

## **APPLICATION**

Zoning Ma	o Amendment	
PROPERTY LOCATION: 2425 Mill	Road	
APPLICANT		
Name: Red Fox De	velopment LLC	
Address:		
PROPERTY OWNER:		
Name: Hoffman Fa	mily LLC	
Address:		
Interest in property:  Owner	<b>○</b> Contract Pu	rchaser
O owner	O COMMITTED TO	10110001
X Develope	r O Lessee	Other
ONo: If no	s, provide proof of	current City business license.  bbtain a business license prior to filing application.  upplied for this application is complete and accurate, and,
	oning Ordinance, h	nereby grants permission to the City of Alexandria, Virginia,
Kenneth W. Wire, Megan C. Rappolt, Wi	re Gill LLP	Kantholin hopporto
Print Name of Applicant or Agent		Signature
Mailing/Street Address	<del></del>	Telephone # Fax #
-		0/0/0005
City and State Zip	Code	9/2/2025 Date
•		SPACE - OFFICE USE ONLY
Application Received:		Fee Paid: \$
Legal advertisement:		ACTION OITY COUNCIL.
ACTION - PLANNING COMMISSION		ACTION - CITY COUNCIL:

MPA #	MPA2025-00002
REZ #	

#### **SUBJECT PROPERTY**

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use Existing - Proposed	Master Plan Designation Existing - Proposed	Zoning Designation Existing - Proposed	Frontage (ft.) Land Area (acres)
2425 Mill Road	surface Mixed-use building	Residential/ Commercial Commercial		3.12 ac.
2				
3				

## **PROPERTY OWNERSHIP**

[] Ind	dividual Owner [-] Corporation or Partnership Owner	
ldenti	ify each person or individual with ownership interest. If corporation	n or partnership owner, identify each person with
more	than 3% interest in such corporation or partnership.	
1.	Name: See attached disclosure statemen	t Extent of Interest:
	Address:	
2.	Name:	Extent of Interest:
	Address:	
3.	Name:	Extent of Interest:
	Address:	
4 .	Name:	Extent of Interest:
	Address:	

**application master plan amend.pdf**11/2019 Pnz\Applications, Forms, Checklists\Planning Commission

## **Disclosure Attachment**

## Owner Entity:

1) Hoffman Family LLC

Hubert N. Hoffman, III Holly Nolting Thomas Hoffman

All Own Greater than 3%

c/o Hoffman Companies

MPA #	MPA2025-00002	_
REZ #		

#### **JUSTIFICATION FOR AMENDMENT**

(attach separate sheets if needed)

- surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

  Please see enclosed CDD #2 and Master Plan Amendment statement of support. The project generally complies with the guidance of the EESAP. The requested amendments either are technical in nature or meet the intent of the guidelines; however flexibility is necessary in the ultimate application of the guideline due to site specific reasons.
- **2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:
  - The requested amendments to CDD #2 include a request to increase building height to 365' and to allow for density transfers within the CDD. The building height and density transfers allow for an iconic building in keeping with the EESAP spirit of the densest, transit-oriented redevelopment in the City of Alexandria.
- **3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.
  - The property is adjacent to the I-495 beltway, Telegraph Road and Duke Street, all regional thoroughfares. The Applicant proposes the required parking to serve the building and utility infrastructure that will also meet City standards/requirements. The building is also 0.3 miles or a 6 min walk to the Eisenhower Metro Station.
- 4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):
  - This request is not a conditional zoning approval per Section 11-804.



# EISENHOWER EAST BLOCK 3 CITY OF ALEXANDRIA, VIRGINIA AUGUST 28, 2025

BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF EISENHOWER EAST, BLOCK 3, BEING AT THE INTERSECTION OF TELEGRAPH ROAD AND PERSHING AVENUE, BOTH VARIABLE WIDTH PUBLIC RIGHT-OF-WAYS; THENCE RUNNING WITH TELEGRAPH ROAD THE FOLLOWING SIX COURSES:

- 1. THENCE N 27°38'44" E A DISTANCE OF 26.42 FEET TO A POINT;
- 2. THENCE N 06°33'44" E A DISTANCE OF 92.44 FEET TO A POINT;
- 3. THENCE N 12°37'55" E A DISTANCE OF 113.70 FEET TO A POINT;
- 4. THENCE N 03°30'07" W A DISTANCE OF 28.39 FEET TO A POINT;
- 5. THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 21.58 FEET, A CENTRAL ANGLE OF 09°45'14", A RADIUS OF 126.74 FEET, WITH A CHORD LENGTH OF 21.55 FEET WHICH BEARS N 08°22'47" W TO A POINT;
- 6. THENCE N 01°43'55" E A DISTANCE OF 13.59 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF EISENHOWER EAST, BLOCK 3, AND AT THE INTERSECTION OF TELEGRAPH ROAD AND MILL ROAD, BOTH VARIABLE WIDTH PUBLIC RIGHT-OF-WAYS;

THENCE DEPARTING TELEGRAPH ROAD AND RUNNING WITH MILL ROAD THE FOLLOWING THREE COURSES:

- 1. THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 92.31 FEET, A CENTRAL ANGLE OF 01°15'22", A RADIUS OF 4211.13 FEET, WITH A CHORD LENGTH OF 92.31 FEET WHICH BEARS S 88°22'26" E TO A POINT:
- 2. THENCE WITH A REVERSE CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 168.15 FEET, A CENTRAL ANGLE OF 02°20'15", A RADIUS OF 4121.48 FEET, WITH A CHORD LENGTH OF 168.14 FEET WHICH BEARS S 87°49'59" E TO A POINT;
- 3. THENCE S 86°39'51" E A DISTANCE OF 79.72 FEET TO A POINT, SAID POINT BEING AT THE NORTHEAST CORNER OF EISENHOWER EAST, BLOCK 3, AT THE INTERESECTION OF MILL ROAD AND STOVALL STREET, BOTH VARIABLE WIDTH PUBLIC RIGHT-OF-WAYS;

THENCE DEPARTING MILL ROAD RUNNING STOVALL STREET THE FOLLOWING TWO COURSES:

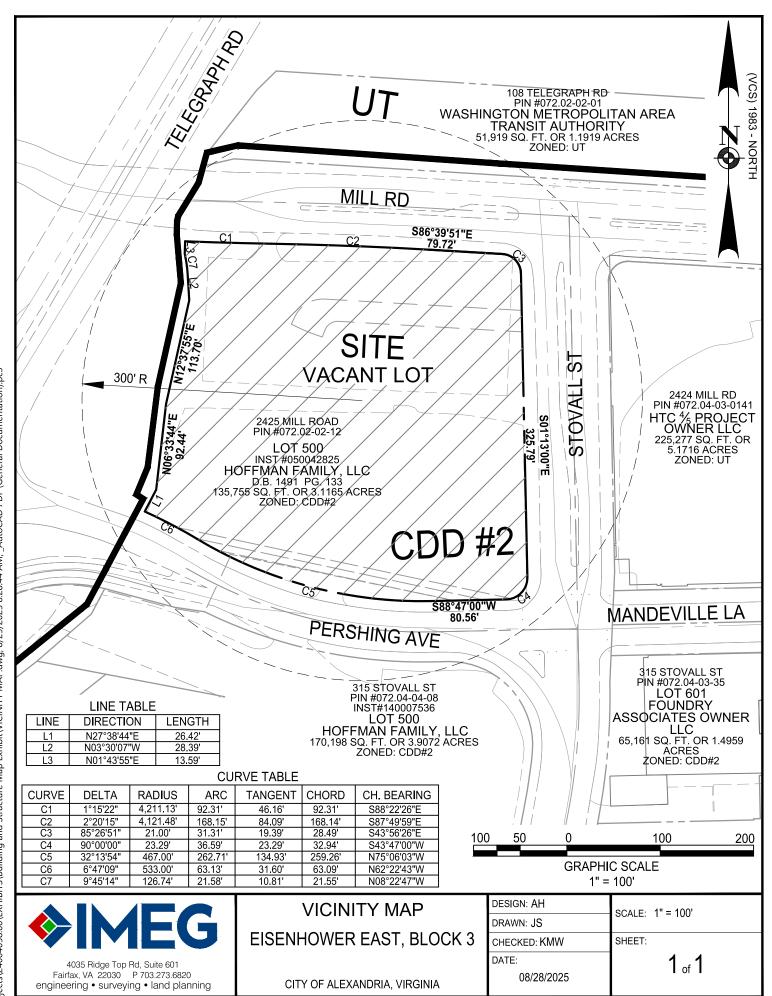
- 1. THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 31.31 FEET, A CENTRAL ANGLE OF 85°26'51", A RADIUS OF 21.00 FEET, WITH A CHORD LENGTH OF 28.49 FEET WHICH BEARS S 43°56'26" E TO A POINT;
- 2. THENCE S 01°13'00" E A DISTANCE OF 325.79 FEET TO A POINT, SAID POINT BEING AT THE SOUTHEAST CORNER OF EISENHOWER EAST, BLOCK 3, AT THE INTERSECTION OF STOVALL STREET AND PERSHING AVENUE, BOTH VARIABLE WIDTH PUBLIC RIGHT-OF-WAYS;

THENCE DEPARTING STOVALL STREET AND RUNNING WITH PERSHING AVENUE THE FOLLOWING FOUR COURSES:

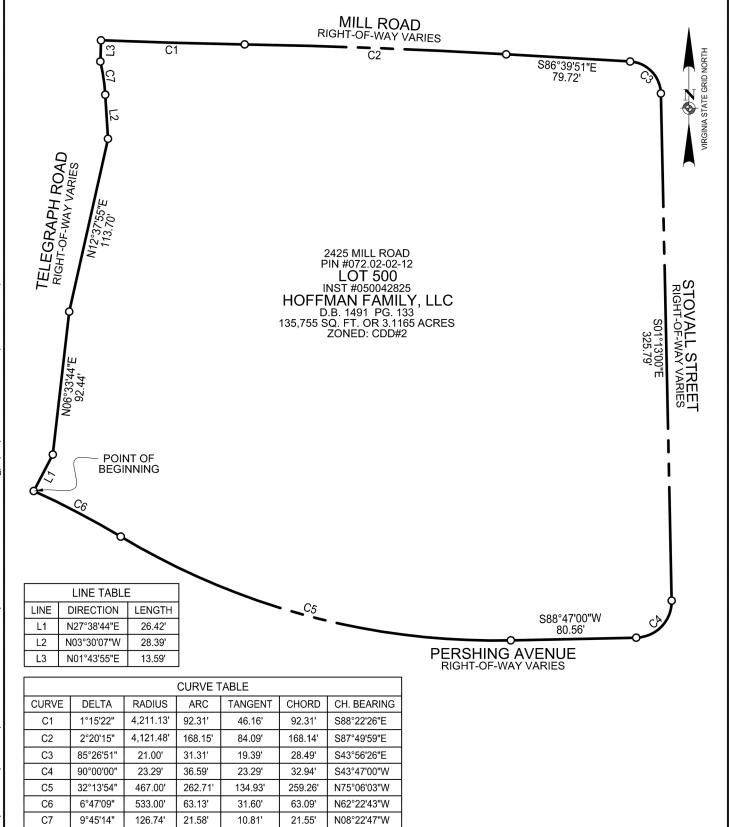
- 1. THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 36.61 FEET, A CENTRAL ANGLE OF 90°02'33", A RADIUS OF 23.29 FEET, WITH A CHORD LENGTH OF 32.95 FEET WHICH BEARS S 43°48'17" W TO A POINT;
- 2. THENCE S 88°47'00" W A DISTANCE OF 80.53 FEET TO A POINT;
- 3. THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 262.71 FEET, A CENTRAL ANGLE OF 32°13'54", A RADIUS OF 467.00 FEET, WITH A CHORD LENGTH OF 259.26 FEET WHICH BEARS N 75°06'03" W TO A POINT;
- 4. THENCE WITH A REVERSE CURVE TO THE LEFT HAVING AN ARC LENGTH OF 63.13 FEET, A CENTRAL ANGLE OF 06°47'09", A RADIUS OF 533.00 FEET, WITH A CHORD LENGTH OF 63.09 FEET WHICH BEARS N 62°22'43" W TO THE POINT OF BEGINNING;

CONTAINING 135,755 SQUARE FEET OR 3.1165 ACRES, MORE OR LESS











9301 INNOVATION DRIVE SUITE 150 MANASSAS, VA 20110 PH: 703.393.9887 www.imegcorp.com METES AND BOUNDS EXHIBIT LOT 500, HOFFMAN FAMILY, LLC ALSO KNOWN AS

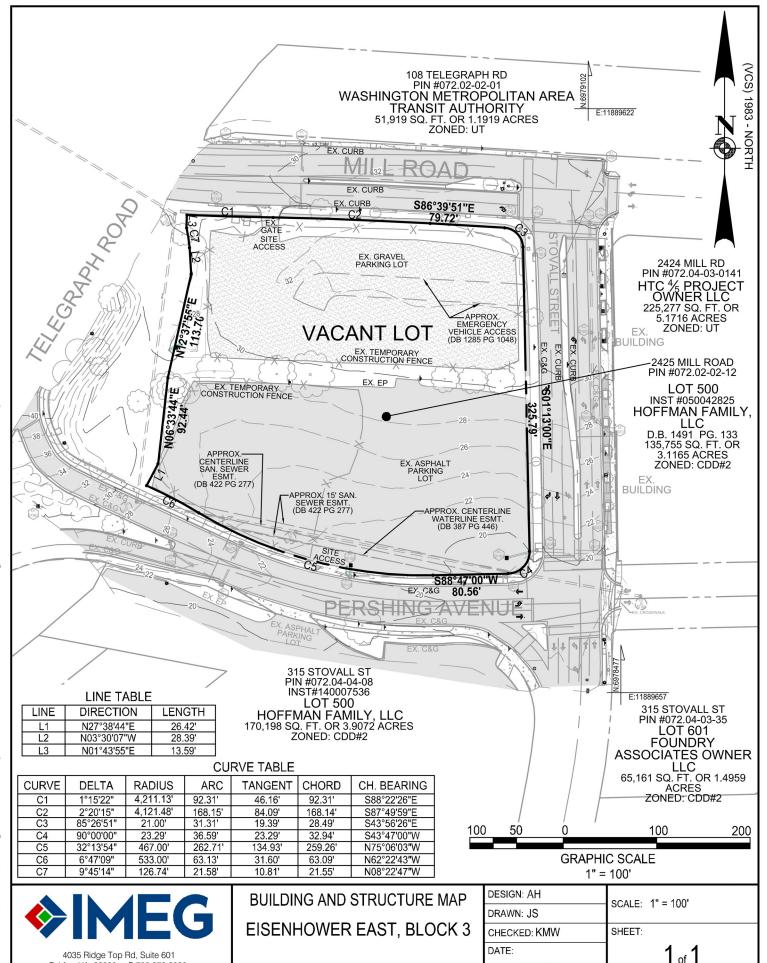
## **EISENHOWER EAST, BLOCK 3**

CITY OF ALEXANDRIA, VIRGINIA

		SCALE:	1" = 60'
DRAWN:	MB	SCALE.	1 – 60
CHECKED:	CGH	SHEET:	
DATE:	8/28/2025	1	of 1

4035 Ridge Top Rd, Suite 601 Fairfax, VA 22030 P 703.273.6820

engineering • surveying • land planning



CITY OF ALEXANDRIA, VIRGINIA

08/28/2025



CDD # 2 Amendment

[must use black ink or type]		

