



CITY OF ALEXANDRIA
Planning & Zoning

5001 Eisenhower Redevelopment

4991 & 5001 Eisenhower Avenue

Planning Commission | December 3, 2024





Project Location



5001 Eisenhower



Land Use Requests

MPA/ Zoning

- ▶ **Master Plan Amendment** for proposed uses
- ▶ **Text Amendment** to establish CDD #31
- ▶ **Rezoning** from OCM(100) to CDD #31

CDD/ DSUP

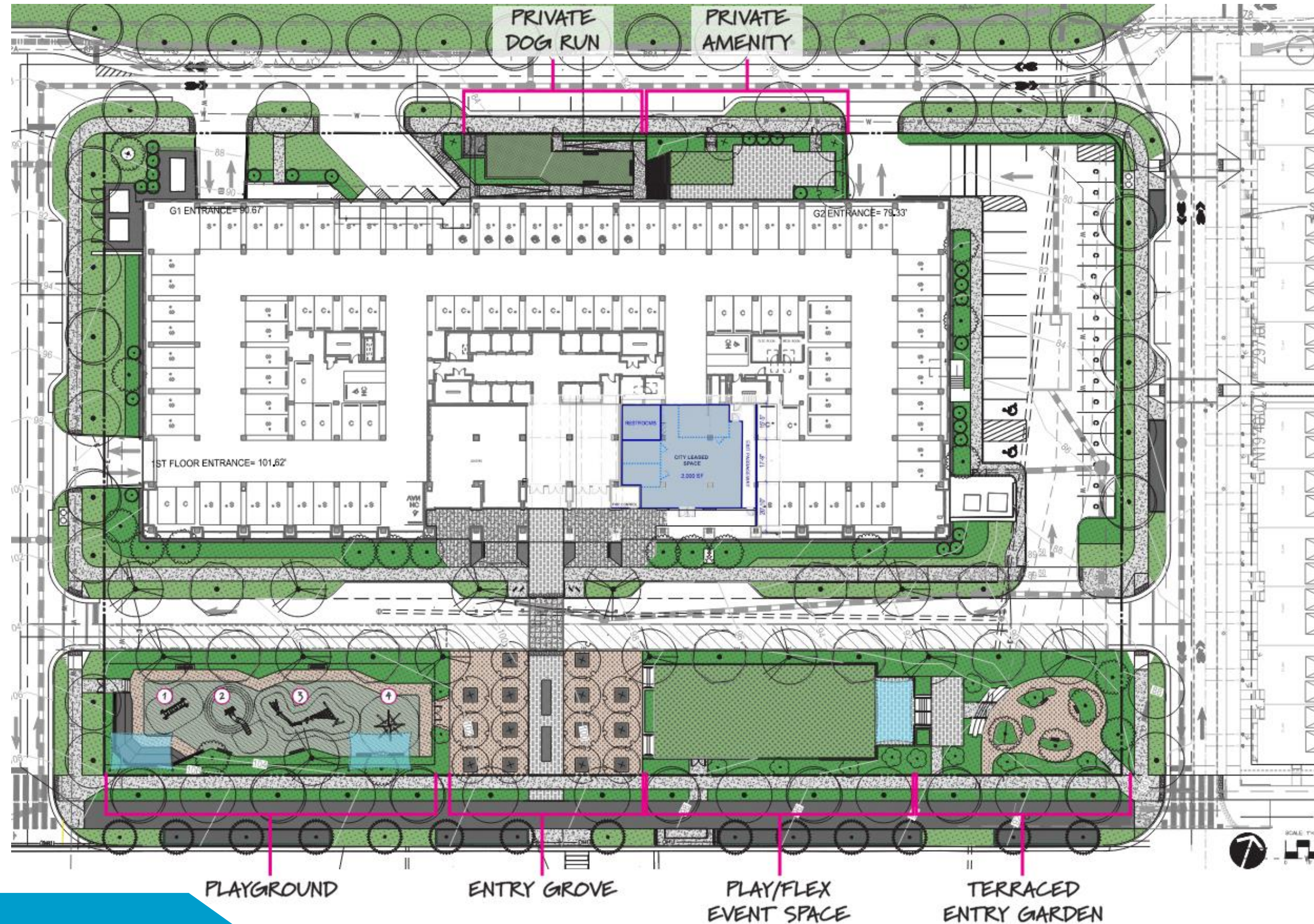
- ▶ **CDD Conceptual Design Plan** for the site
- ▶ **DSUP** for the conversion building and parallel park
 - ▶ Modification for the garage drive aisle widths

Other

- ▶ **Subdivision** for streets, parks, and development sites
- ▶ SUP for a parking reduction for the conversion building
- ▶ SUP for a residential use within 1,000 ft. of the centerline of Eisenhower Ave



DSUP Site Plan



5001 Eisenhower



Architecture



Conversion Building with Playground



Entrance to Conversion Building



Community

- ▶ **EW/LVD IAG**
 - ▷ Sep. 22, 2023*
 - ▷ Dec. 6, 2023
 - ▷ Nov. 21, 2024
- ▶ **AHAAC**
 - ▷ Nov. 18, 2024
- ▶ **Environmental Policy Commission**
 - ▷ Nov. 18, 2024*
- ▶ **Community Meeting**
 - ▷ Nov. 20, 2024





Benefits & Highlights

Benefits

- ▶ Adaptive reuse and redeveloped site
- ▶ **377 affordable and rent-controlled units** at 50-100% of AMI*
- ▶ **1.96-acres open space**, incl. 1+ acres with conversion building
- ▶ **2,000 SF community-leased space***
- ▶ **\$75,000 public art** contribution or on-site*
- ▶ **\$30,000 capital bikeshare** contribution/station*
- ▶ Green building compliant conversion building*

Highlights

- ▶ **Stormwater management:** 28.5% more phosphorous removed than required*
- ▶ **Transportation:** Street grid and streetscape per the plan
- ▶ **Schools:** 82 net new students* and 109 net new students at full build out (coordinated with ACPS)



CITY OF ALEXANDRIA
Planning & Zoning

Staff, AHAAC, & EPC
recommend **approval**

