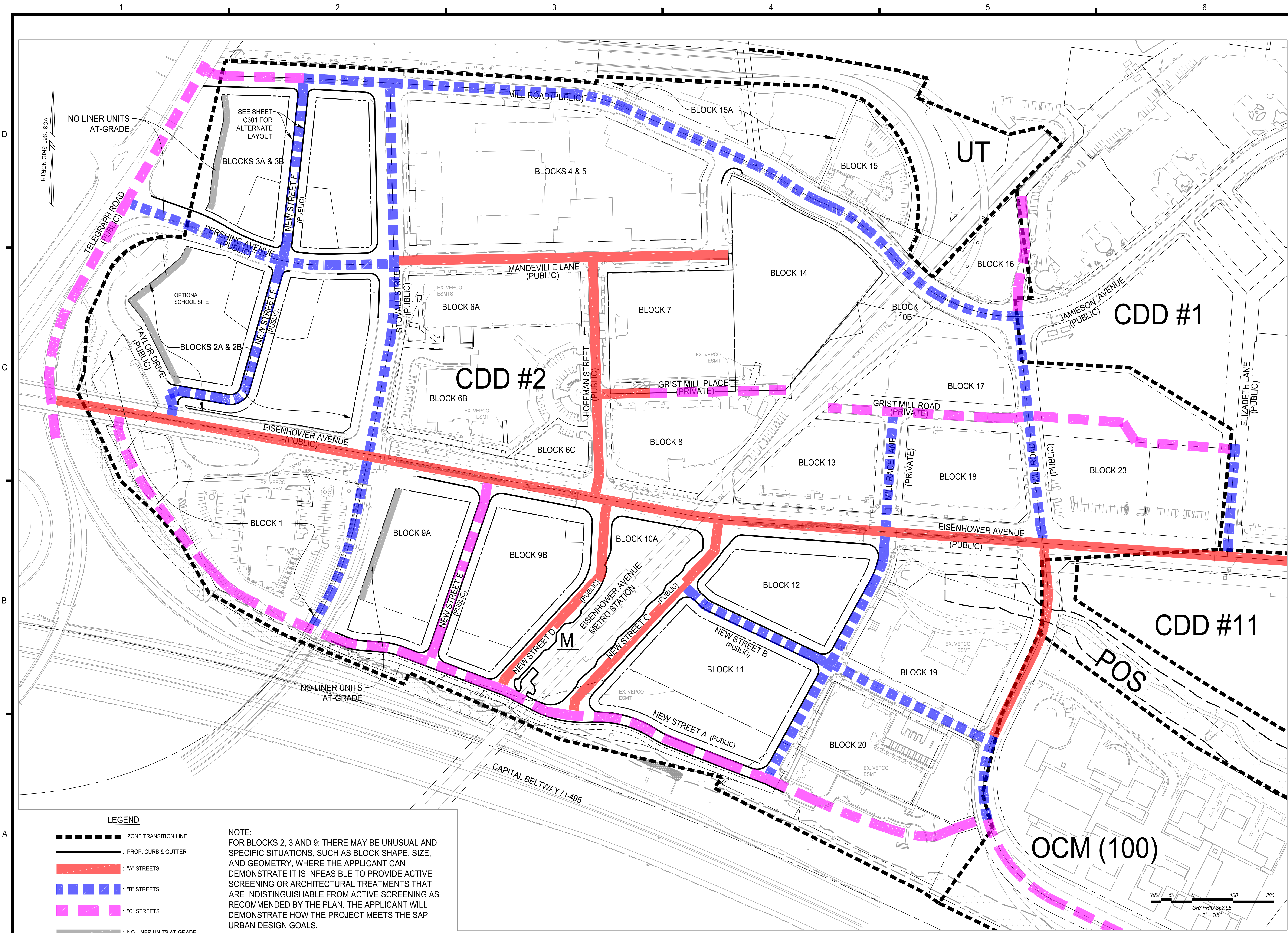


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 DRAWING No.: 111404
 DATE: 02.11.22
 SCALE: N/A
 DESIGN: EG
 DRAWN: MQ
 CHECKED: KMW