[must use black link of type]				
PROPERTY LOCATION:	2425 Mill Road			
TAX MAP REFERENCE:	072.02-02-12	z	ONE: CDD #2	
ADDI ICANT'S NAME.	Red Fox Development LLC			
ADDRESS:	<u> </u>			
PROPERTY OWNER NAME:	Hoffman Family LLC			
ADDRESS:				
REQUEST:		•	oposed Block 3 development	
	under separate co	over		
<b>THE UNDERSIGNED</b> hereby a provisions of Section 5-600 of the	• •		•	
Alexandria to post placard notice of	<b>THE UNDERSIGNED,</b> 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.			
drawings, etc., required to be furni and belief. The applicant is hereb this application and any specific of public hearings on this application	shed by the applicant a y notified that any writte al representations mad will be binding on the a tive of general plans ar	are true, correct and accent materials, drawings of the Planning Compaphicant unless those reductions, subject to	d and specifically including all surveys, curate to the best of their knowledge or illustrations submitted in support of mission or City Council in the course of materials or representations are clearly substantial revision, pursuant to Article a, Virginia.	
Ken Wire, Megan Rappolt	Wire Gill LLP	Kan ANW:	managento	
Print Name of Applicant or Agent		Signature		
		Telephone # 9/2/2025	Fax #	
Mailing/Street Address		Email address		
	OO NOT WRITE IN THIS	SPACE OFFICE USE	ONLY	
Application Received:			\$	
ACTION - PLANNING COMMISSION			UNCIL	

application CDD development plan.pdf 5/6/15 Pnz\Applications, Forms, Checklists\Planning Commission

Development Site Plan (DSP) # DSUP #2025-10017

## ALL APPLICANTS MUST COMPLETE THIS FORM.

The app	olicant is: (check one)			
[] the Ov	wner [] Contract Purchase	er []Lessee or	[ <b>X</b> ] Other: Developer	of
the subje	ct property.			
	name, address and percent of unless the entity is a corporati	• • •	• •	
than three	e percent.		•	
	· evelopment LLC: Adam Peters, Grea	ter than 3% 1800 N. Lynn	St. #2804 Arlington, VA 22209	
or other p	y owner or applicant is being re person for which there is some is is employed have a business	form of compensation	n, does this agent or the busi	ness in whicl
	Provide proof of current City The agent shall obtain a busir Code.		ling application, if required by	y the City

**application devt site plan.pdf** 8/1/06 Pnz\Applications, Forms, Checklists\Planning Commission

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

<u>1. Applicant.</u> 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. Adam Peters		Greater than 3%
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 2425 Mill Road	(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 ed	quitable interest held at the
time of the application in the real property which is the subject of	the application.

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

3. BusinessorFinancialRelationships. 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 the12-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. Adam Peters	None	N/A
2. Hubert N. Hoffman, III	Yes; donation greater than \$100	Council member Jacinta Greene
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.

Sept. 2, 2025	Ken W. Wire; Megan C. Rappolt, Wire Gill LLP	KmHNW:	morphology
Date	Printed Name	Signature	

At

## **Disclosure Attachment**

## Owner Entity:

1) Hoffman Family LLC

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

c/o Hoffman Companies

## **APPLICATION**



## DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP #2	025-	10017	Project Name:	Block 3		
<b>5001</b> #			r roject Name:			
PROPERTY LOCATION	ON:	2425 Mill Road				
TAX MAP REFEREN	CE:	072.02-02-12			zone: <sup>CDI</sup>	D #2
APPLICANT:						
Name: Red Fo	x De	evelopment LLC				
Address:						
PROPERTY OWNER:						
Name: Hoffma	n Fa	mily LLC				
Address:						
SUMMARY OF PROP	os	Mixed Use De	velopment. Master P	lan and C	DD Amendments	requested under
separate cover.						
MODIFICATIONS RE	QUI	STED				
	Dor	ZO 9 100(A)(9) E	voood parking maximu	ım for roc	idential and retail	
SUP's REQUESTED and exclusion of loadir				uni ioi ies		Commercial uses
		·		ith Connaid		
with the provisions of Section			Development Site Plan Ordinance of the City of A			ovai in accordance
THE UNDERSION Alexandria to post placard (B) of the 1992 Zoning Ord	notice	on the property for				
THE UNDERSIGNATION THE UNDERSIGN			II of the information here rect and accurate to the	hest of his/	her knowledge and	h helief
Kenneth W. Wire & Megar	C. F	appolt, Wire Gill LLF	o Kanada	AWW:-	ways and	10
Print Name of Applicant or A	gent		Signature			
Mailing/Street Address					 Fax #	
,			relephene //		T GX II	
City and State		Zip Code	Email address	3		
			Sept. 2, 20	25		
			Date			
			IN THIS SPACE - OFF			
Application Received: Fee Paid and Date:			_ Received Pla _ Received P		pleteness: iminary:	
ACTION - PLANNING COM	MISS	ION:				
ACTION - CITY COUNCIL:		** .				
· ·						

**Development SUP #** 2025-10017

## ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1.	The applicant is: (check one)				
	The Owner	Contract Purchaser	OLessee or	XOOther: Developer	of
	the subject prop	perty.			

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.

Red Fox Development LLC: Adam Peters, Greater than 3%

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

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2.		
3.		

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an interest in the property located at 2425 Mill Road (ad	dress), unless the
entity is a corporation or partnership, in which case identify each owner o	f more than three
percent. The term ownership interest shall include any legal or equitable in	nterest held at the
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Name	Address	Percent of Ownership
See attached disclosure		
2.		
3.		

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1. Adam Peters	None	N/A
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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.

Sept. 2, 2025	Ken W. Wire; Megan C. Rappolt, Wire Gill LLP	Kanthow: Wygger
Date	Printed Name	Signature

## **Disclosure Attachment**

## Owner Entity:

1) Hoffman Family LLC

Hubert N. Hoffman, III Holly Nolting Thomas Hoffman

All Own Greater than 3%

c/o Hoffman Companies

Development SUP # 2025-10017

**2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

The Applicant proposes new mixed-use development with a 365-foot tall residential building of up to 775 units and 40,000 SF of ground floor retail. This iconic building will be the tallest building in the City of Alexandria, and will provide a dynamic skyline with views north into D.C. and Masonic Temple. The innovative design and architecture complements existing development in Eisenhower East, while introducing a new aesthetic approach for the City of Alexandria. Concurrently with the DSUP request, the Applicant requests an SUP to exceed the required residential and commercial/retail parking. The Applicant also requests several amendments to CDD #2 and the EESAP. Please see enclosed CDD and MPA Amendments narrative under separate cover.

Development SUP #	2025-10017
-	<u> </u>

3.	Specify time perio	d (i.e., day, hour, or		<b>h users do you expect?</b> tail.
4.	Specify time perion	d (i.e. day, hour, or management staff	•	building and 40,000 SF of
5.	Describe the pro	posed hours and o	days of operation of	the proposed use:
	Day 7	Hours 24	Day 7	Hours typical buisness hours
6.	A. Describe t	he noise levels antid	manating from the cipated from all mechal building and 40,00	anical equipment and patrons.
		ne noise from patron ement staff and no		
7.	Describe any p control them: N/A	otential odors e	manating from the	e proposed use and plans to

Development SUP #	2025-10017
<del>-</del>	<u> </u>

8.	Provide information regarding trash and litter generated by the use:
	A. What type of trash and garbage will be generated by the use?  Typical residential trash from a large multifamily building and 40,000 SF of retail
	B. How much trash and garbage will be generated by the use?  Typical amount of residential trash from a large multifamily building and 40,000 SF of retail
	C. How often will trash be collected?  Daily
	D. How will you prevent littering on the property, streets and nearby properties?  Building management staff
9.	Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?
	☐Yes. ✓ No.
	If yes, provide the name, monthly quantity, and specific disposal method below:
10.	Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

If yes, provide the name, monthly quantity, and specific disposal method below:

Yes.

No.

Building maintenance and cleaning supplies for both the residential and retail components of the building. Specific names, quantities and disposal methods are unknown at this time.

Development SUP #	2025-10017
-	

11.	What methods are proposed to ensure the safety of residents, employe	es
	and patrons?	

Building and site lighting, & secured resident and vehicular access

Δ	C	O	н	0		S	Δ		ES
_	v	u		•	_	•	_	_	

12.	Will	the proposed use include the sale of beer, wine or mixed drinks?
	<u> </u>	(es. No. *For the retail, it is unknown at this time*
	or of and	s, describe alcohol sales below, including if the ABC license will include on-premises and/f-premises sales. Existing uses must describe their existing alcohol sales and/or service identify any proposed changes in that aspect of the operation.  unknown at this time due to uncertain retail tenants.
PAR	KING	AND ACCESS REQUIREMENTS
13.	Prov	vide information regarding the availability of off-street parking:
	A.	How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance? 718 residential and 120 retail/commercial
	B.	How many parking spaces of each type are provided for the proposed use:
		See DSUP plans Compact spaces  *743 residential and 200 retail spaces are provided*
		Handicapped accessible spaces Other

	Development 30P #
C.	Where is required parking located? (check one) on-site off-site
	If the required parking will be located off-site, where will it be located?
	Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

2025-10017

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application.** 

## 14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 2
- B. How many loading spaces are available for the use? 2
- C. Where are off-street loading facilities located? Inside the building garage
- D. During what hours of the day do you expect loading/unloading operations to occur? Typical business hours
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

After initial lease up, residential loading will be infrequent & typical for multifamily building as lessees turn over. For retail space, loading could occur daily depending on the nature of the retail.

## 15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Generally the existing street access is adequate and needed improvements are shown on the enclosed DSUP plans.

## PRELIMINARY DEVELOPMENT SITE PLAN EISENHOWER EAST, BLOCK 3 CITY OF ALEXANDRIA, VIRGINIA DSUP2025-10017

PREPARED BY:

engineering surveying land planning 4035 Ridge Top Rd., Suite 601, Fairfax, VA 22030 phone 703.273.6820 fax 703.273.7636

#### NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY MILL ROAD; TO THE SOUTH BY PERSHING AVENUE; TO THE EAST BY STOVALL STREET; AND TO THE WEST BY TELEGRAPH ROAD.

ON BLOCK 3 WITHIN COD R2. THE APPLICANT PROPOSES A NEW MIXED-USE DEVELOPMENT WITH A 365-FOOT TALL RESPENTIAL BUILDING OF UP TO 75 UNITS AT 685-686 NETS\* AND 4000 STO\* OF OXOURD FLOOR RETAIL. THE DEVELOPMENTS DESPENDANT CONSISTENT WITH BUILDING HOSPIT AND THE OXOFFICIANCE TO FAIL THE PROPECT. THESE ARRENDENTS ALLOW FOR CONSISTENT WITH BUILDING HIGHER AND OTHER ADDITIONATIONS TO FAIL THE PROPECT. THESE ARRENDENTS ALLOW FOR AN COUNCIL TRANSFORMATIVE DEVELOPMENT AT A PRIMARY LOCATION WITHIN THE EESAP, VIEWED FROM PRIMARY REGIDANL THOROUGH FARES OF HIGHOSTS. TELESCRAPP ROOM AND LOUIS STREET.

#### SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

MASTER PLAN AND CDD CONCEPT PLAN AMENDMENTS TO INCREASE BUILDING HEIGHT, TRANSFER PREVIOUSLY APPROVED DENSITY FROM BLOCK 9, AND OTHER MODIFICATIONS TO SUPPORT THE PROPOSED PLAN.

**OWNER** 

SUITE 290

ALEXANDRIA, VA 22314

(703) 960-4700

- 4. PER SECTION 7,2503. EXCLUDE INTERNAL LOADING DOCK AREA FROM EAR- AND
- 5. PER SECTION 8-100/A/B). EXCEED PARKING MAXIMUM FOR RESIDENTIAL AND RETAIL/COMMERCIAL USES.

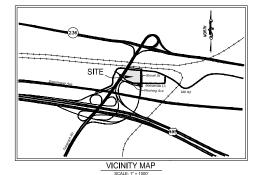
#### LIST OF EXISTING APPROVALS

#### COMPLETE STREETS

	New	Upgraded
Crosswalks (number)	9	0
Standard	9	0
High Visibility	0	0
Curb Ramps	6	4
Sidewalks (LF)	0	1175
Bicycle Parking (number o	f spaces)	
Public/Visitor	21	N/A
Private/Garage	268	N/A
Bicycle Paths (LF)	719	N/A
Pedestrian Signals	0	0

#### AREA TABULATIONS

/ (I \L_/ \	IT IDOLT THORSE	_
	LIMITS OF DISTURBANCE:	189,523 SF (4.35 AC)
2425 MILL ROAD		
	EXISTING IMPERVIOUS AREA:	112,820 SF (2.59 AC)
TAX MAP NUMBER: 072.02-02-12	EXISTING PERVIOUS AREA:	21,780 SF (0.50 AC)
EX. TAX PARCEL AREA:	PROPOSED IMPERVIOUS AREA:	126,760 SF (2.91 AC)
135,755 SF OR 3.12 AC	PROPOSED PERVIOUS AREA:	7,841 SF (0.18 AC)



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C200	EXISTING CONDITION PLAN		
C201	CONTEXTUAL SITE PLAN		
C300	PRELIMINARY SITE PLAN		
C400	PRELIMINARY GRADING PLAN AND AVERAGE FINISH GRADE		
C402	PRELIMINARY DIMENSION PLAN		
C403	OPEN SPACE EXHIBIT		
C404	FIRE SAFETY PLAN		
C500	ROAD SECTIONS		
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C604	PRELIMINARY SWM AND OUTFALL ANALYSIS		
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L102	MATERIAL PLAN - PLAZA		
L111	MATERIAL PLAN - LVL6		
L401	PLANTING PLAN - STREETSCAPE		
L402	PLANTING PLAN - PLAZA		
L411	PLANTING PLAN - LVL6		
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L502	IRRIGATION PLAN - STREETSCAPE		
L511	SOIL VOLUME PLAN - LVL6		
L512	IRRIGATION PLAN - LVL 6		
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A2-03	FLOOR PLAN - LEVEL 3
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ARCHITECT G0-01 GENERAL INFORMATION A1-01 - A1-03 RENDERINGS A1-10 - A1-12 GFA PLANS

#### APPLICANT HOFFMAN FAMILY, LLC RED FOX DEVELOPMENT 2034 EISENHOWER AVE.,

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ATTORNEY WIRE GILL 700 N. FAIRFAX STREET SUITE 600 ALEXANDRIA, VA 22314 (703) 836-5757

#### CIVIL ENGINEER **IMEG** 4035 RIDGE TOP ROAD

FAIRFAX, VIRGINIA 22030 (703) 273-6820

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ALEXANDRIA, VA 22314 (703) 549-7784

