



**CITY OF ALEXANDRIA**  
**Planning & Zoning**

# **Eisenhower East**

## **Block 20 East Condominium**

**DSUP2024-10007**

2200 Dock Lane

City Council | December 14, 2024





# Project Location





# Land Use Requests

## DSUP

- ▶ **DSUP amendment** to previously approved DSUP2017-0005 to construct a multi-unit residential building on Block 20 East
  - ▶ Modification for Street Trees along Mill Road

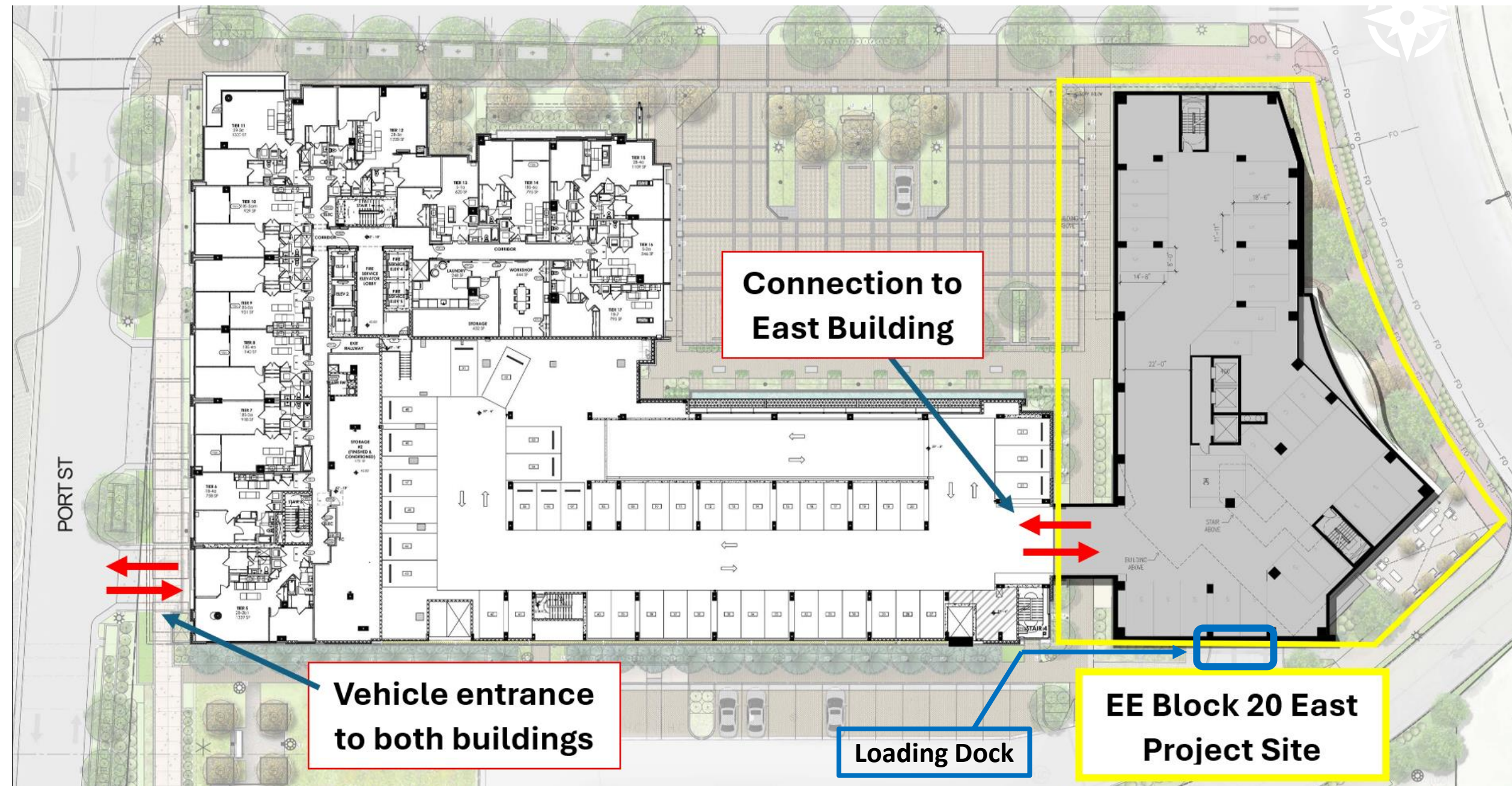




# Project Details

## Multi-Unit Residential Building

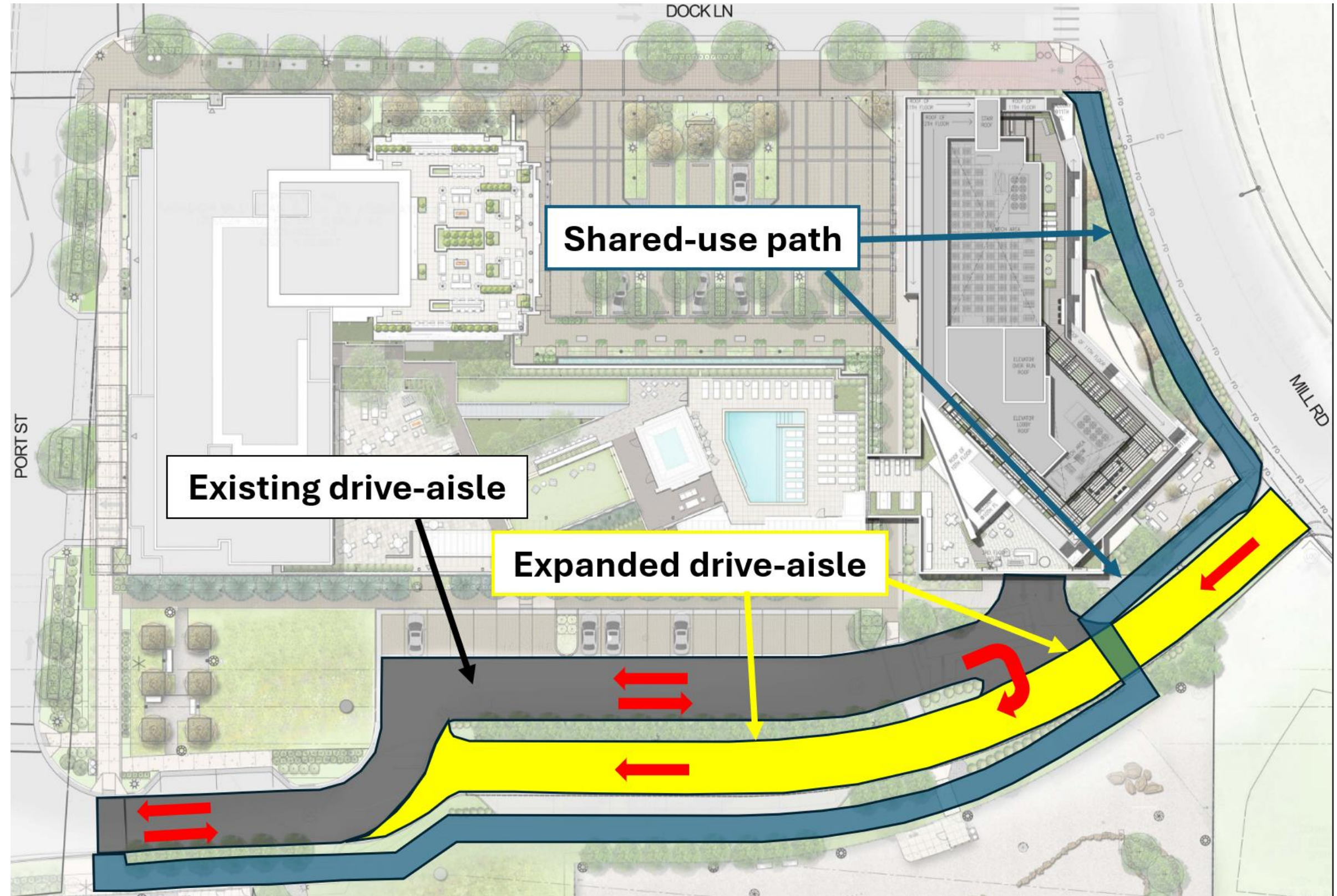
- ▷ Building Height: 159 ft.
- ▷ 110 total units
- ▷ Parking
  - ▷ 2 levels underground
  - ▷ 1 level above grade
- ▷ Loading dock