SHEET TITLE:
STREET CROSS SECTION EXHIBIT

SHEET No.
C600

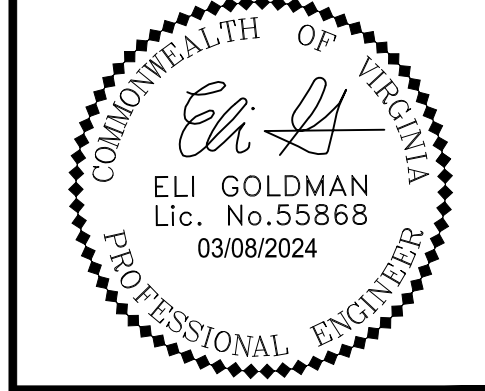


LEGEND

- : ZONE TRANSITION LINE
- : PROP. CURB & GUTTER
- : "A" STREETS
- : "B" STREETS
- : "C" STREETS
- : NO LINER UNITS AT-GRADE

NOTE:
 FOR BLOCKS 2, 3 AND 9: THERE MAY BE UNUSUAL AND SPECIFIC SITUATIONS, SUCH AS BLOCK SHAPE, SIZE, AND GEOMETRY, WHERE THE APPLICANT CAN DEMONSTRATE IT IS INFEASIBLE TO PROVIDE ACTIVE SCREENING OR ARCHITECTURAL TREATMENTS THAT ARE INDISTINGUISHABLE FROM ACTIVE SCREENING AS RECOMMENDED BY THE PLAN. THE APPLICANT WILL DEMONSTRATE HOW THE PROJECT MEETS THE SAP URBAN DESIGN GOALS.

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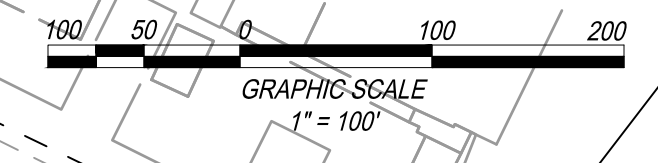
COORDINATED DEVELOPMENT DISTRICT #2
CONCEPTUAL DESIGN PLAN
 CITY OF ALEXANDRIA, VIRGINIA