#### TRANSPORTATION ENGINEER **GOROVE SLADE** 225 REINEKERS LANE SUITE 750

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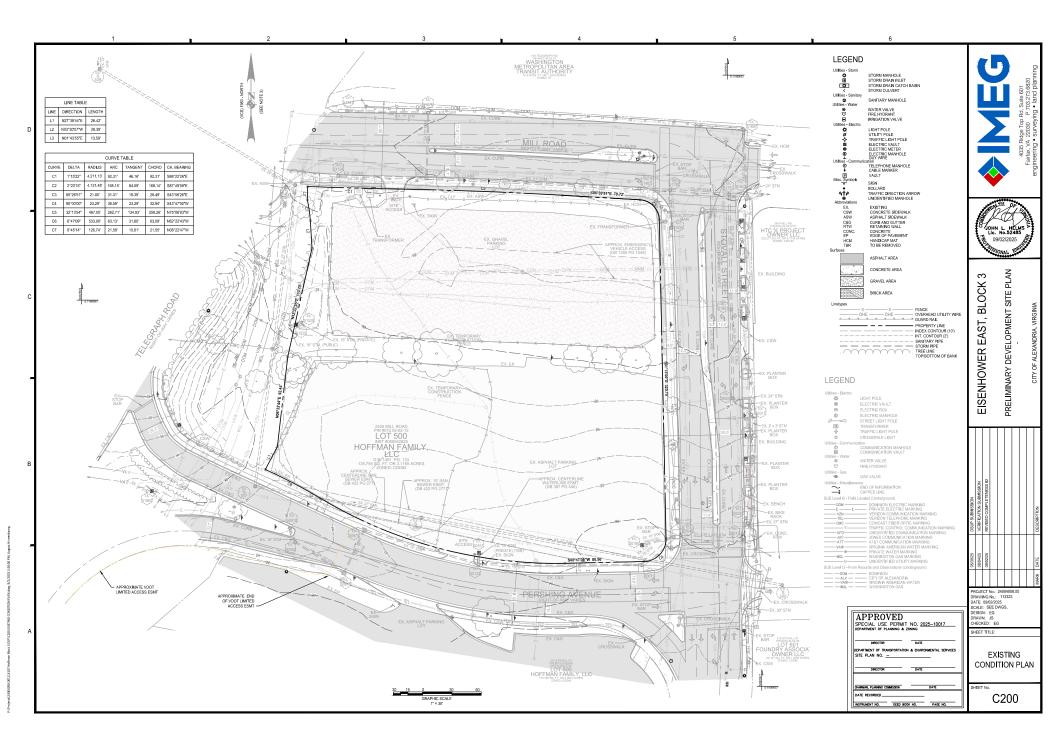


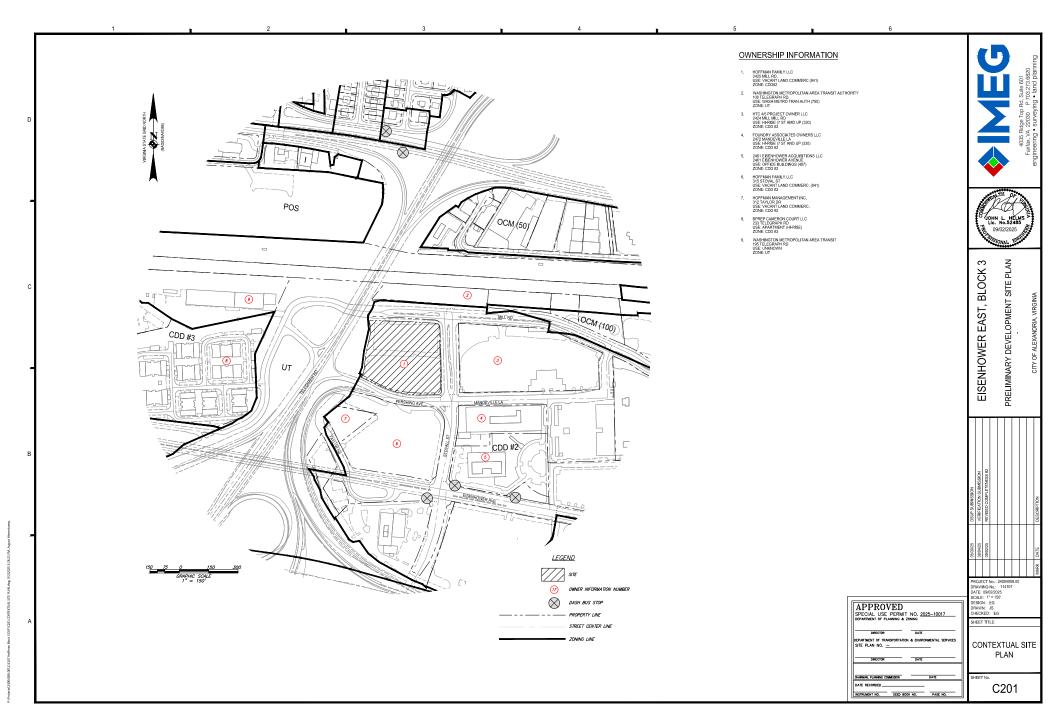
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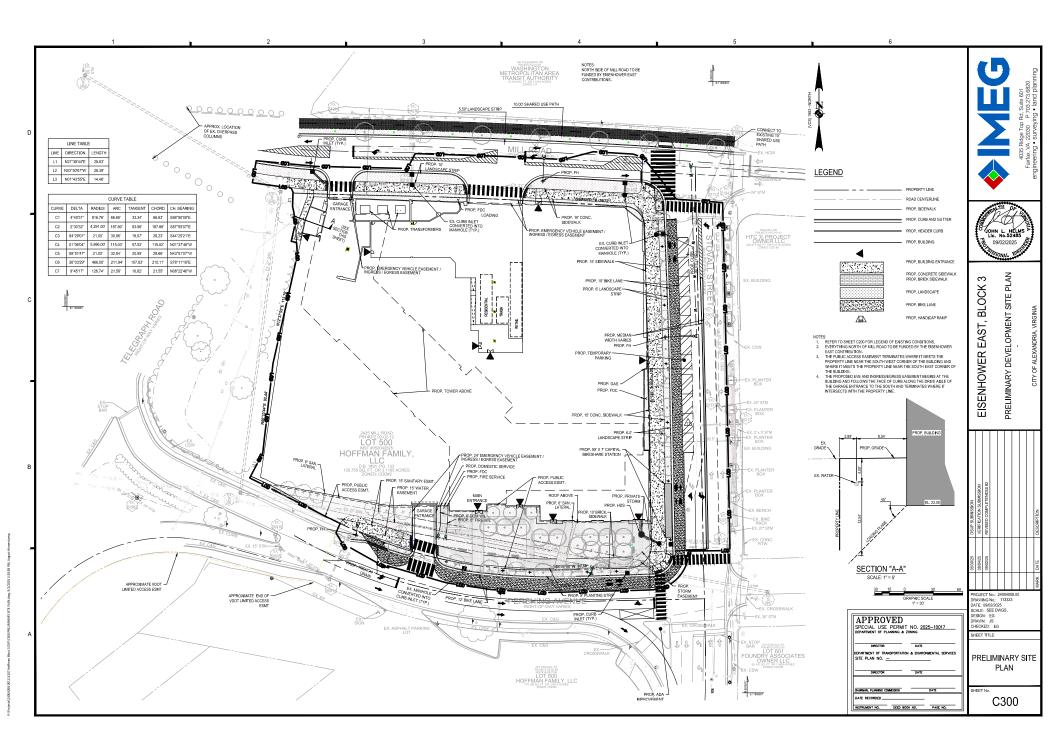
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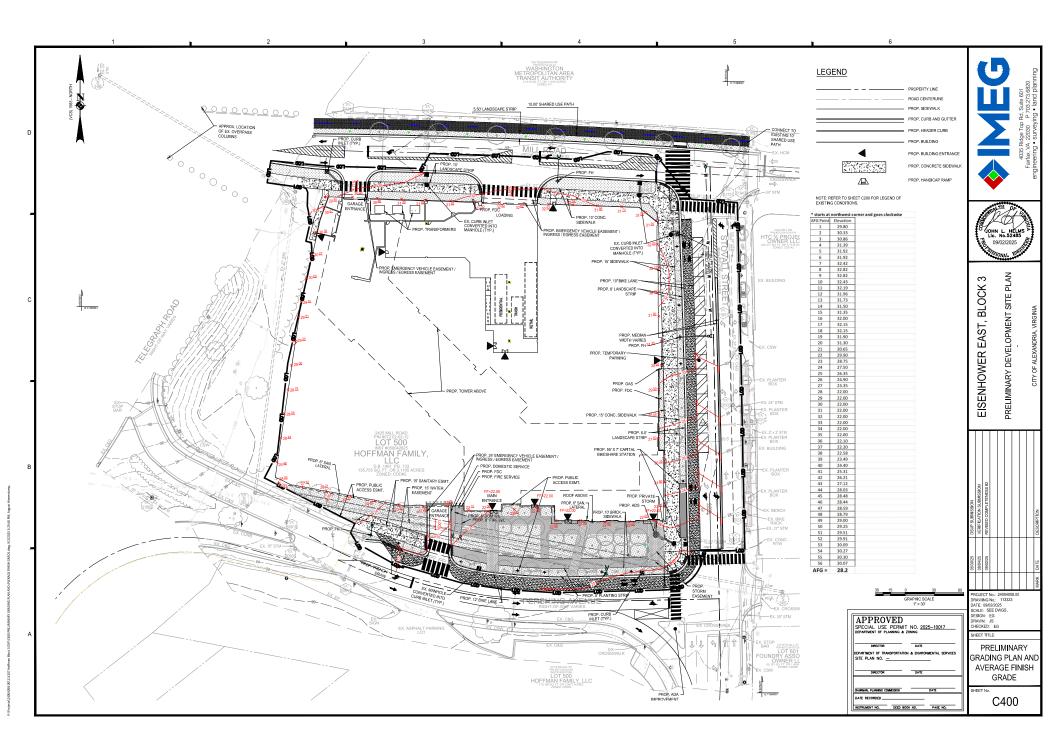
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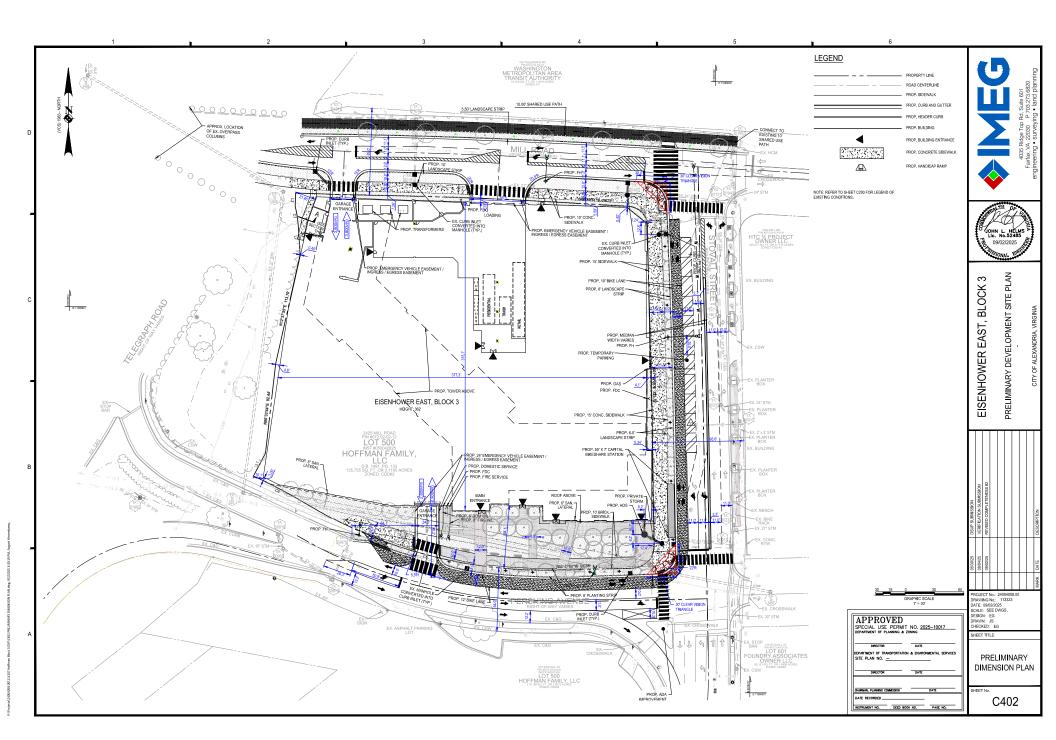
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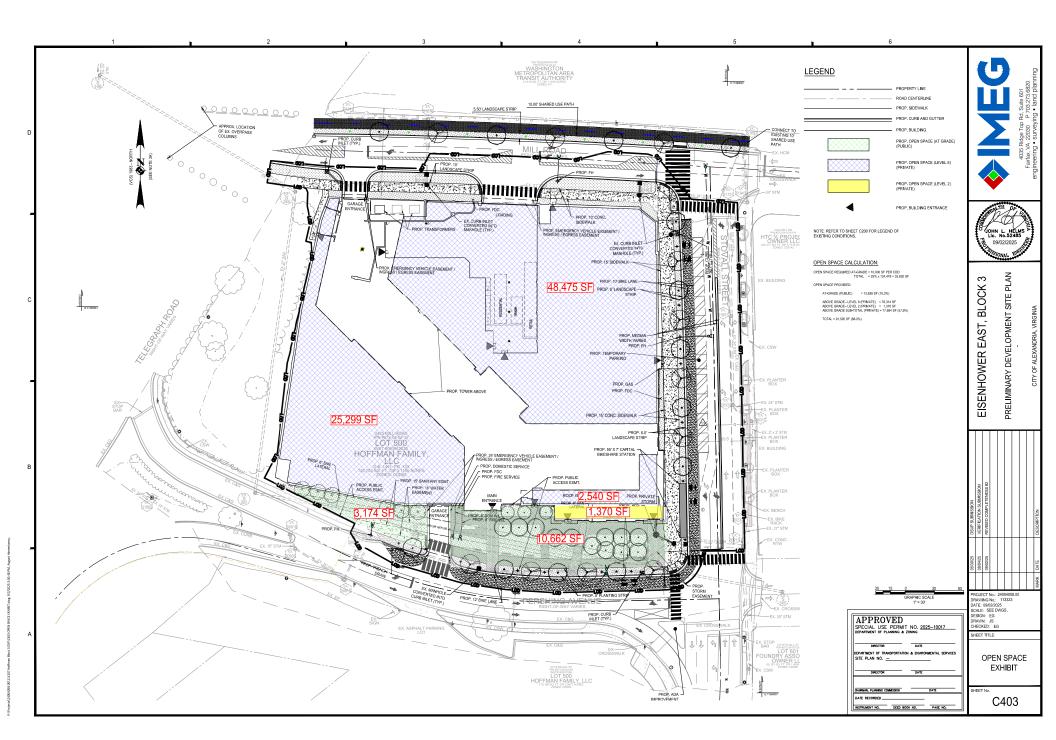