# Project Details

- ▷ Site Improvements
- ▷ Southern Drive-Aisle
- ▷ Shared Use Path
- ▷ Open Space





# Architecture





# Community

- ▶ **Carlyle/ Eisenhower East Design Review Board (DRB)**
  - ▷ May 16, 2024
  - ▷ July 18, 2024
  
- ▶ **Alexandria Housing Affordability Advisory Committee (AHAAC)**
  - ▷ November 6, 2024
  
- ▶ **Public Meetings**
  - ▷ July 31, 2024
  - ▷ November 4, 2024
  
- ▶ **Eisenhower Partnership**
  - ▷ August 16, 2024





# Benefits & Highlights

## Benefits

- ▶ **Affordable Housing:** Two new affordable units
- ▶ **Implement Street Grid:** Complete southern drive-aisle
- ▶ **Streetscape Improvements:** New shared-use path

## Highlights

- ▶ **Stormwater:** Exceeds minimum phosphorus removal requirements by over 450%
- ▶ **Schools:** Three new students expected
- ▶ **Transportation:** Improvements to street grid, pedestrian and bike facilities





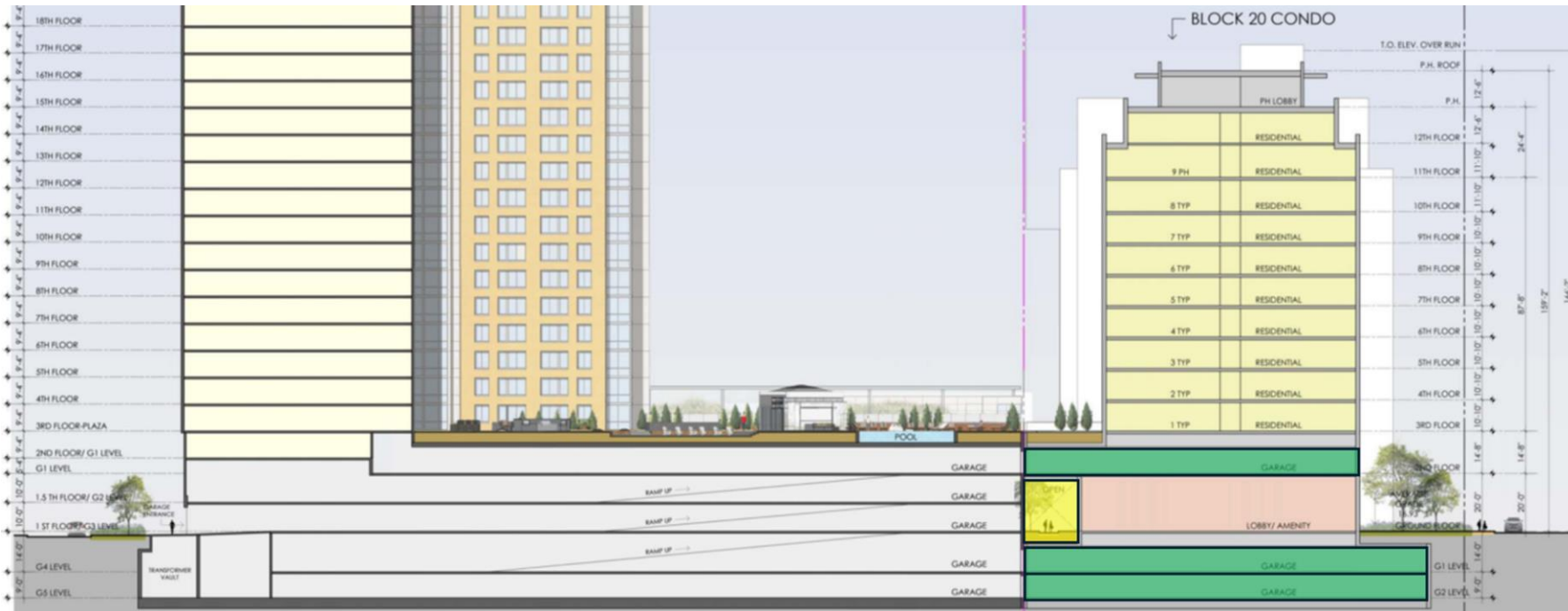
**CITY OF ALEXANDRIA**  
**Planning & Zoning**