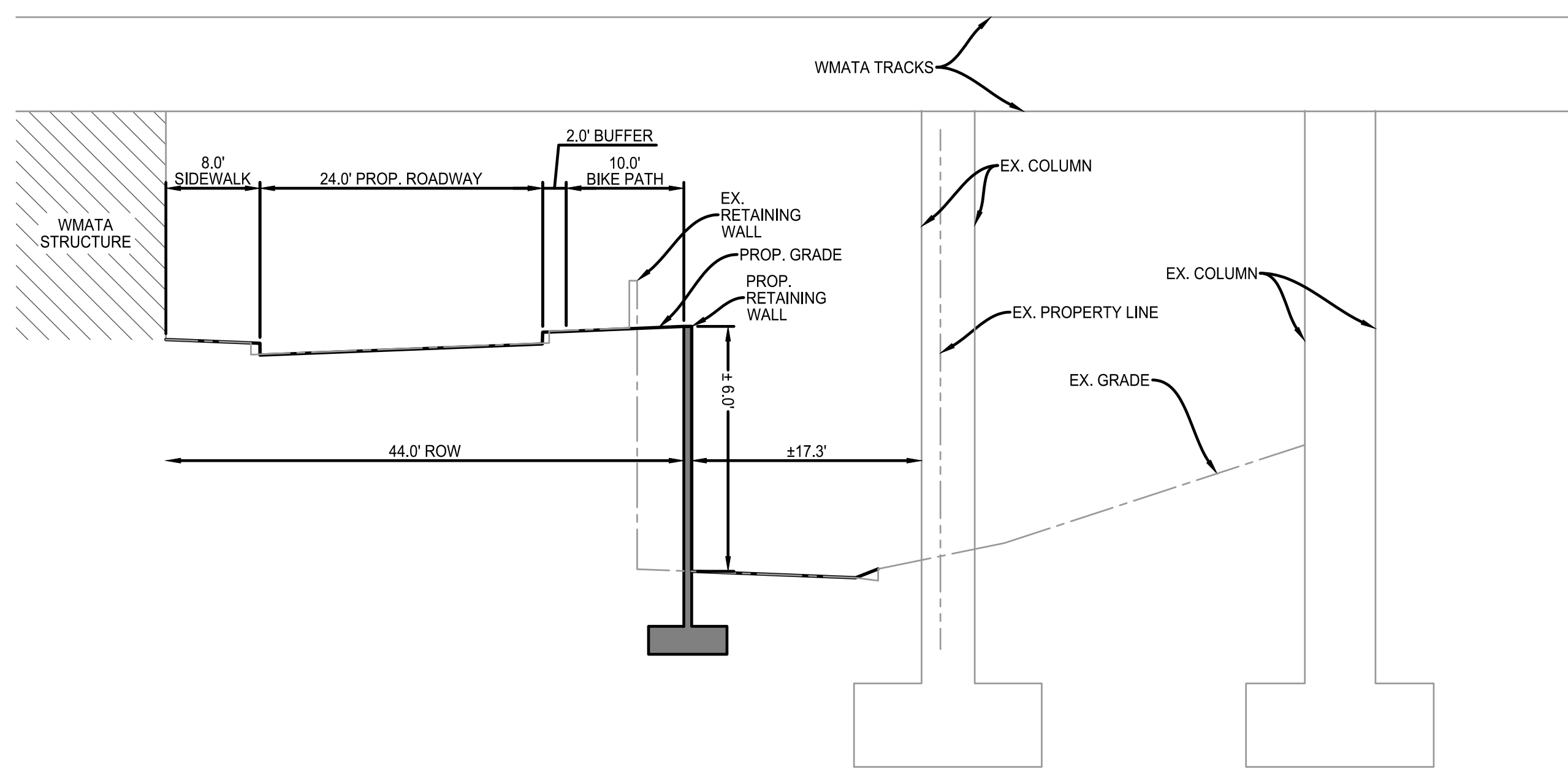
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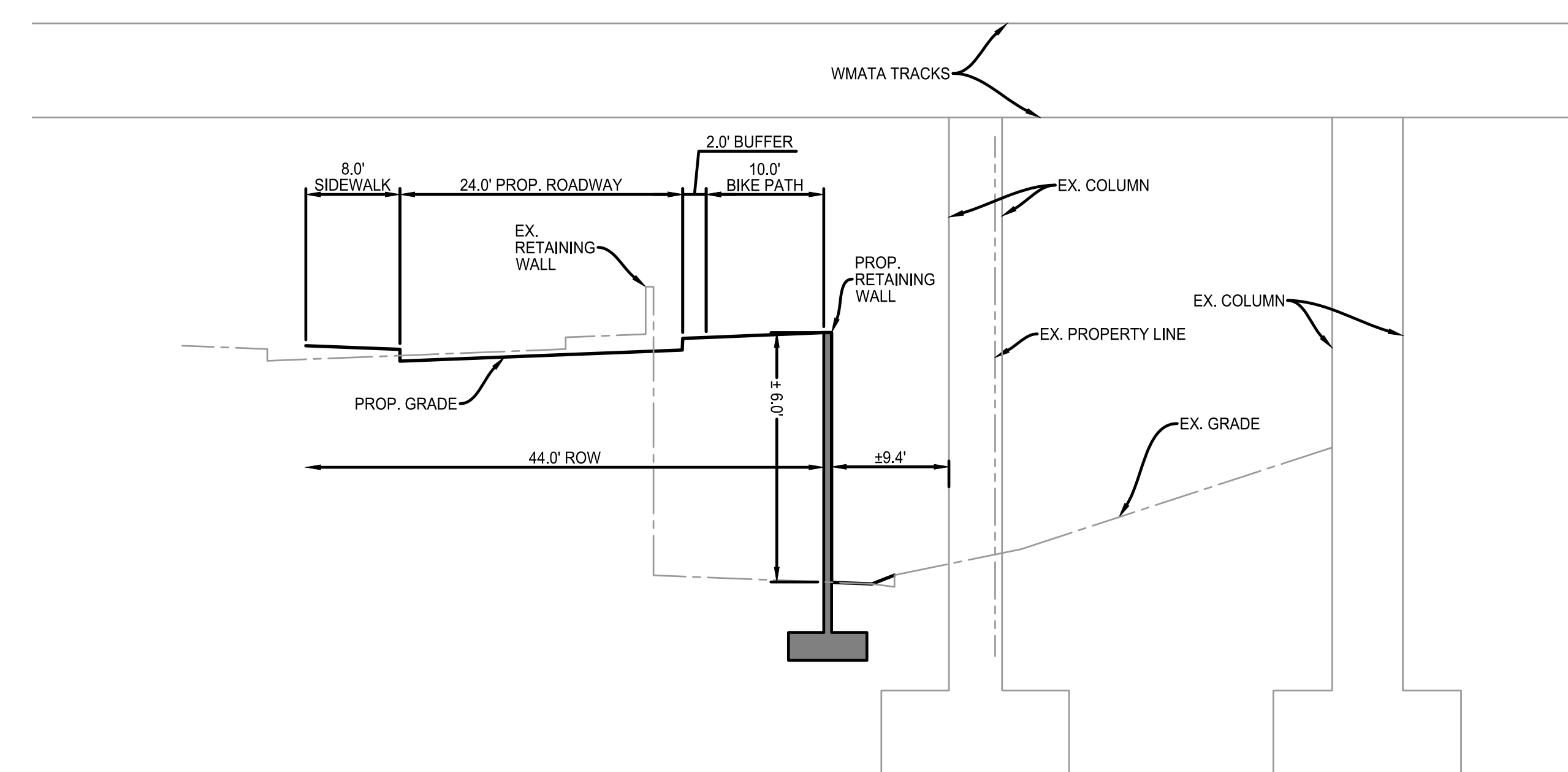
SHEET TITLE:
STREET HIERARCHY EXHIBIT