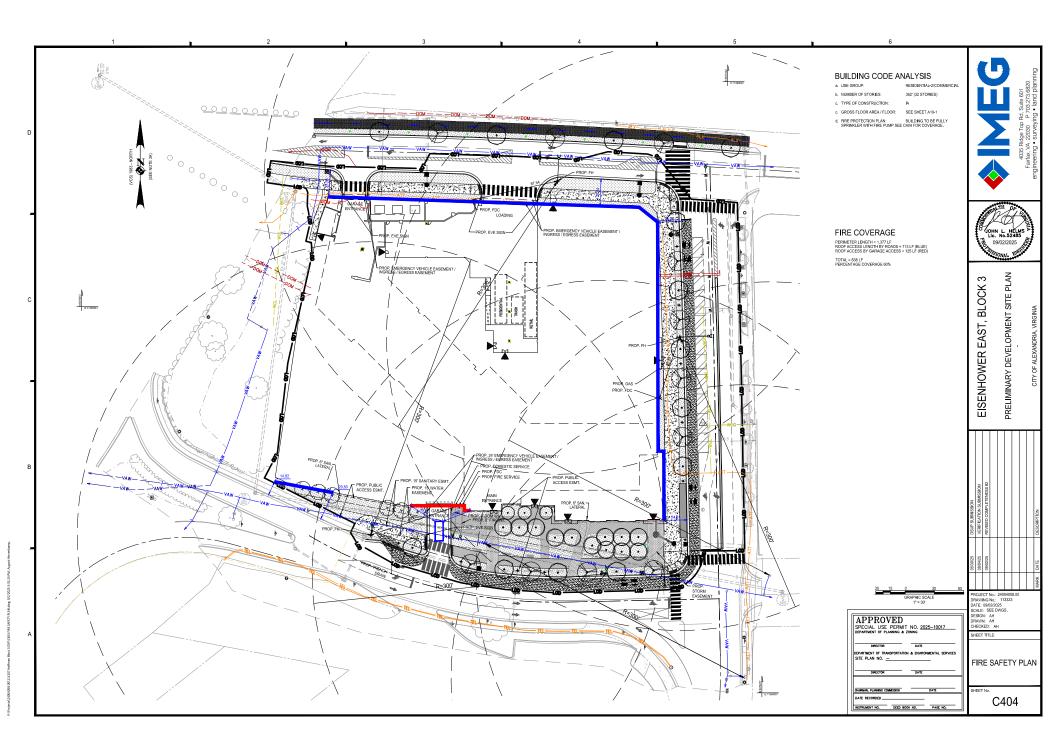


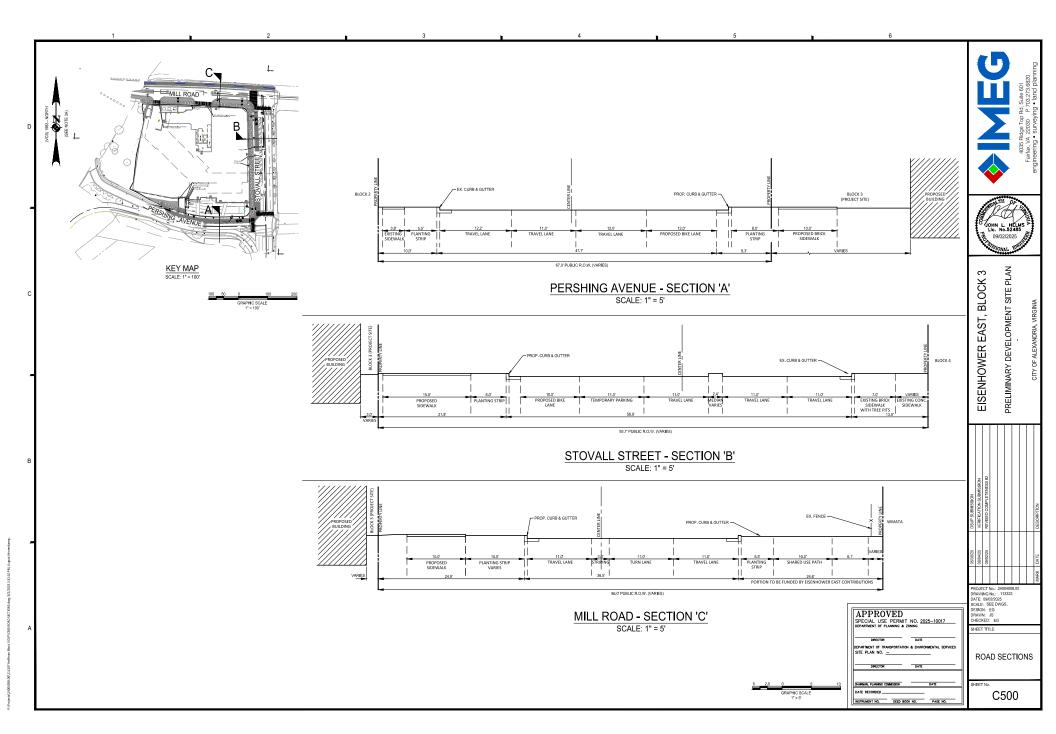


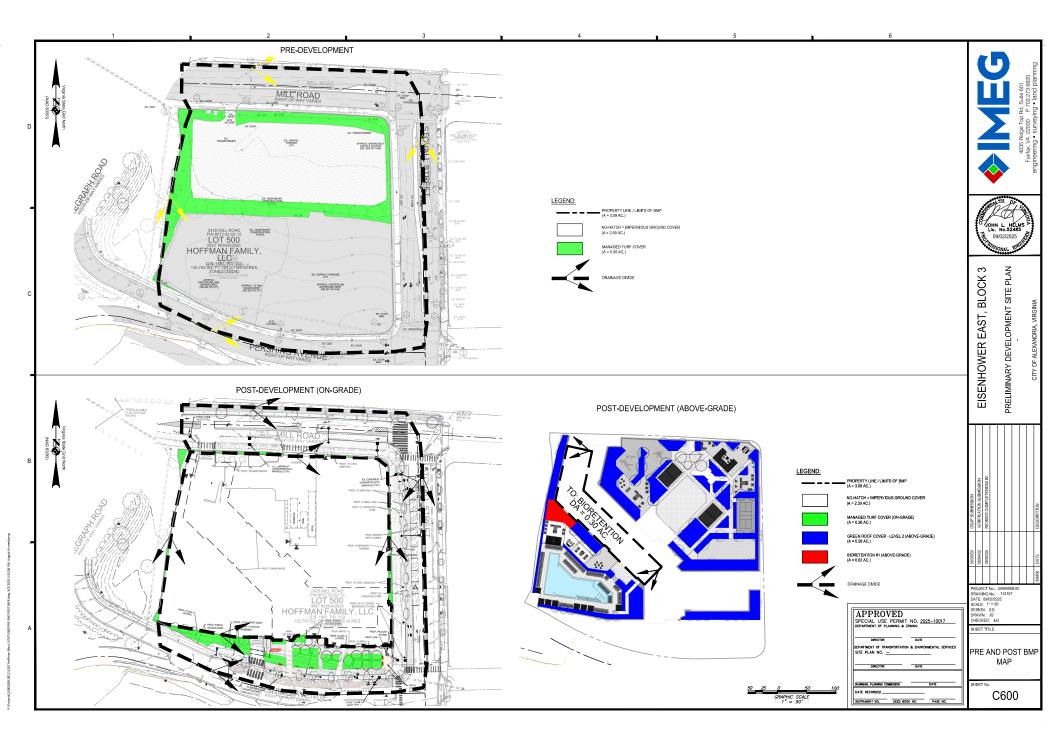


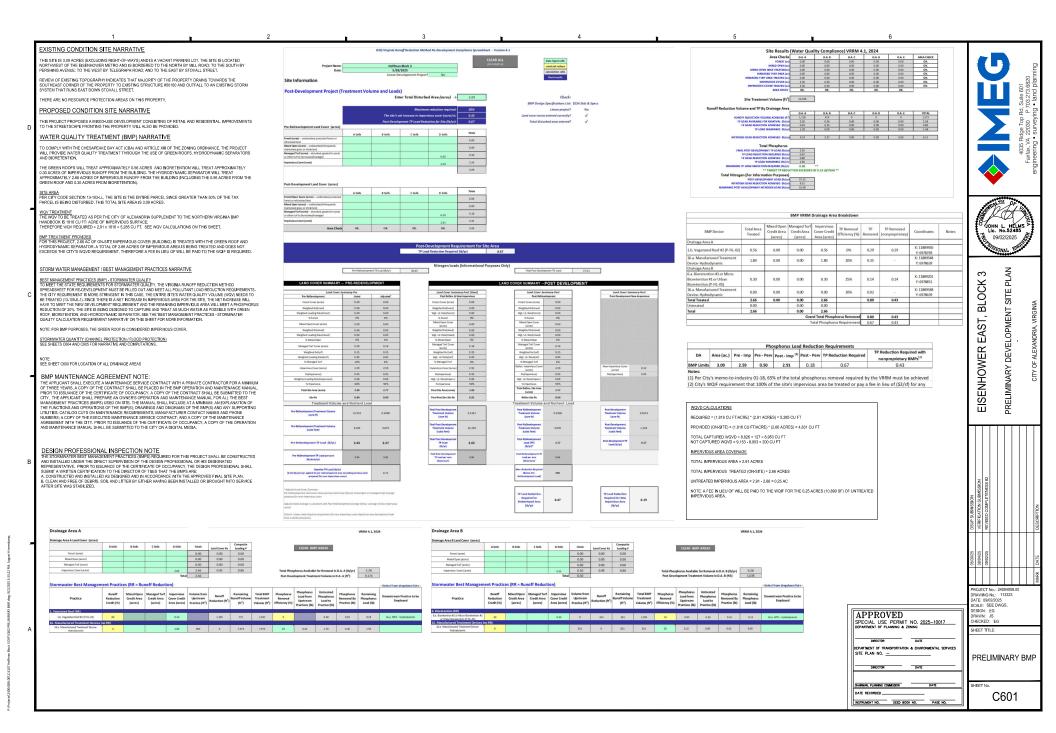


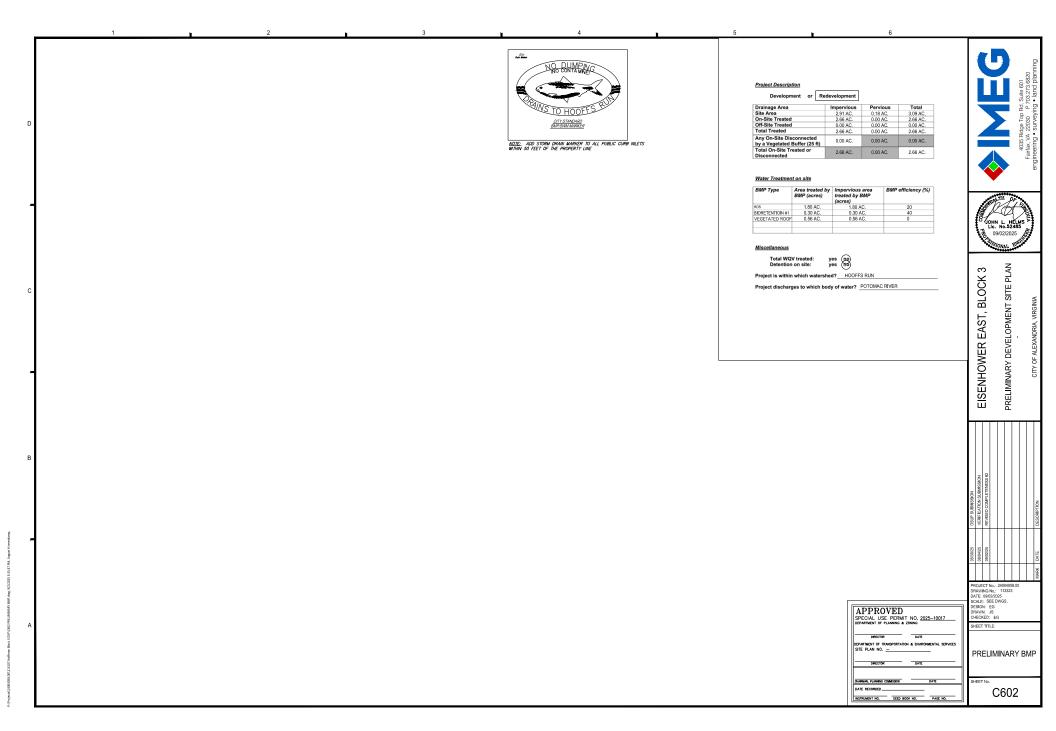


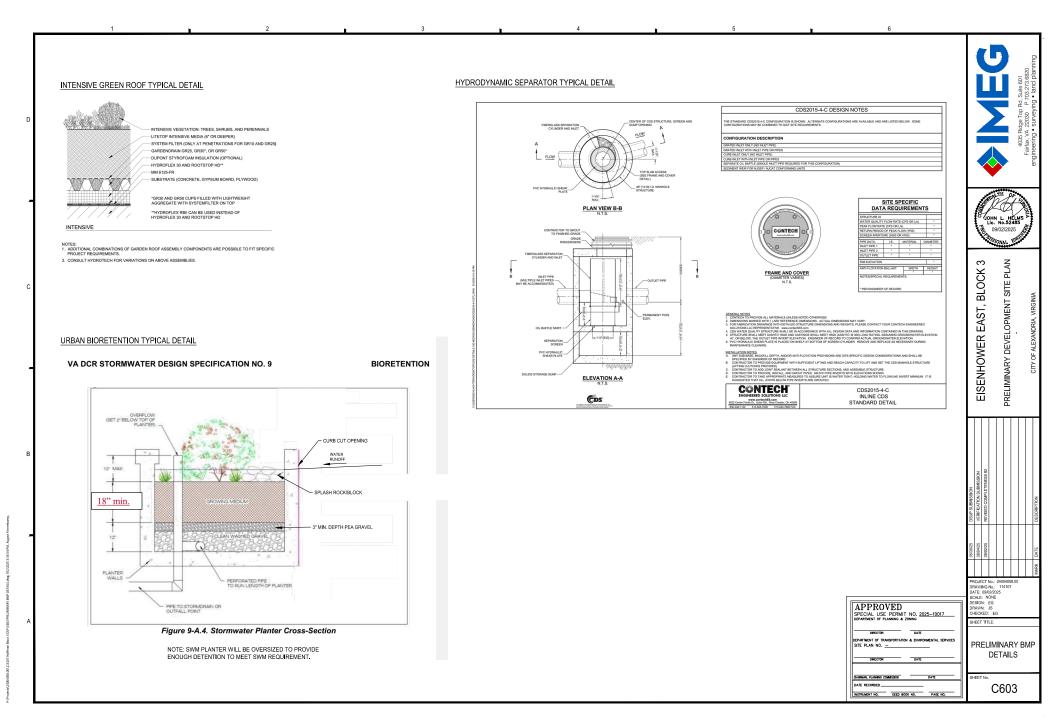


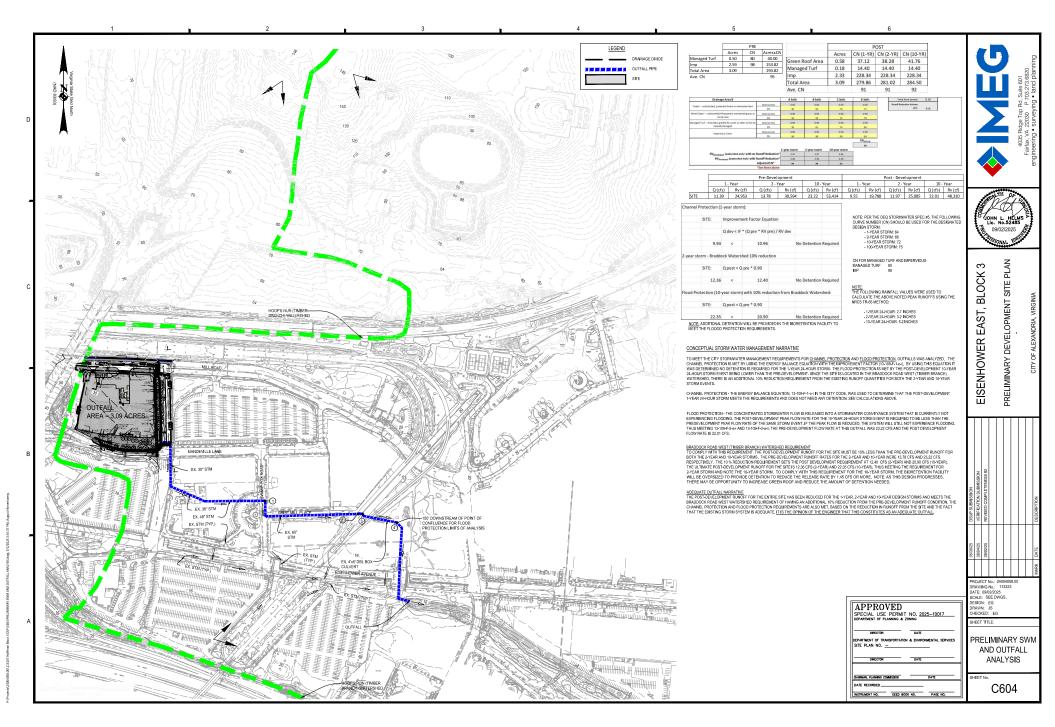


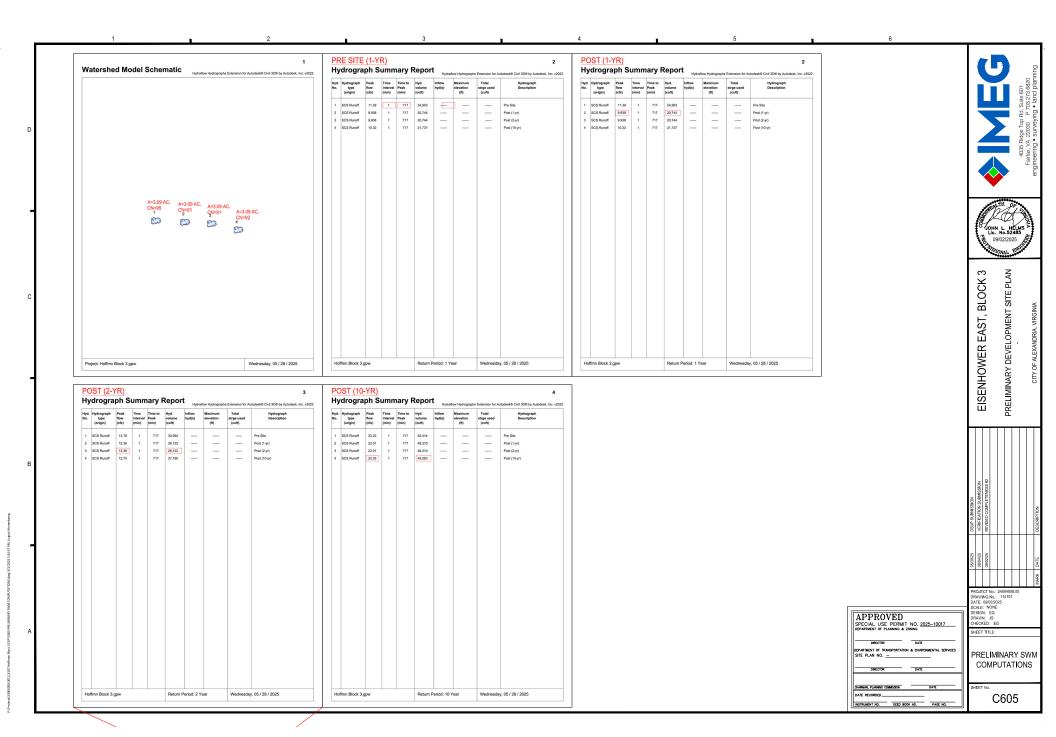


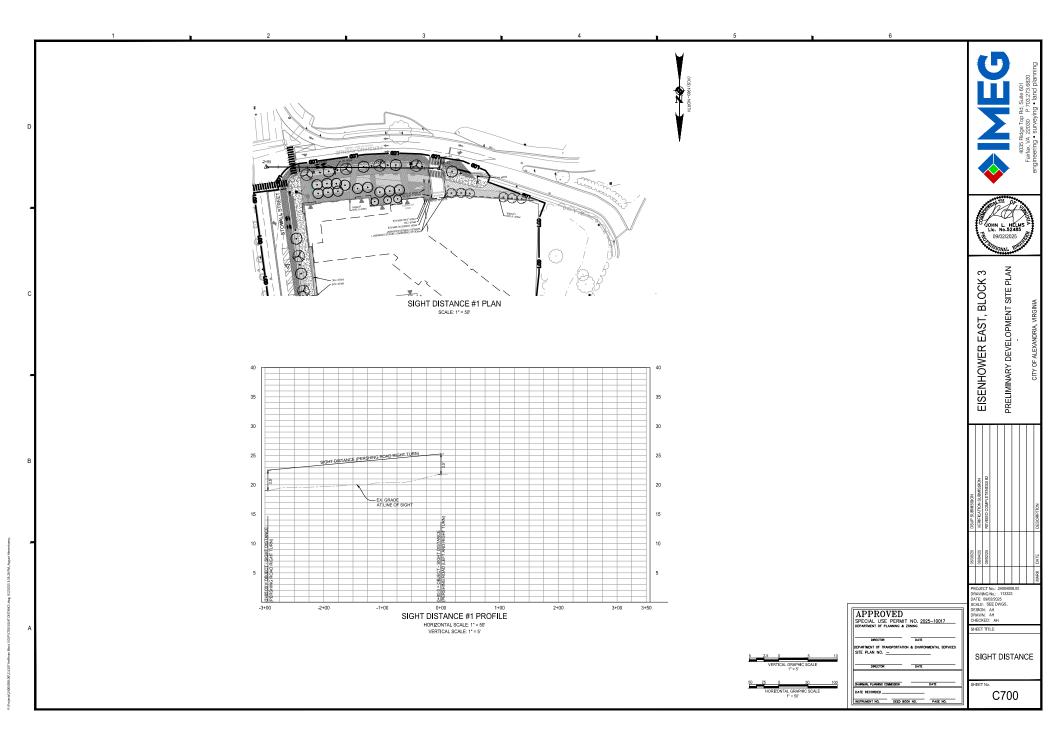


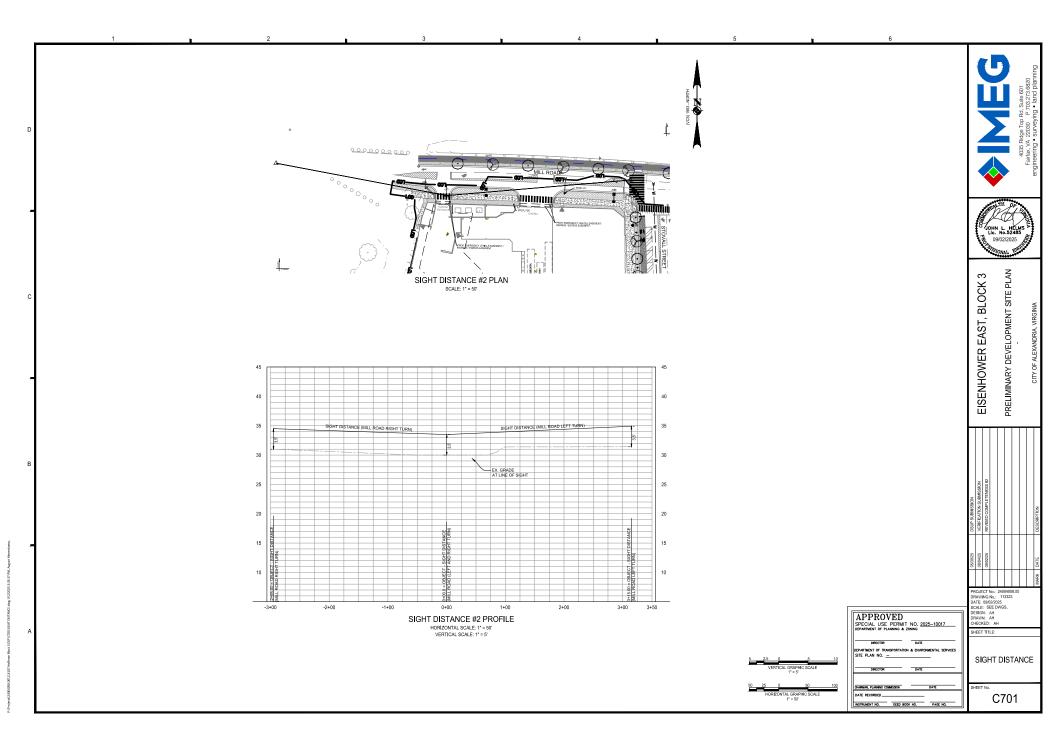


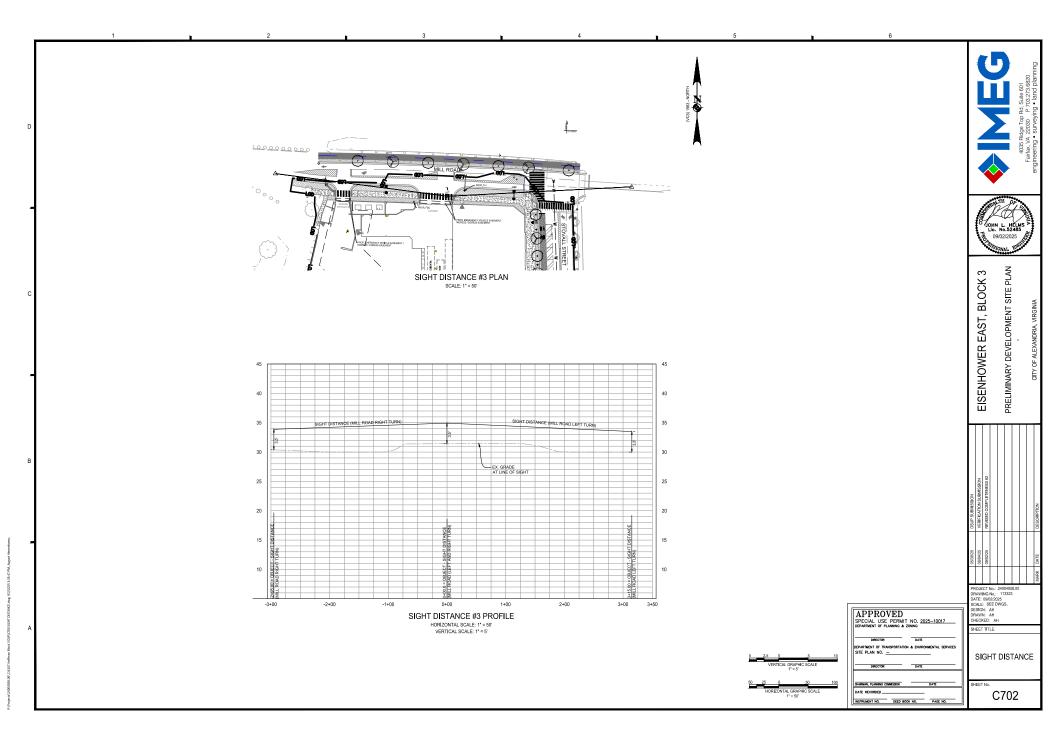


