



CITY OF ALEXANDRIA
Planning & Zoning

5001 Eisenhower Redevelopment

4991 & 5001 Eisenhower Avenue

City Council | December 14, 2024

Master Plan Amendment #2023-00004 Zoning Text Amendment #2024-00001 Rezoning #2023-00007
Coordinated Development District Conceptual Design Plan #2023-00002
Development Special Use Permit #2023-10019 Subdivision #2023-00005





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 parcels (*approved by PC*)
- ▶ SUP for a parking reduction for the conversion building
- ▶ SUP for a residential use within 1,000 ft. of the centerline of Eisenhower Ave

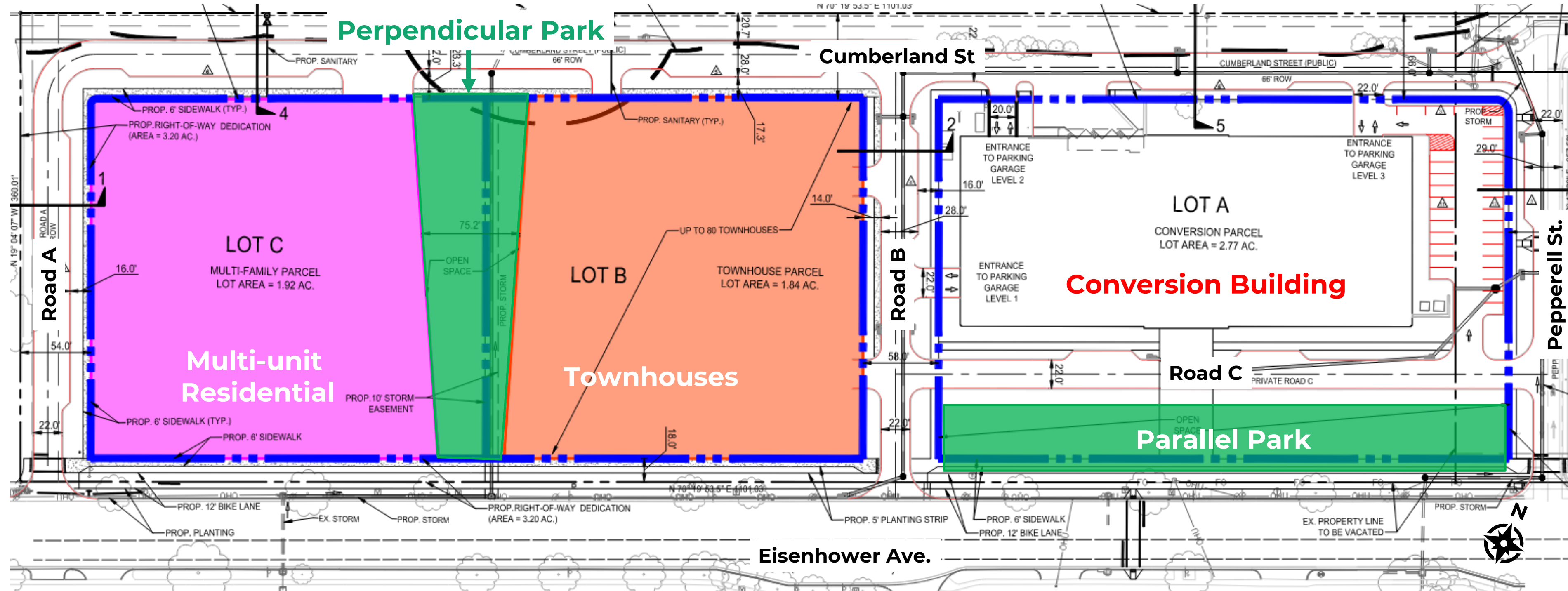
CDD = Coordinated Development District

DSUP = Development Special Use Permit | MPA = Master Plan Amendment

OCM = Office Commercial Medium | PC = Planning Commission | SUP = Special Use Permit