SHEET No.
C700

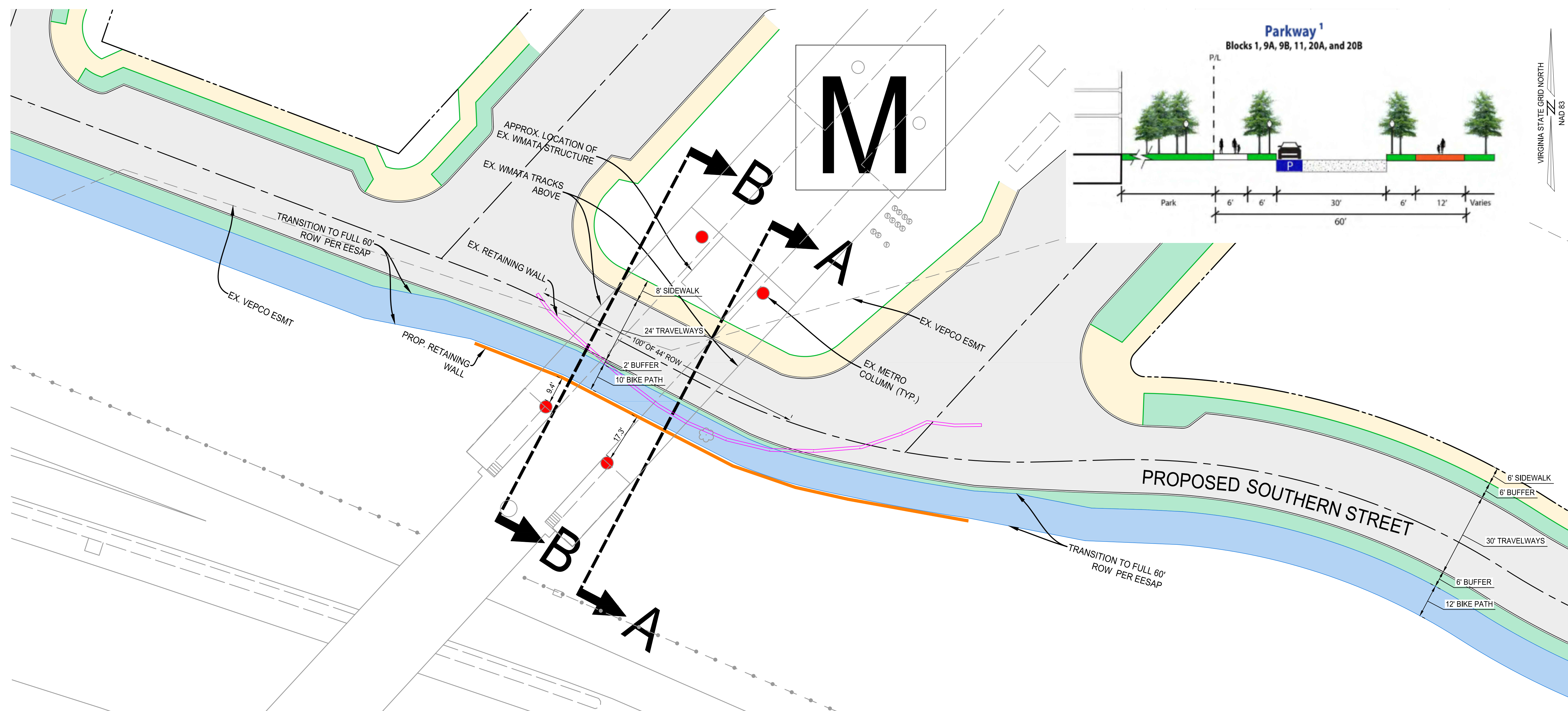




SECTION A-A (44' ROW)
NOT TO SCALE



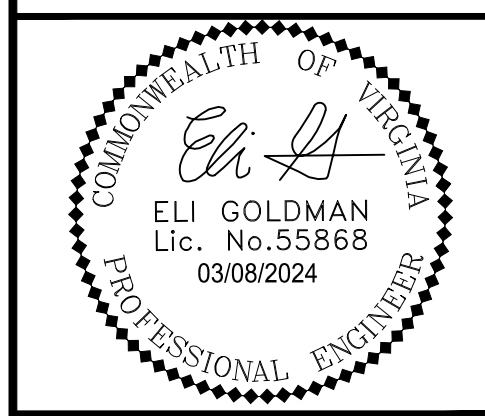
SECTION B-B (44' ROW)
NOT TO SCALE



PROPOSED SOUTHERN STREET UNDER WMATA TRACKS

NOTE:
DUE TO THE CLOSE PROXIMITY OF THE PROPOSED RETAINING WALL TO THE EXISTING WMATA COLUMNS, ADDITIONAL