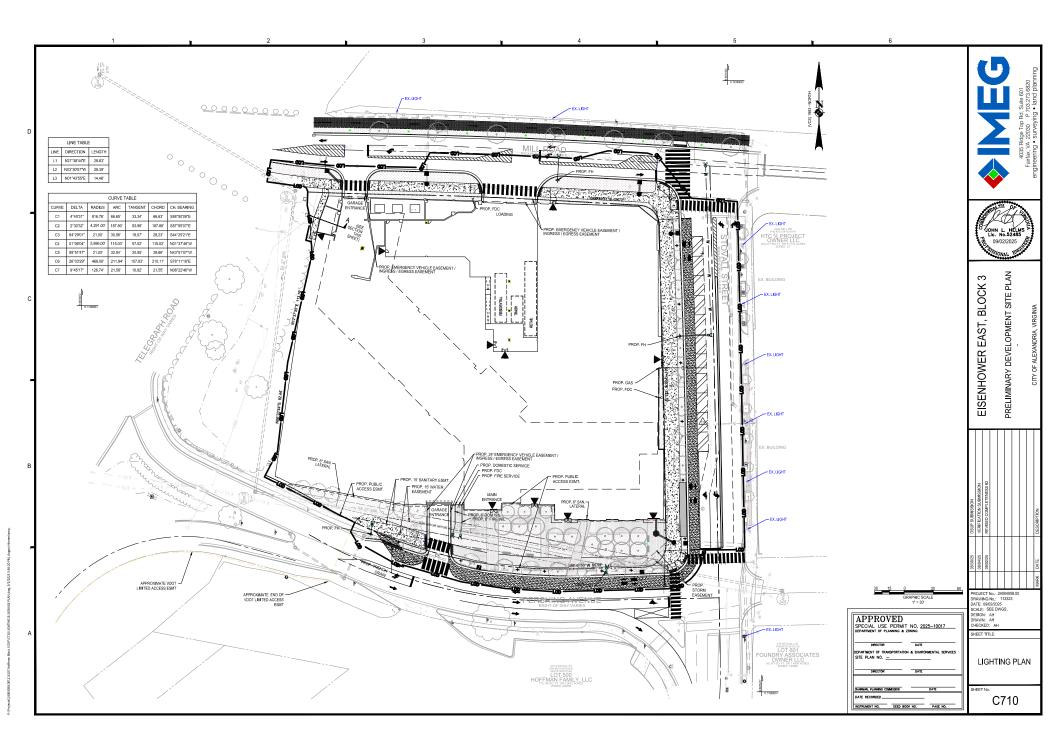


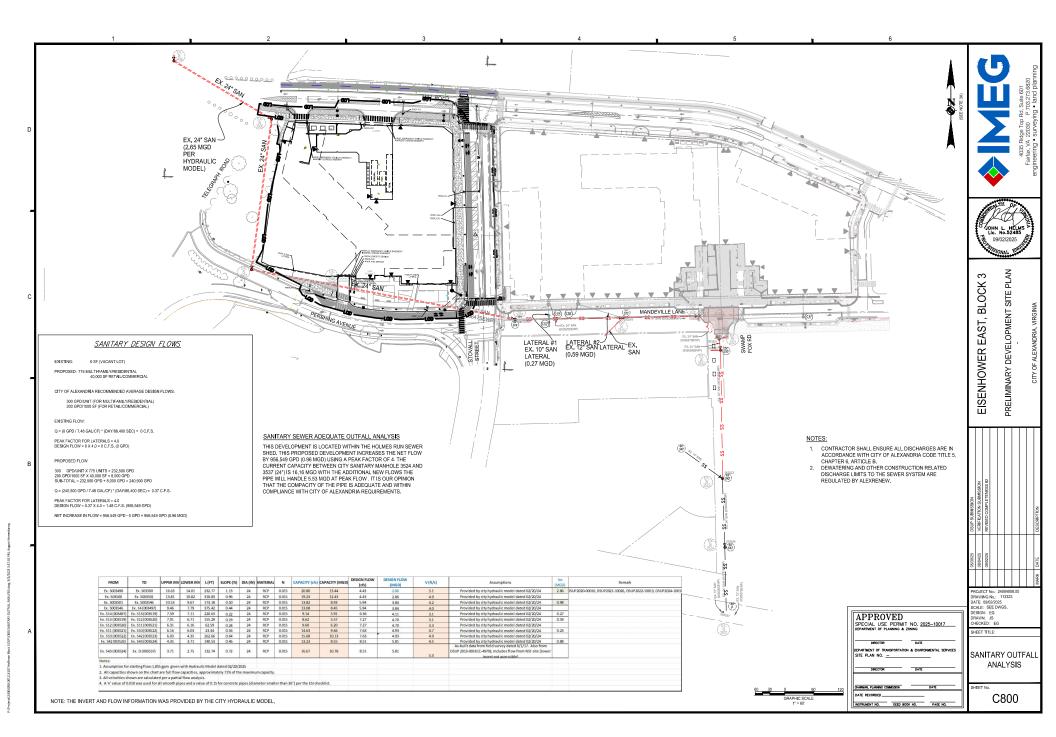


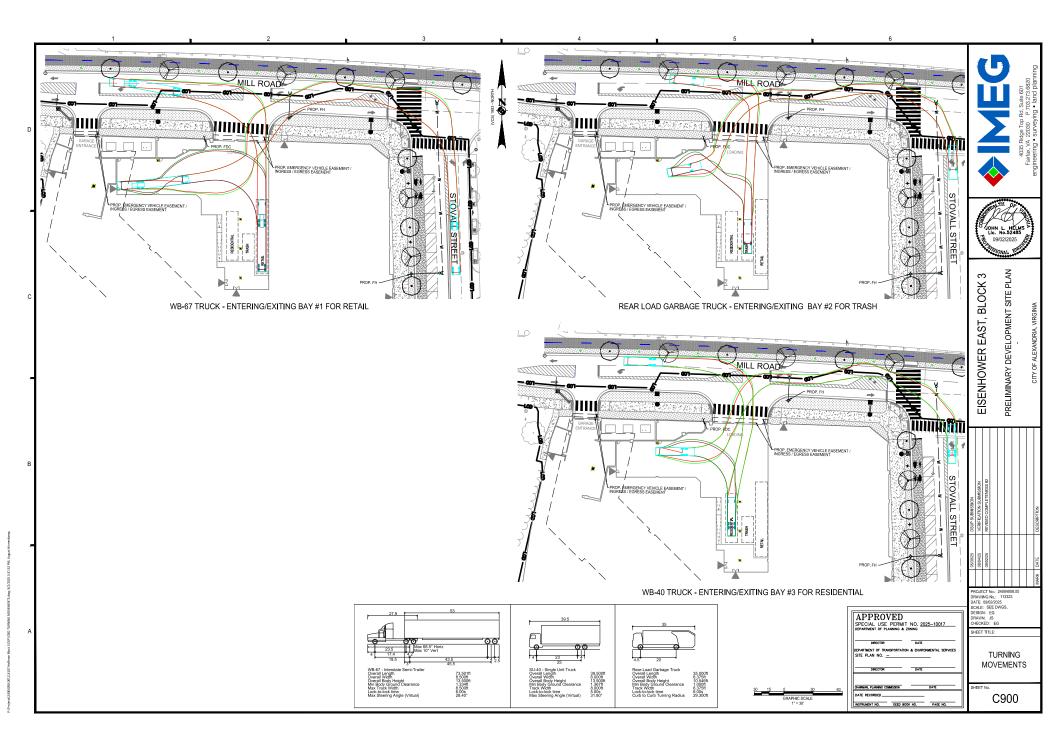


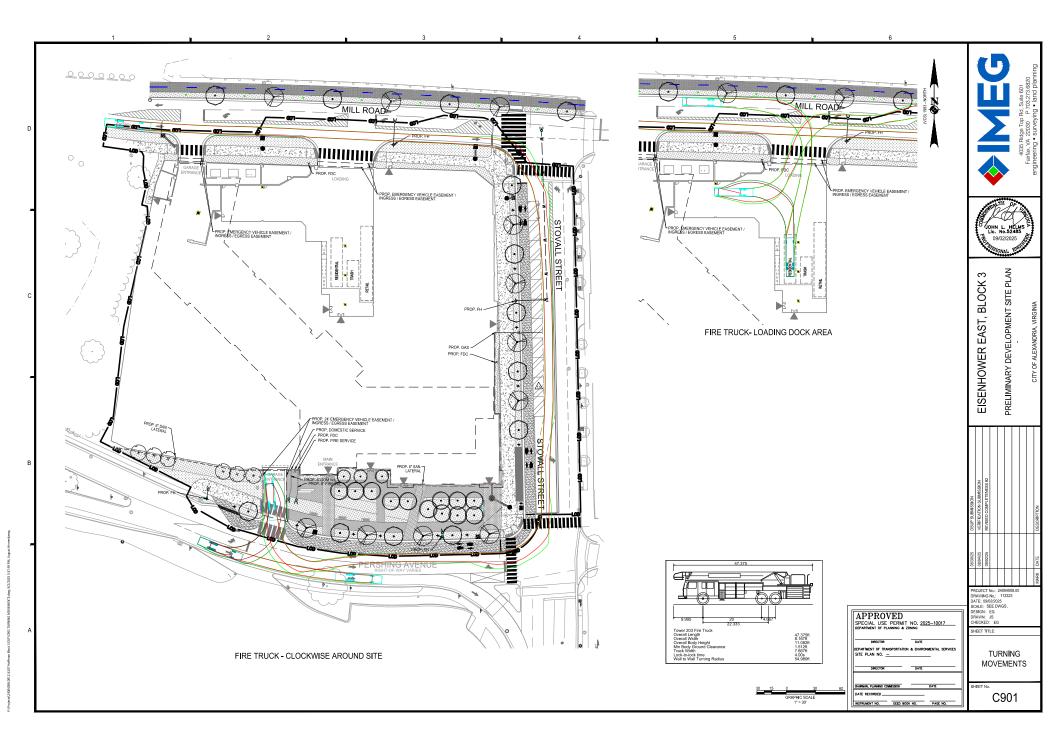


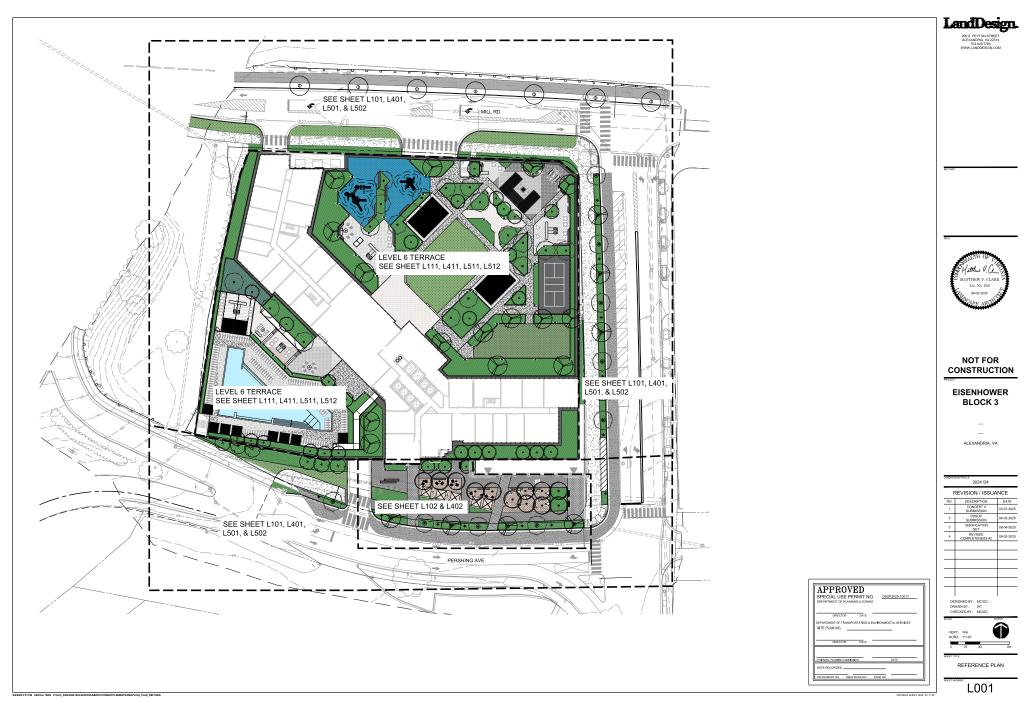


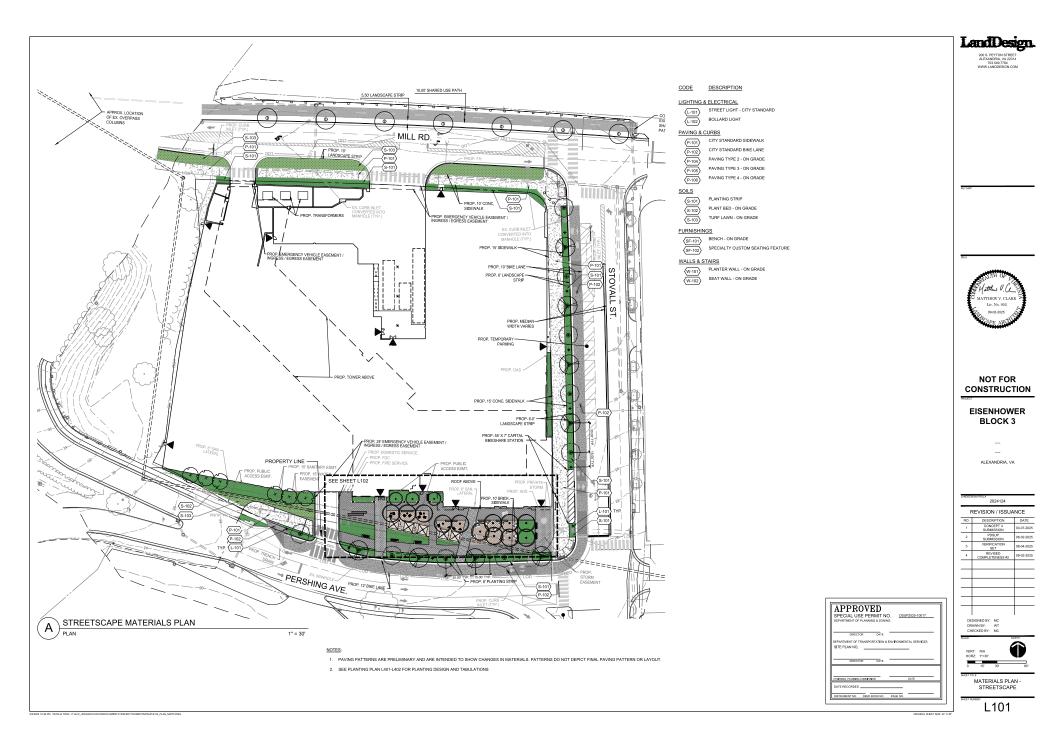


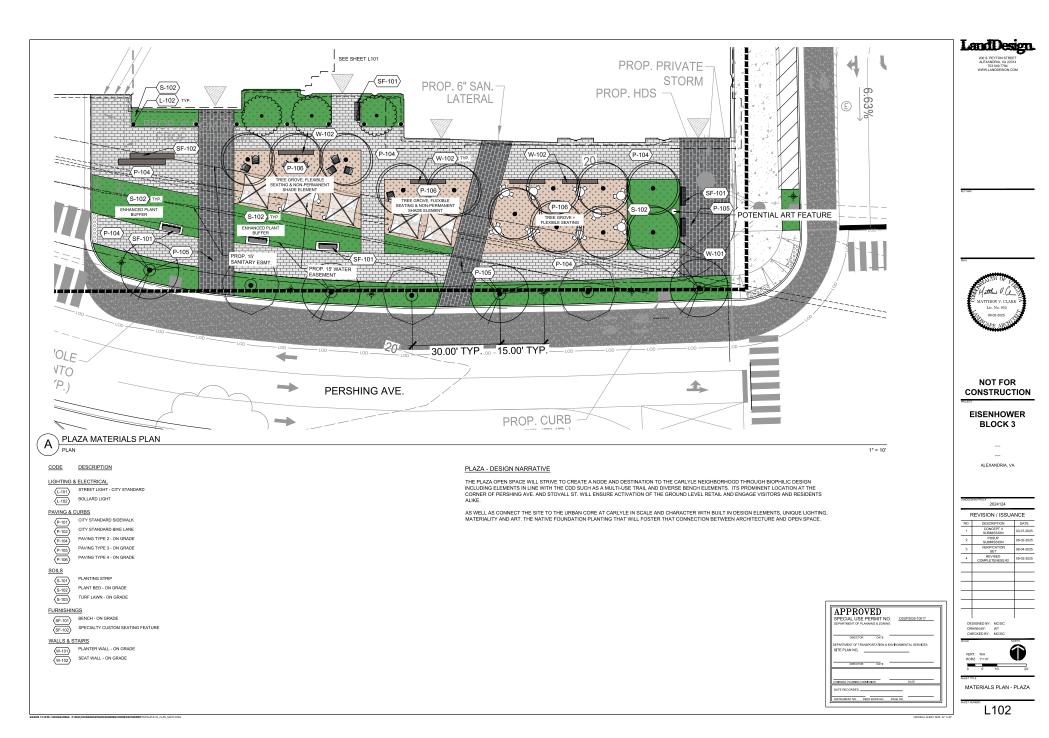


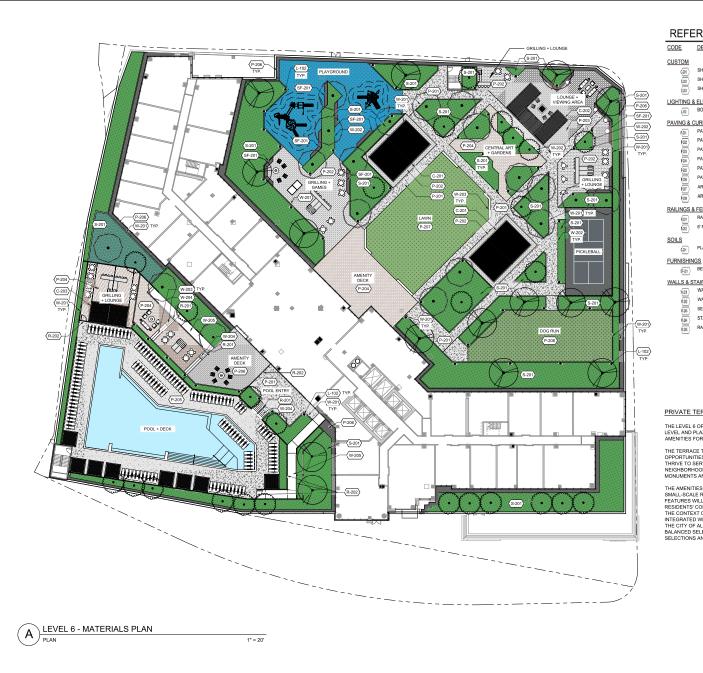














## DESCRIPTION

## CUSTOM

SHADE STRUCTURE TYPE 1 - ON STRUCTURE

SHADE STRUCTURE TYPE 2 - ON STRUCTURE SHADE STRUCTURE TYPE 3 - ON STRUCTURE

LIGHTING & ELECTRICAL

## BOLLARD LIGHT

(402)

#### PAVING & CURBS

PAVING TYPE 1 - ON-STRUCTURE

PAVING TYPE 2 - ON-STRUCTURE

PAVING TYPE 3 - ON-STRUCTURE

PAVING TYPE 4 - ON STRUCTURE

PAVING TYPE 5 - ON STRUCTURE

PAVING TYPE 6 - ON STRUCTURE

ARTIFICIAL TURF TYPE 1 - ON STRUCTURE ARTIFICIAL TURF TYPE 2 - ON STRUCTURE

## **RAILINGS & FENCES**

RAILING TYPE 1 - ON STRUCTURE

6' POOL FENCE + GATE TYP.