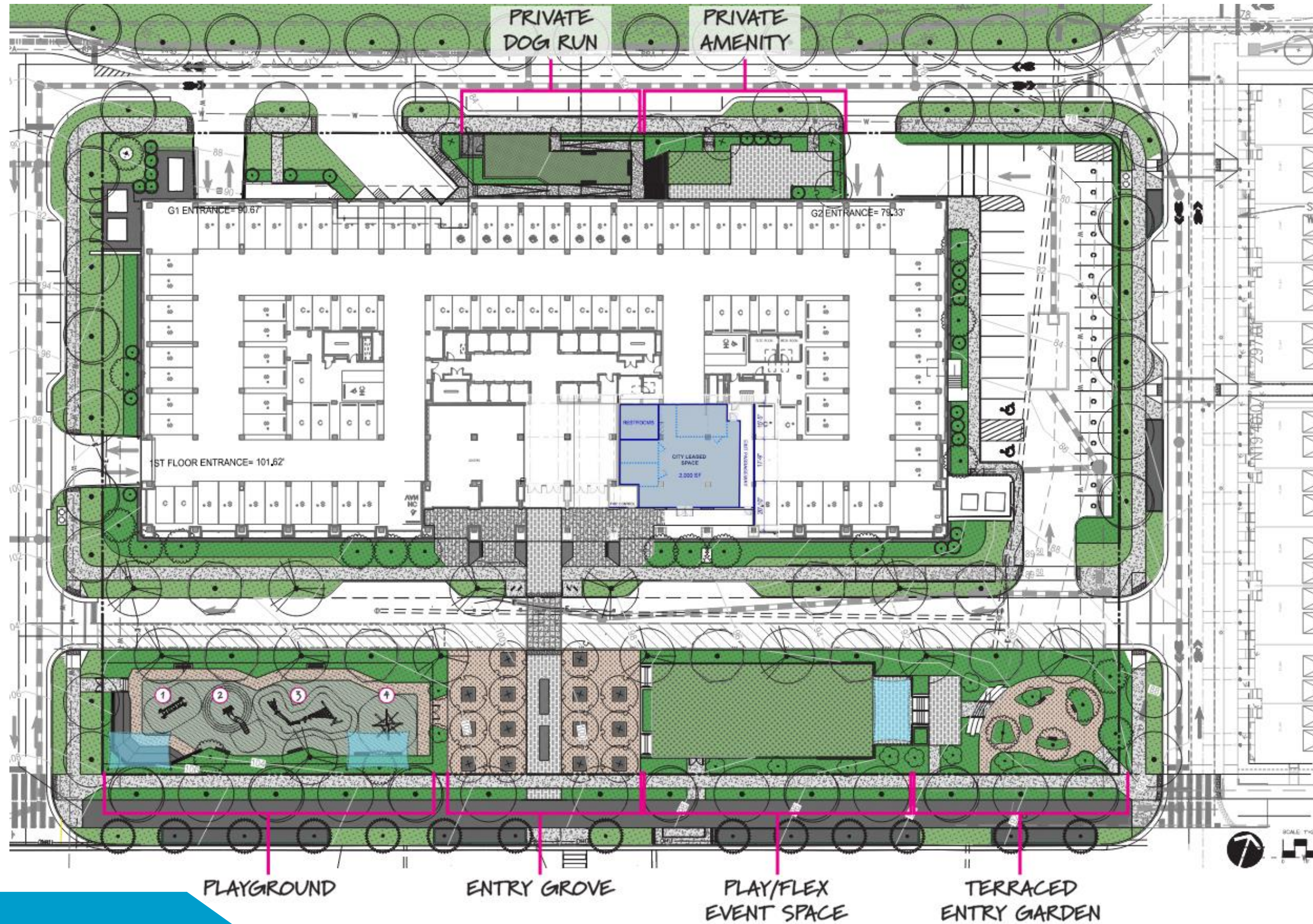


CDD Site Plan





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

- ▶ **Planning Commission Hearing**
 - ▷ Dec. 3, 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)