COORDINATION WILL BE REQUIRED WITH WMATA AND A STRUCTURAL ENGINEER TO CONFIRM THIS LAYOUT CAN WORK WITHOUT IMPACTING WMATA.

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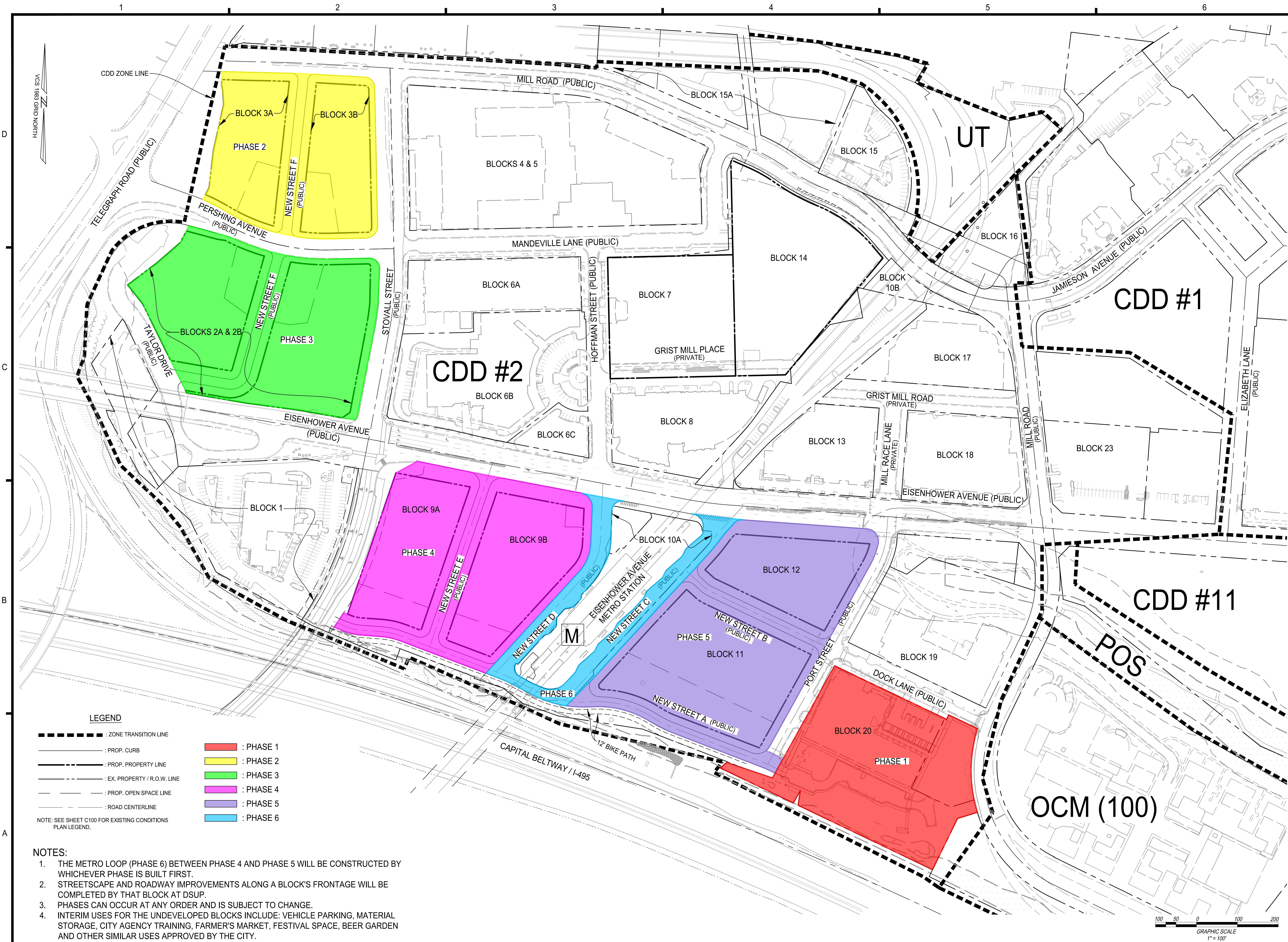
COORDINATED DEVELOPMENT
DISTRICT #2
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DRAWN: MQ
CHECKED: KMW