PLANT BED - ON STRUCTURE \$201

BENCH TYPE 1 - ON STRUCTURE

#### WALLS & STAIRS

WALL TYPE 1 - ON STRUCTURE

WALL TYPE 2 - ON STRUCTURE

SEAT WALL - ON STRUCTURE STAIR - ON STRUCTURE

RAMP - ON STRUCTURE

## PRIVATE TERRACE - DESIGN NARRATIVE

THE LEVEL 6 OPEN SPACE WILL CONTINUE TO KNIT THE BIOPHILIC NOTION THAT THE SITE LEVEL AND PLAZA PROVIDES FOR THE CARLYLE NEIGHBORHOOD THROUGH PRIVATE AMENITIES FOR THE RESIDENTS LIVING HERE.

THE TERRACE TAKES IN CONSIDERATION OF MICROCLIMATES AND OPTIMAL SLIN VS SHADE THE TERRACE TAKES IN CONSIDERATION OF MICROCLIMATES AND OPTIMAL SUNYS SHADE OPPORTUNITIES TO CULTIVATE A BIG-DIVERSE LANDSCAPE PALETTE. THE LANDSCAPE WILL THRIVE TO SERVE AS A HABITAT CONNECTION TO THE SITE AND THE CARLYLE NEIGHBORHOOD CONNECTIONS TO THE SITE AND THE CARLYLE NEIGHBORHOOD CONNECTIONS TO MONUMENTS AND NEIGHBORING GREEN SPACES.

THE AMENITIES, SUCH AS, INCLUSIVE PLAYGROUND, DOG PARK, AND ADDITIONAL THE AMERITIES, 300 THAN THE CAPITATION OF LOOP FARM, AND ADDITIONAL SMALL SCALE RECREATIONAL AMENITIES LIKE OPEN LAWN GAMES, GRILL AREAS, AND SHADE FEATURES WILL ALSO SERVE TO PROVIDE A VARIETY OF USES THAT HELP EMPHASIS THE RESIDENTS' CONNECTION TO BIOPHILIC ENVIRONMENTS AND FOSTER THAT CONNECTION TO THE CONTEXT OF THE CARTILLE AREA. EACH SPACE WILL BE FRAMED AND PURPOSEFULLY INTEGRATED WITH THE PROPOSED LANDSCAPE THAT IS THOUGHTFULLY SELECTED FROM THE CITY OF ALEXANDRIA LANDSCAPE LIST AND ABIDE BY THE CITY'S GUIDELINES TO HAVE A BALANCED SELECTION COMPOSED OF NATIVE OR ADAPTED SPECIES TO MAXIMIZE NATIVE SELECTIONS AND BIODIVERSITY





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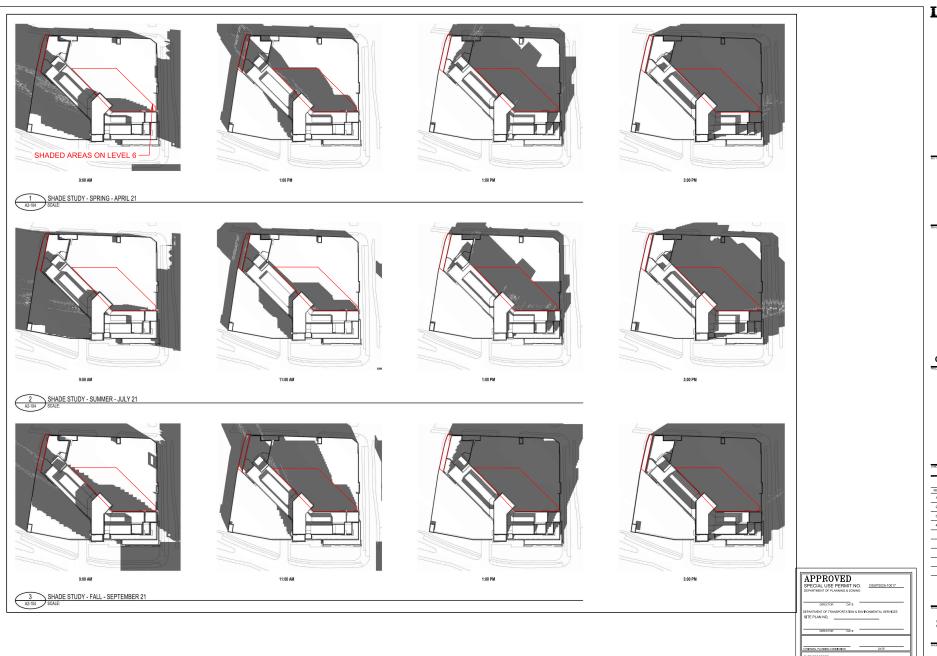
**EISENHOWER** BLOCK 3

ALEXANDRIA, VA

2024124 REVISION / ISSUANCE DESIGNED BY: MC/GC DRAWN BY: WT/CT CHECKED BY: MC/GC

MATERIALS PLAN - LVL6

L111



LandDesign.



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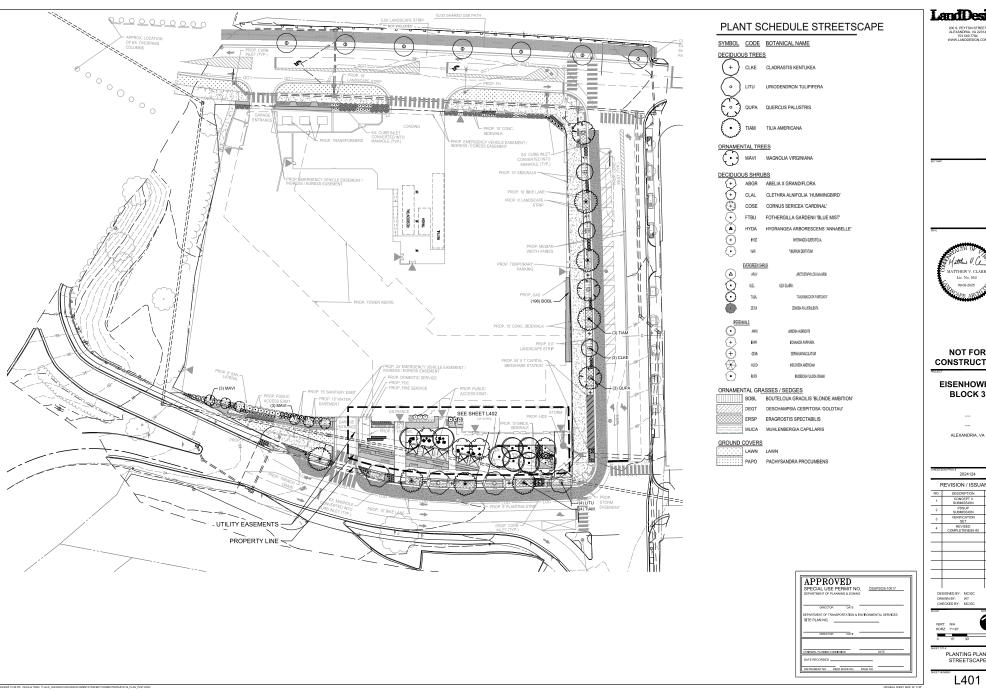
**EISENHOWER** BLOCK 3