Staff & Planning Commission  
recommend **Approval**





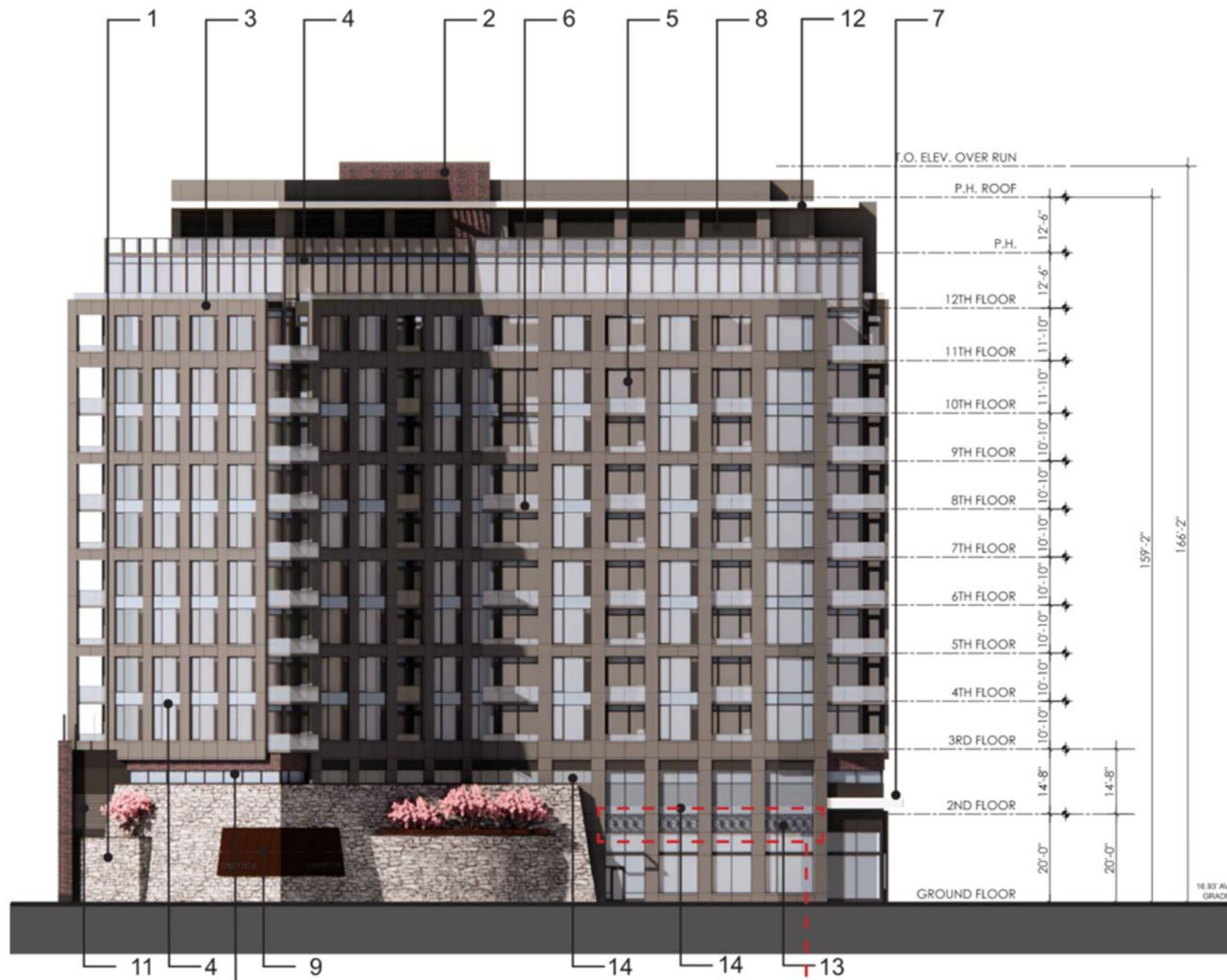
# Appendix



- WINDOW WALL SYSTEM
- METAL PANELS
- FROSTED GLASS
- BUILDING SIGNAGE
- METAL AND GLASS CANOPY
- BRICK
- GLASS STOREFRONT