SHEET TITLE:
SOUTHERN STREET UNDER WMATA TRACKS EXHIBIT

SHEET No.
C701

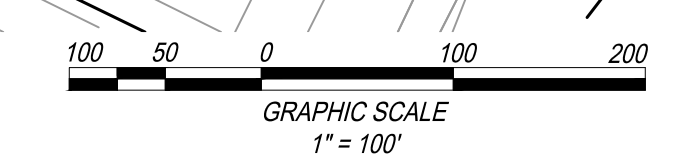


LEGEND

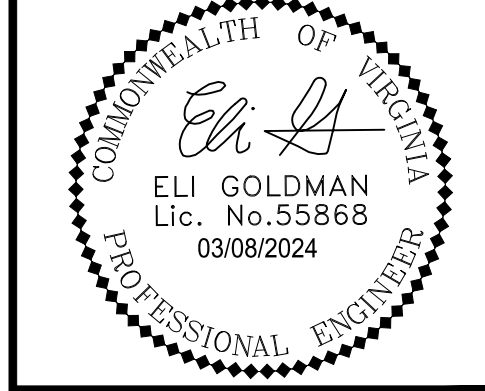
--- : ZONE TRANSITION LINE	█ : PHASE 1
--- : PROP. CURB	█ : PHASE 2
--- : PROP. PROPERTY LINE	█ : PHASE 3
--- : EX. PROPERTY / R.O.W. LINE	█ : PHASE 4
--- : PROP. OPEN SPACE LINE	█ : PHASE 5
--- : ROAD CENTERLINE	█ : PHASE 6

NOTE: SEE SHEET C100 FOR EXISTING CONDITIONS PLAN LEGEND.

- NOTES:**
1. THE METRO LOOP (PHASE 6) BETWEEN PHASE 4 AND PHASE 5 WILL BE CONSTRUCTED BY WHICHEVER PHASE IS BUILT FIRST.
 2. STREETScape AND ROADWAY IMPROVEMENTS ALONG A BLOCK'S FRONTAGE WILL BE COMPLETED BY THAT BLOCK AT DSUP.
 3. PHASES CAN OCCUR AT ANY ORDER AND IS SUBJECT TO CHANGE.
 4. INTERIM USES FOR THE UNDEVELOPED BLOCKS INCLUDE: VEHICLE PARKING, MATERIAL STORAGE, CITY AGENCY TRAINING, FARMER'S MARKET, FESTIVAL SPACE, BEER GARDEN AND OTHER SIMILAR USES APPROVED BY THE CITY.



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 DESIGN: EG
 DRAWN: NL
 CHECKED: KMW

CDD PHASING PLAN

SHEET No. **C800**