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

AHAAC = Alexandria Housing Affordability Advisory Committee
EPC = Environmental Policy Commission
PC = Planning Commission



APPENDICES



Unit Mix

Income range	50% AMI	60% AMI	80% AMI	100% AMI	Total
1-bedroom	20	20	113	26	179
2-bedroom	21	21	76	40	158
3-bedroom	-	-	-	40	40
Total	41	41	189	106	377
Percent	11	11	50	28	100



Parking Reduction

- ▶ Minimum residential parking requirement = 439 spaces
- ▶ **Provided residential parking = 317**
 - ▷ 291 garage spaces
 - ▷ 26 surface spaces
- ▶ **Staff supports the parking reduction SUP per § 8-100(A)(4):**
 - ▷ Constraints with adapting an existing building
 - ▷ Opportunity to share parking (if needed) in later phases
 - ▷ Half-mile from Van Dorn Metro Station
 - ▷ Six bus routes within half-mile (DASH and Fairfax County Connector)
 - ▷ Increasingly mixed-use neighborhood



Parallel Park Proposal

SHADE STRUCTURE
+
TERRACED GARDENS

FLEX LAWN

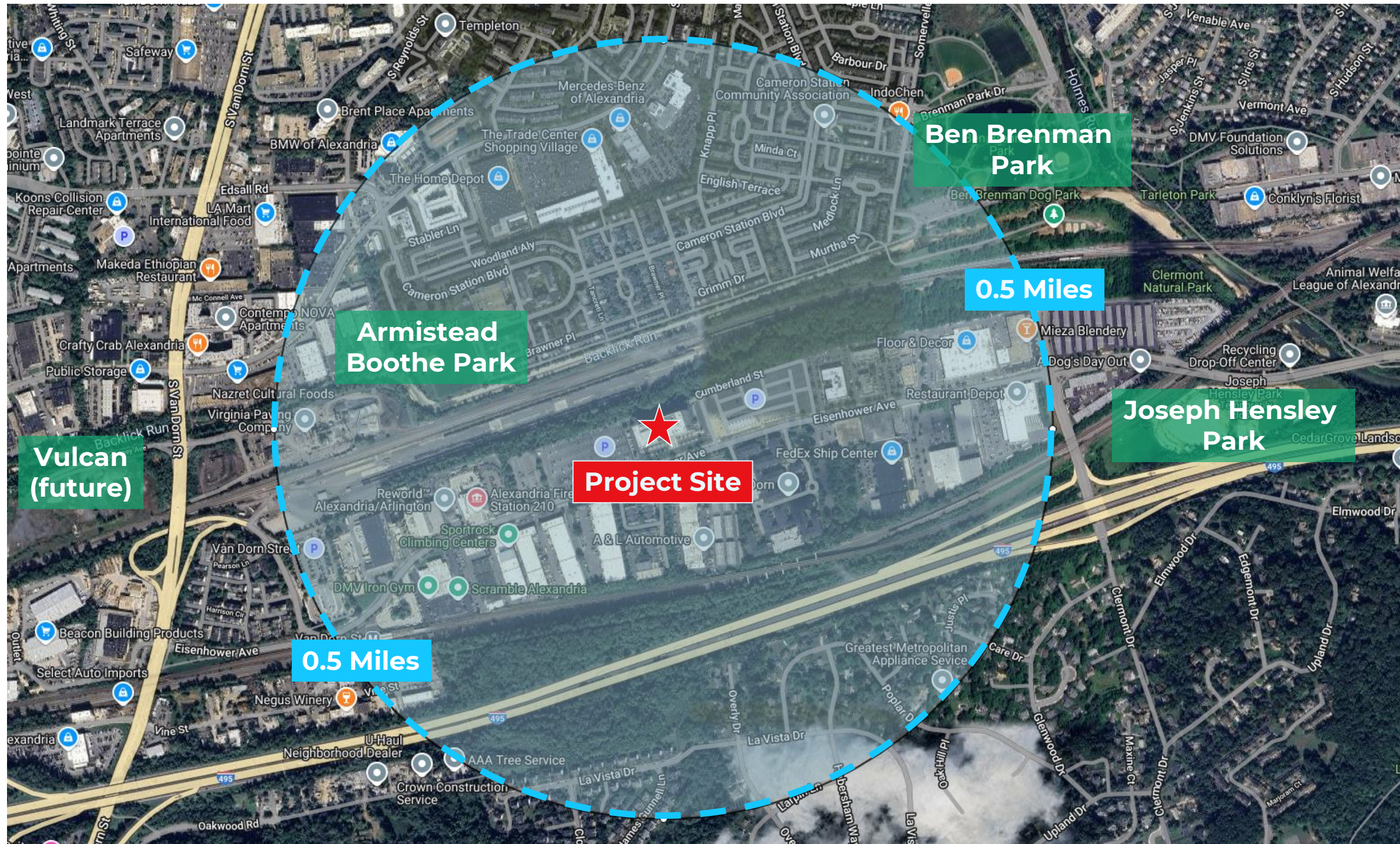


PLAY/FLEX

ENTRANCE / GROVE