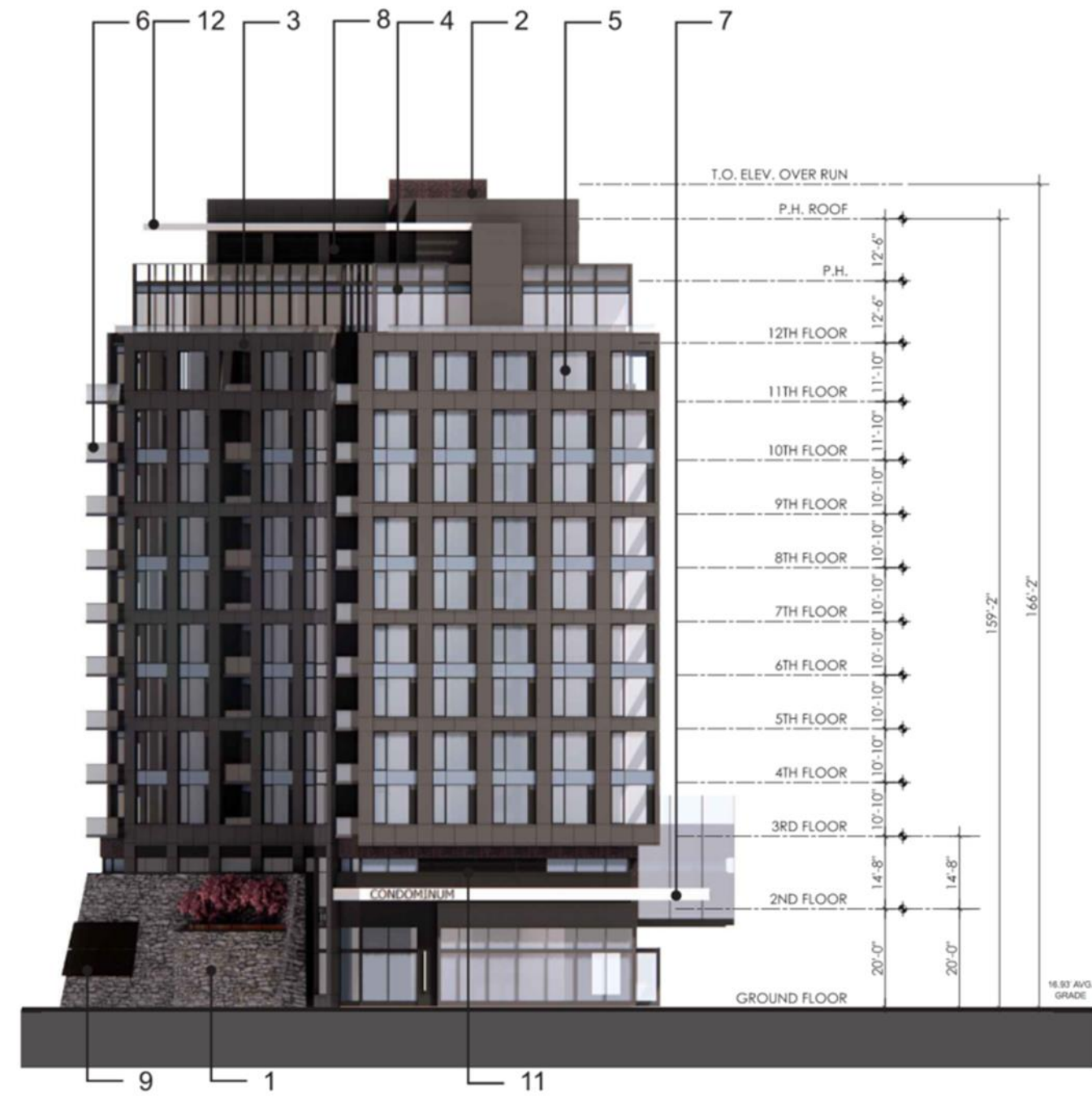


- METAL PANELS
- TRANSPARENT GLASS
- METAL AND GLASS BALCONY RAILS
- "PULL" THE VERTICAL COMPONENTS OF THE TOWER SKIN ALL THE WAY TO GRADE
- BRICK
- FROSTED GLASS WINDOW
- METAL PANEL
- MONUMENTAL STONE WALL
- CORTEN BUILDING SIGN
- DECORATIVE METAL PANEL (FINAL DESIGN TO BE DETERMINED)
- GLASS STOREFRONT
- STONE LANDSCAPE



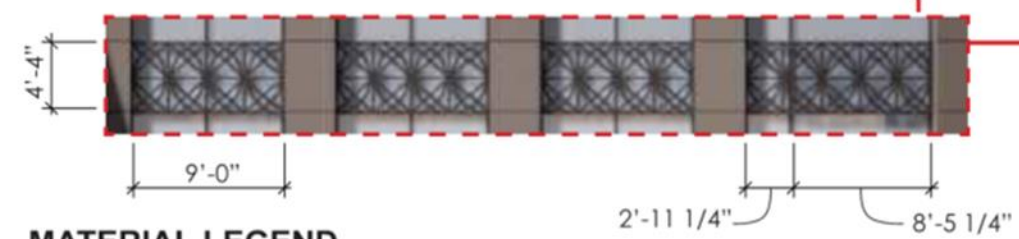
ELEVATION 1 - EAST

1/16" = 1'-0"



ELEVATION 2 - NORTH

1/16" = 1'-0"



ALUMINUM METAL SHEET WITH LASER CUT DESIGN. THE FINAL PATTERN IS TO BE DETERMINED. COLOR TO MATCH THE DARK ACCENT METAL COLOR

**MATERIAL LEGEND**

- |                            |                                      |
|----------------------------|--------------------------------------|
| 1. STONE                   | 8. ARCHITECTURAL LOUVERS             |
| 2. BRICK                   | 9. CORTEN STEEL                      |
| 3. METAL PANELS            | 10. SPECIAL BRICK PATTERN            |
| 4. SPANDREL GLASS          | 11. GARAGE INTAKE AND EXHAUST LOUVER |
| 5. TRANSPARENT GLASS       | 12. LIGHT COLORED METAL TRELLIS      |
| 6. METAL AND GLASS RAILING | 13. DECORATIVE METAL PANEL           |
| 7. METAL CANOPY            | 14. FROSTED GLASS                    |



0 8 16 32  
SCALE: 1/16" = 1'-0"