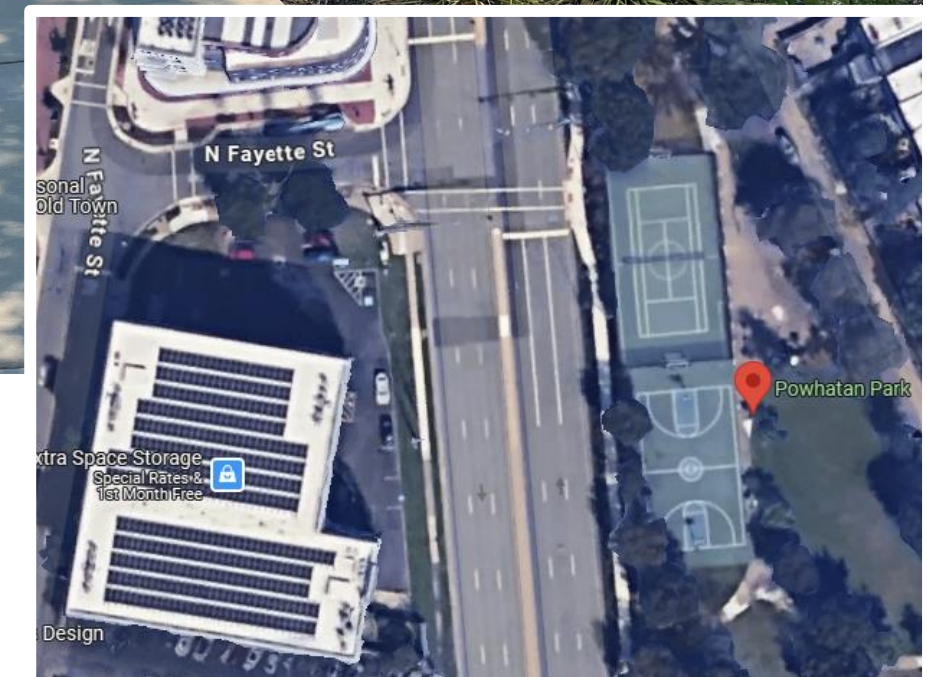


Nearby Parks





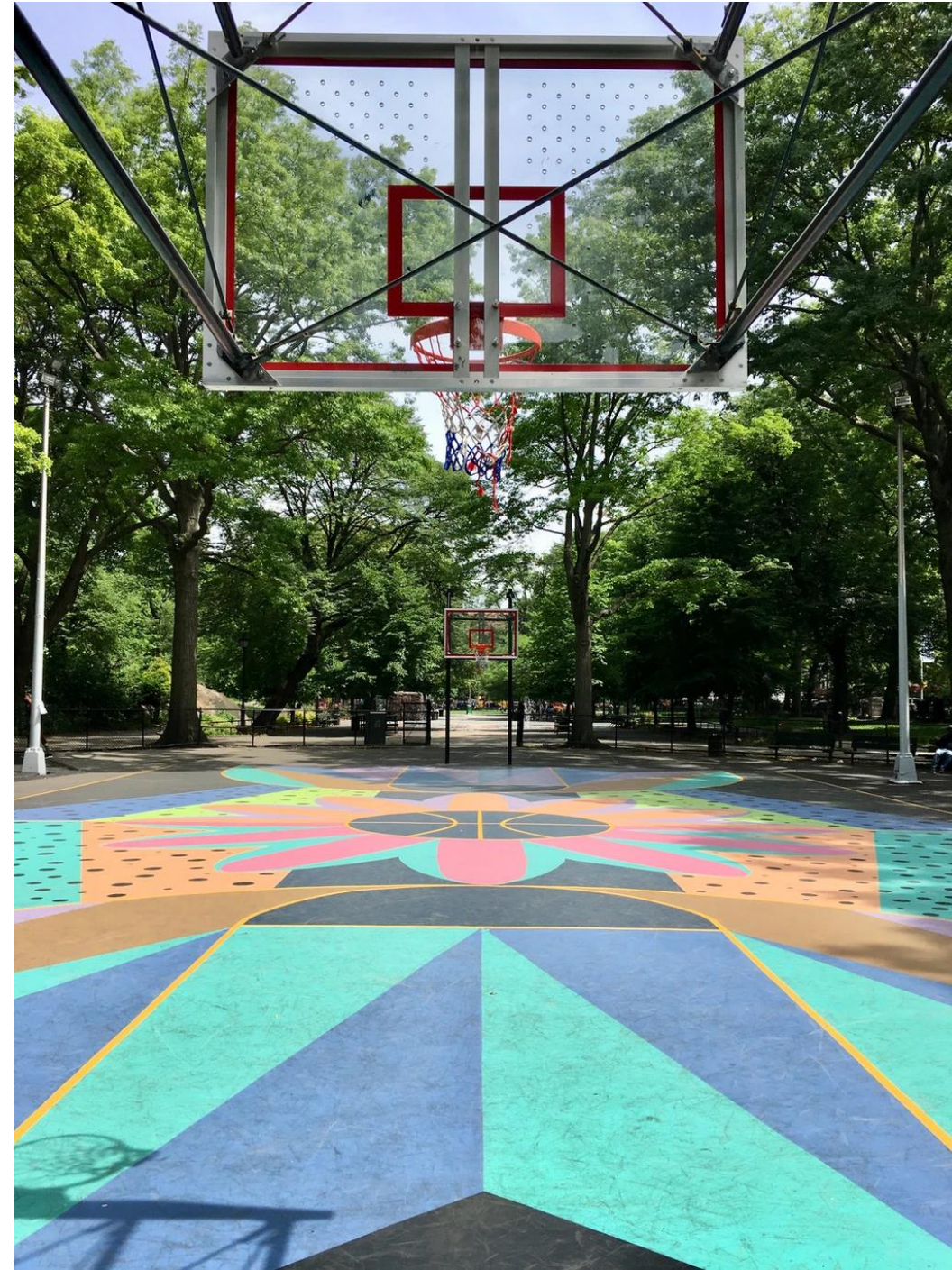
Powhatan Park Precedent



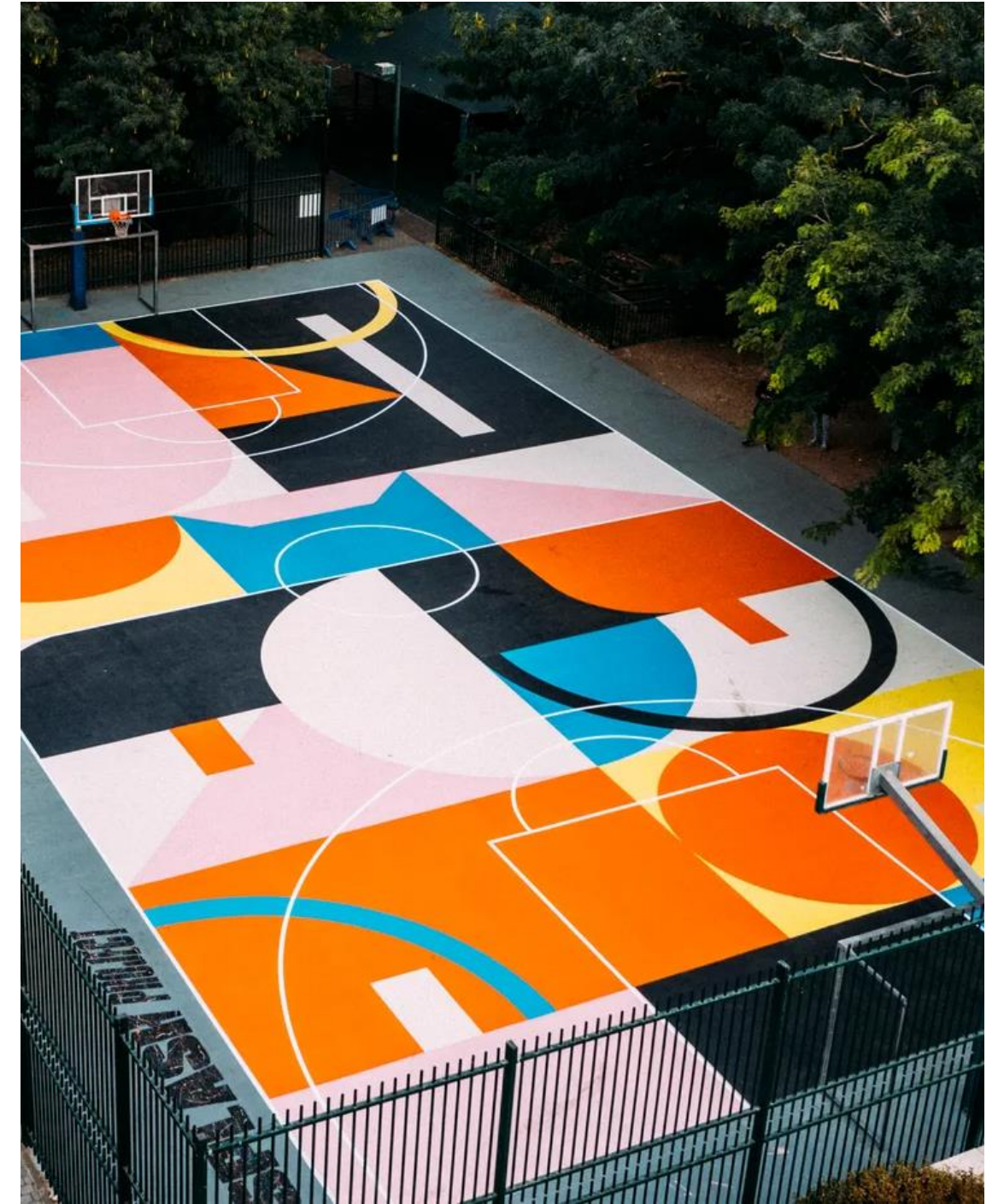
5001 Eisenhower



Sport Court Precedents



St. Nicholas Park, NYC



Tel Aviv futsal/basketball court



Front Elevation



5001 Eisenhower



Garage Layout



G2 Level