**APPROVED**

SPECIAL USE PERMIT NO. \_\_\_\_\_

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

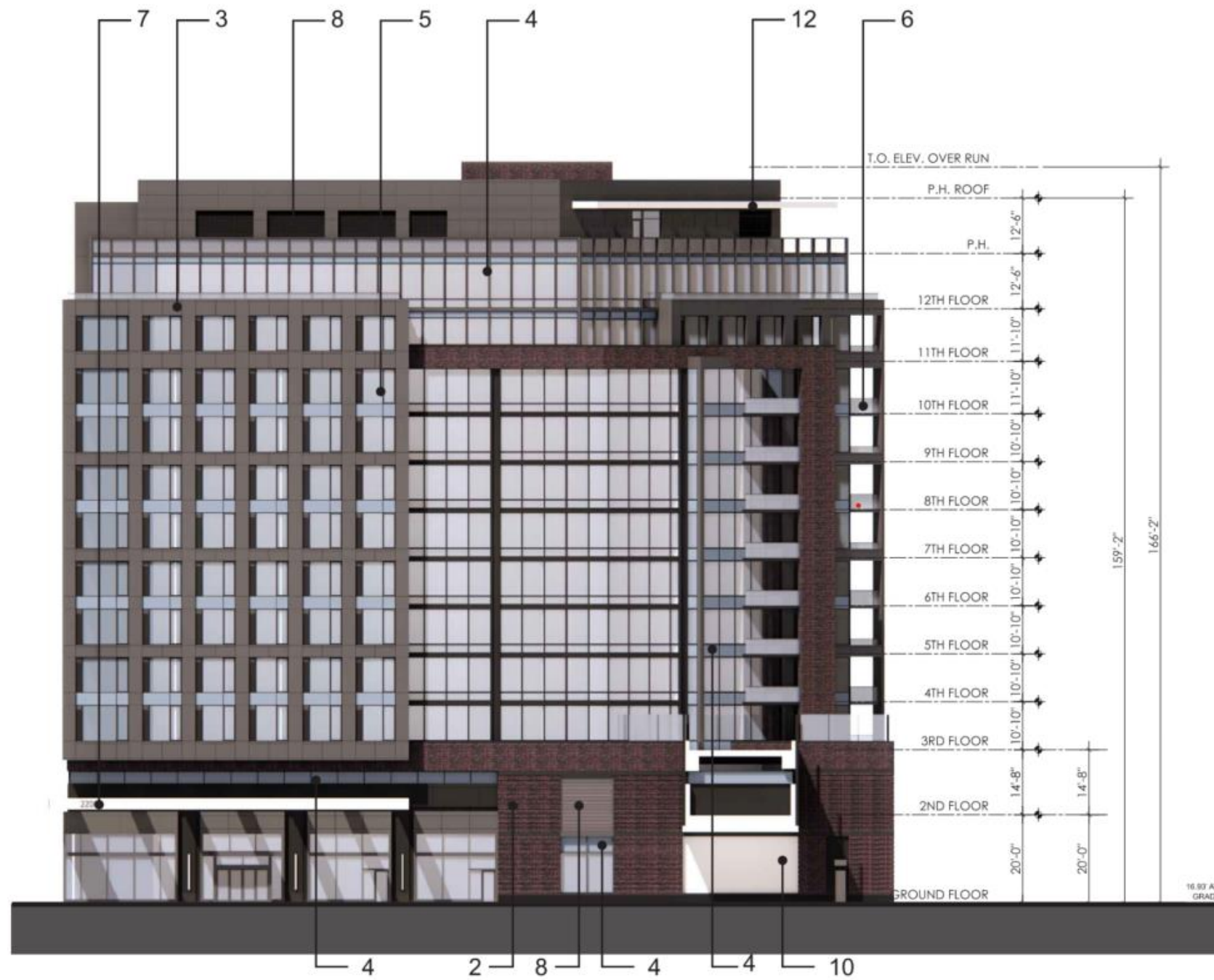
SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_



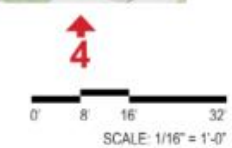
ELEVATION 1 - EAST 1/16" = 1'-0"



ELEVATION 4 - SOUTH 1/16" = 1'-0"

**MATERIAL LEGEND**

- |                            |                                      |
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<b>APPROVED</b>	
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