ALEXANDRIA, VA

REVISION / ISSUANCE DESIGNED BY: MC/GC DRAWN BY: WT CHECKED BY: MC/GC

SHADE STUDY

L121

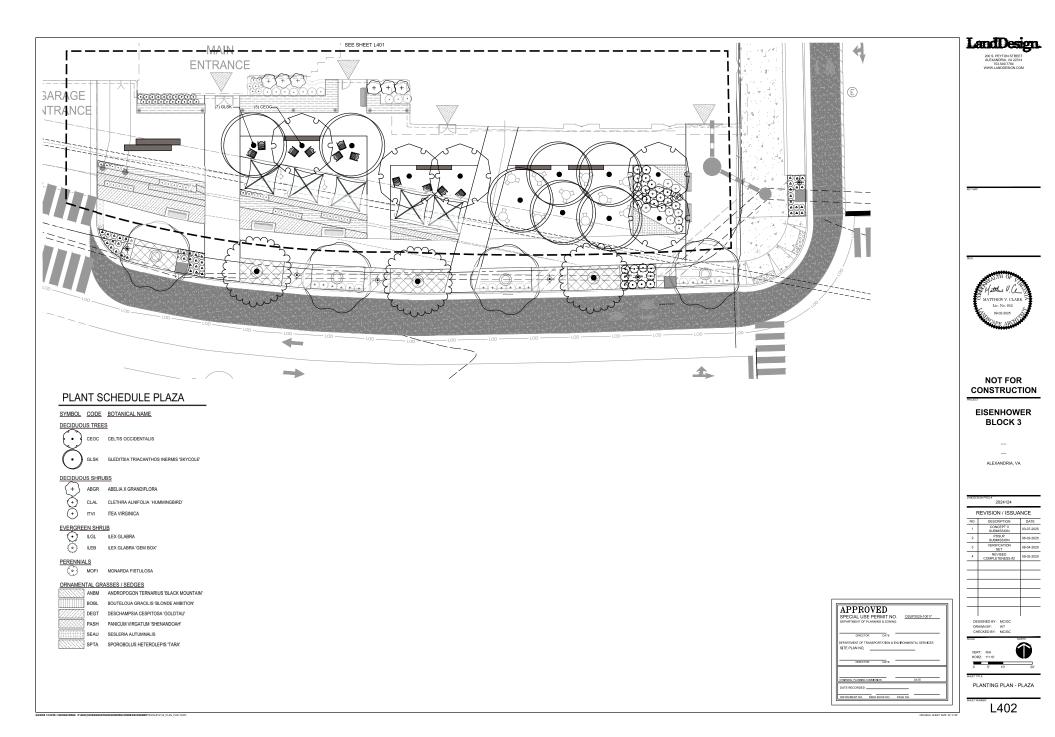


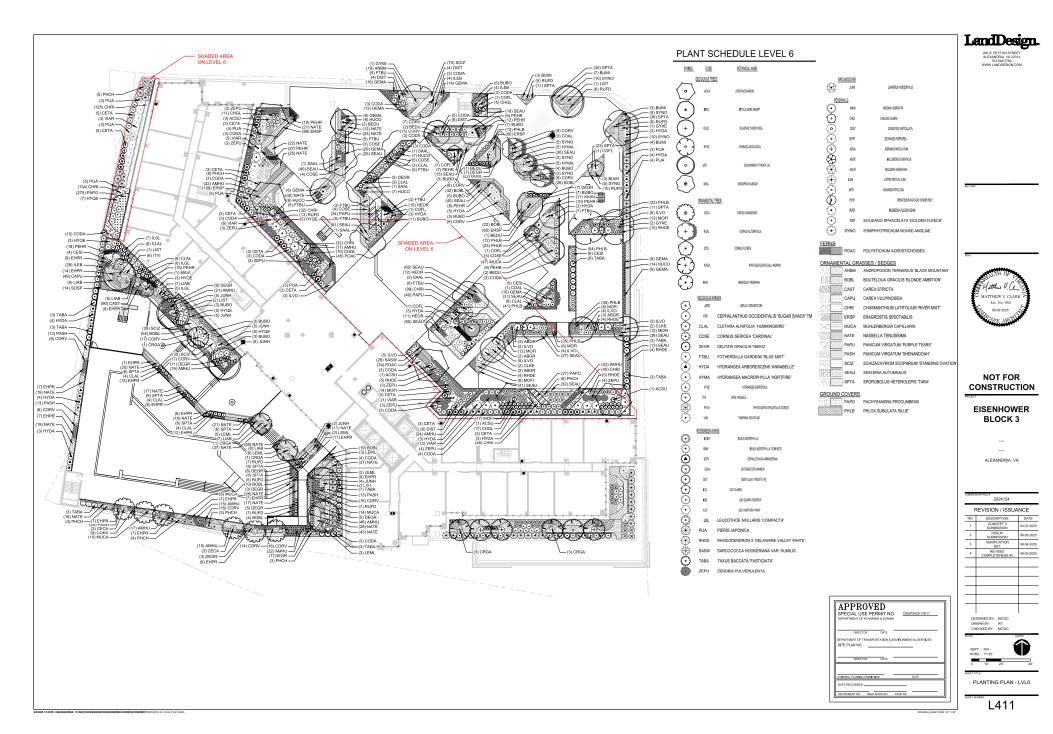


NOT FOR CONSTRUCTION

**EISENHOWER** BLOCK 3

REVISION / ISSUANCE PLANTING PLAN -STREETSCAPE





SMBOL	COLE	<u>q</u> T <u>y</u>	BOTANCIL NAME	COMMONINAME	CONTAINER	CAL	<u>HT.</u>	REMARKS
<u>,                                    </u>	ACS)	3	ACR SCOHAM	3.FWI FACES	888	27	44	FULL SUN TO PART SHADE (2-6 HRS)
$\stackrel{\circ}{\prec}$	~~		PROFIT TO THE	WATER IN	223	**	***	TOLE SON TO FACE STRUCK (L-STRUCK)
• (ز	BEDU	8	BETULA NIGRA 'BNMTF'	DURA HEAT® RIVER BIRCH	B & B	2"-3"	12'-14'	FULL SUN TO PART SHADE (2-6 HRS)
، ﴿	CEOC	5	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2"-3"	12"-14"	FULL SUN TO PART SHADE; CCA: 750 SF; LOCAL, REGIONAL, EASTERN U.S NATIVE; SYMMETRICAL, SINGLE LEADER
+) 0	CLKE	7	CLADRASTIS KENTUKEA	KENTUCKY YELLOWWOOD	B & B	2"-3"	12`-14`	FULL SUN TO PART SHADE (2-6 HRS)
$\check{igota}$	SLSK	7	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	B & B	2"-3"	12"-14"	FULL SUN TO PART SHADE; CCA: 750 SF; LOCAL, REGIONAL, EASTERN U.S NATIVE; SYMMETRICAL, SINGLE LEADER
، (ج	SYKE	4	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2"-3"	12`-14`	FULL SUN; CCA: 1250 SF; REGIONAL, EASTERN U.S NATIVE; HORIZONTAL, IRREGULAR CROWN, SINGLE LEADER
٠	.IST	6	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	B & B	2"-3"	12`-14`	FULL SUN; CCA: 1250 SF; EASTERN U.S, LOCAL, REGIONAL NATIVE: HORIZONTAL, IRREGULAR CROWN, SINGLE LEADER
١	.ITU	4	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B & B	2"-3"	12`-14`	FULL SUN; CCA: 1250 SF; EASTERN U.S, LOCAL, REGIONAL NATIVE; , ROUNDED, PYRAMIDAL CROWN SINGLE LEADER
٦,	QUPA	3	QUERCUS PALUSTRIS	PIN OAK	B & B	2"-3"	14` - 16`	FULL SUN; CCA: 1250 SF; LOCAL, REGIONAL, EASTERN U.S; NATIVE; ROUNDED CROWN; SINGLE LEADER
ه ک	SAAL	6	SASSAFRAS ALBIDUM	SASSAFRAS	B & B	2"-3"	6' - 10'	FULL SUN TO PART SHADE (2-6 HRS)
<u> </u>	ПАМ	7	TILIA AMERICANA	AMERICAN BASSWOOD	B & B	2"-3"	12`-14`	FULL SUN TO PART SHADE (2-6 HRS); LOCAL. REGIONAL AND EASTERN U.S. NATIVE
IAMENT.	AL TRE	ES						
ه { ه	DECA	6	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5"-1.75"	6' - 10'	FULL SUN TO PART SHADE (2-6 HRS)
•	COAL	4	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	B & B	1.5"-1.75"	6' - 10'	FULL SUN TO PART SHADE (2-6 HRS)
$\left( \cdot \right)$	COFL	6	CORNUS FLORIDA	FLOWERING DOGWOOD	B & B	1.5" - 1.75"	6' - 10'	FULL SUN TO PART SHADE (2-6 HRS)
}	CRGA	9	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B & B	1.5" - 1.75"	6' - 10'	FULL SUN TO PART SHADE (2-6 HRS)
₹,	ΙΑΝΙ	7	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B & B	1.5"-1.75"	6' - 10'	FULL SUN TO PART SHADE (2-6 HRS)
SIMBOL	CODE CODUDUS SH	<u>QTY</u>	EOTANICA, NAME	COMEN MAKE	<u>925</u>	HEGHT	SPREAD	REMARKS
~ <u> </u>	JECR.	24	AELA X GRANDIFLORA	GLOSSY MBELIA	CONTRIER	18"-28"		FULL SUN TO PART SHADE (2-6 HRS)
	CESI	19	CEPHALANTHUS OCCIDENTALIS 'SUGAR SHACK' TM	SUGAR SHACK BUTTONBUSH	CONTAINER	24" - 36"	24" - 36"	FULL SUN TO PART SHADE (2-6 HRS)
<u></u> →	CLAL	74	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	CONTAINER	18" - 24"		FULL SUN TO PART SHADE (2-6 HRS)
+3 0	OOSE	37	CORNUS SERICEA 'CARDINAL'	CARDINAL RED TWIG DOGWOOD	CONTAINER	24" - 36"		FULL SUN TO PART SHADE; CCA; 25 SF; MUTISTEM; REGIONAL, EASTREN U.S NATIVE
٠ آ	DEGR	71	DEUTZIA GRACILIS 'NIKKO'	NIKKO DEUTZIA	CONTAINER	10" - 12"		FULL SUN TO PART SHADE (2-6 HRS)
→) F	TBU	100	FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST FOTHERGILLA	CONTAINER	18" - 24"		FULL SUN TO PART SHADE (2-6 HRS)
<b>Ã</b> ) н	HYDA	50	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	CONTAINER	2' - 3'		LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; 10 CCA
٦ ,	IYMA	10	HYDRANGEA MACROPHYLLA 'HORTFIRE'	SEASIDE SERENADE® FIRE ISLAND HYDRANGEA	CONTAINER	18" - 24"	18" - 24"	PART SHADE TO FULL SHADE
∓) H	IYQE	76	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	CONTAINER	30" - 36"		FULL SUN TO PART SHADE (2-6 HRS)
ĭ τ	TVI	12	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	CONTAINER	30°		FULL SUN TO PART SHADE (2-6 HRS)
Ď,	PHCH	39	PHYSOCARPUS OPULIFOLIUS 'ZLEBIC5'	SWEET CHERRY TEA™ NINEBARK	CONTAINER	18" - 24"	18" - 24"	FULL SUN TO PART SHADE (2-6 HRS)
	/IAR	35	VIBURNUM DENTATUM	VIBURNUM	CONTAINER	18" - 24"	.0 - 24	FULL SUN TO PART SHADE (2-6 HRS)
RGREEN	N SHRI	JB						
△ A	ARUV	79	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	CONTAINER	8"-10"		FULL SUN TO PART SHADE (2-6 HRS)
⊕ 8	BUBO	70	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	CONTAINER	18" - 24"		FULL SUN TO PART SHADE (2-6 HRS)
<u>∓}</u> } ∎	BUMI	20	BUXUS MICROPHYLLA 'COMPACTA'	DWARF LITTLELEAF BOXWOOD	CONTAINER	18" - 24"		FULL SUN TO PART SHADE (2-6 HRS)
<b>③</b> > ∘	CETA	37	CEPHALOTAXUS HARRINGTONIA	JAPANESE PLUM YEW	CONTAINER	24" - 36"		PART SHADE TO FULL SHADE
٠ (c	CODA	97	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	CONTAINER	10" - 12"		FULL SUN TO PART SHADE (2-6 HRS)
	DIST	24	DISTYLIUM X 'PIIDIST-II' TM	BLUE CASCADE DISTYLIUM	CONTAINER	24" - 30"		FULL SUN TO PART SHADE (2-6 HRS)

0	ILEB	66	ILEX GLABRA 'GEM BOX'	GEMBOX	CONTAINER	18" - 30"		FULL SUN TO PART SHADE (2-6 HRS)
(·)	ILVO	33	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	CONTAINER	18" - 24"	21" - 24"	FULL SUN TO PART SHADE (2-6 HRS)
0	LEML	28	LEUCOTHOE AXILLARIS 'COMPACTA'	DWARF COASTAL LEUCOTHOE	CONTAINER	24" - 36"	24" - 36"	PART SHADE TO FULL SHADE
	PIJA	56	PIERIS JAPONICA	JAPANESE PIERIS	CONTAINER	24" - 36"	24" - 36"	FULL SUN TO PART SHADE (2-6 HRS)
Ã	RHDE	43	RHODODENDRON X 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	CONTAINER	24" - 30"		FULL SUN TO PART SHADE (2-6 HRS)
*	SASW	74	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEETBOX	CONTAINER	12"-24"		PART SHADE TO FULL SHADE
Õ	TABA	40	TAXUS BACCATA 'FASTIGIATA'	ENGLISH YEW	CONTAINER	24" - 36"		FULL SUN TO PART SHADE (2-6 HRS)
ŏ	ZEPU	60	ZENOBIA PULVERULENTA	HONEYCUP	CONTAINER	15" - 18"	18" - 24"	FULL SUN TO PART SHADE (2-6 HRS)
GROUNDO	OVER							
₩	JUNH	59	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	CONTAINER	18" - 24"		EASTERN U.S. NATIVE; SPACING 60" O.C.
PERENNIA	LS							
0	AMHU	393	AMSONIA HUBRICHTII	ARKANSAS BLUESTAR	CONTAINER	18" - 24"	18" - 24"	FULL SUN TO PART SHADE (2-6 HRS)
<b>○○○⊕&amp;&amp;⊕○⊖</b> ○€	CHGL	63	CHELONE GLABRA	WHITE TURTLEHEAD	CONTAINER	18" - 24"	8" - 12"	FULL SUN TO PART SHADE (2-6 HRS)
0	CORV	206	COREOPSIS VERTICILLATA	TICKSEED	CONTAINER	18" - 24"	12" - 18"	LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 18" O.C.
$\odot$	EHPR	206	ECHINACEA PURPUREA	CONEFLOWER	CONTAINER	12" - 18"		FULL SUN TO PART SHADE (2-6 HRS)
<b>(</b>	GEMA	149	GERANIUM MACULATUM	SPOTTED GERANIUM	CONTAINER	18" - 24"	12"-24"	FULL SUN TO PART SHADE (2-6 HRS)
⊗	HEOR	56	HELLEBORUS ORIENTALIS	LENTEN ROSE 'SNOWBELLS'	CONTAINER	6"- 8"		PART SHADE TO FULL SHADE
₩	HUCO	105	HEUCHERA AMERICANA	AMERICAN ALUMROOT	CONTAINER	12"-24"		
<del>(1)</del>	LIAB	50	LIATRIS SPICATA 'ALBA'	WHITE BLAZING STAR	CONTAINER	12" - 18"	9"-12"	LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 18" O.C.
$\odot$	MOFI	117	MONARDA FISTULOSA	BERGAMOT	CONTAINER	18" - 24"	12" - 18"	FULL SUN TO PART SHADE (2-6 HRS)
Ã	PEHR	128	PENSTEMON DIGITALIS 'HUSKER RED'	HUSKER RED BEARDTONGUE	CONTAINER	18" - 24"		LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 18" O.C.
Õ	RUFD	82	RUDBECKIA FULGIDA DEAMII	DEAM'S CONEFLOWER	CONTAINER	18" - 24"	12" - 18"	REGIONAL AND EASTERN U.S. NATIVE; SPACING 18*
$\widetilde{\oplus}$	SOSP	26	SOLIDAGO SPHACELATA 'GOLDEN FLEECE'	AUTUMN GOLDENROD	CONTAINER	18" - 24"		REGIONAL AND EASTERN U.S. NATIVE, SPACING 18*
Ŏ	SYNO	41	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	CONTAINER	9"-12"	9"-12"	FULL SUN TO PART SHADE (2-6 HRS)
SYMBOL	<u>000E</u>	QTY	ECTANICAL NAME	COMION NAIE	CONT	HEGHT	SPREAD	REMARKS
FERNS	POIC	145	POLYSTONIA ACROSTONIDES	OFFICTIVAL FERN	я	8-17		LOCAL, REGIONAL AND EASTERN U.S. NATIVE
ORNAMEN	TAL GRA	SSES / SE	DGES					
11/2/2/	ANBM	144						
			ANDROPOGON TERNARIUS 'BLACK MOUNTAIN'	BLACK MOUNTAIN SPLITBEARD BLUESTEM	#1	12" - 15"		LOCAL, REGIONAL, EASTERN U.S. NATIVE
	BOBL	748	ANDROPOGON TERNARIUS 'BLACK MOUNTAIN' BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLACK MOUNTAIN SPLITBEARD BLUESTEM BLONDE AMBITION BLUE GRAMA	#1 #1	12" - 15" 8" - 12"		LOCAL, REGIONAL, EASTERN U.S. NATIVE EASTERN U.S. NATIVE
	BOBL							
	CAST	748 106 157	BOUTELOUA GRACILIS 'BLONDE AMBITION' CAREX STRICTA CAREX VULPINOIDEA	BLONDE AMBITION BLUE GRAMA TUSSOCK SEDGE BROWN FOX SEDGE	#1 #1	8" - 12" 8" - 12" 8" - 12"		EASTERN U.S. NATIVE FULL SUN TO PART SHADE (2-6 HRS) FULL SUN TO PART SHADE (2-6 HRS)
	CAST CAPU CHRI	748 106 157 613	BOUTELOUA GRACIUS 'BLONDE AMBITION' CAREX STRICTA CAREX VULPINOIDEA CHASMANTHUM LATIFOLIUM 'RIVER MIST'	BLONDE AMBITION BLUE GRAMA TUSSOCK SEDGE BROWN FOX SEDGE RIVER MIST VARIEGATED NORTHERN SEA OATS	#1 #1 #1 #1	8" - 12" 8" - 12" 8" - 12" 8" - 12"		EASTERN U.S. NATIVE FULL SUN TO PART SHADE (2-6 HRS) FULL SUN TO PART SHADE (2-6 HRS) FULL SUN TO PART SHADE (2-6 HRS)
	CAST CAPU CHRI DEGT	748 106 157 613 1,106	BOUTELOUA GRACILIS 'BLONDE AMBITION' CAREX STRICTA CAREX VULPINOIDEA CHASMANTHIUM LATIFOLIUM 'RIVER MIST' DESCHAMPSIA CESPITOSA 'GOLDTAU'	BLONDE AMBITION BLUE GRAMA TUSSOCK SEDGE BROWN FOX SEDGE RIVER MIST VARIEGATED NORTHERN SEA OATS GOLD DEW TUFTED HAIR GRASS	#1 #1 #1 #1 #1	8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12"		EASTERN U.S. NATIVE FULL SUN TO PART SHADE (26 HRS)
	CAST CAPU CHRI DEGT ERSP	748 106 157 613 1,106 1,156	BOUTELOUA GRACILIS BLONDE AMBITION CAREX STRICTA CAREX VULPINOIDEA CHASMANTHIM LATIFOLIUM RIVER MIST' DESCHAMPISH GESPITOSA TOOLOTAL' ERAGROSTIS SPECTABILIS	BLONDE AMBITION BLUE GRAMA TUSSOCK SEDGE BROWN FOX SEDGE RIVER MIST VARIEGATED NORTHERN SEA OATS GOLD DEW TUFFED HAIR GRASS PURPLE LOVEGRASS	#1 #1 #1 #1 #1	8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12"		EASTERN U.S. NATIVE FULL SUN TO PART SHADE (24 HRS) LOCAL REGIONAL EASTERN U.S. NATIVE
	CAST CAPU CHRI DEGT ERSP MUCA	748 106 157 613 1,106 1,156	BOUTELOUA GRACILIS BLONDE AMBITION' CAREX STRICTA CHAREX WULPHONDIEA CHASMANTHUM LATIFOLIUM RIVER MIST' DESCHAMFISIA CESPITOSA OLOTALI' ERAGROSTIS SECTOTABILIS MUHLENBERGIA CAPILLARIS	BLONDE AMBITTON BLUE GRAMA TUSSOOK SEDGE BROWN FOX SEDGE RIVER MIST VARIEGATED NORTHERN SEA OATS GOLD DEW TUFFED HAIR GRASS PURPLE LOVEGRASS PIRK MUHLY GRASS	#1 #1 #1 #1 #1 #1	8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 12" - 15"		EASTERN U.S. NATIVE FULL SUM TO PART SHANDE (24 HRS) FULL SUM TO PART SHANDE (25 HRS) FULL SUM FOR SHANDE (25 HRS) FULL SUM FULL SUM SHANDE (25 HRS)
	CAST CAPU CHRI DEGT ERSP MUCA NATE	748 106 157 613 1,106 1,156 837	BOUTELOUA GRACILIS 'BLONDE AMBITION' CAREX STRICTA CHAEX VULPHONDEA CHASMANTHUM ATTFOLIUM 'RIVER MIST' DESCHAMPISH CESPITOSA GOLDTAU' ERAGROSTIS SPECTABLIS MAJELENERGIA CAPILARIS NASSELLA TENUISSMA	BLONDE AMBITTION BILLE GRAMA TUSSOCK SEDGE ROVER MST VARIEGATED NORTHERN SEA OATS QUILD DEW TUFFED HARR GRASS PURPLE LOVEGRASS MCXICAN FEATHER GRASS	#1 #1 #1 #1 #1 #1	8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 12" - 15" 8" - 12"		EASTERN U.S. NATIVE FULL SUN TO PART SHADE (24 HRS) LOCAL, REGIONAL, EASTERN U.S. NATIVE REGIONAL, EASTERN U.S. NATIVE: FULL SUN FULL SUN TO PART SHADE (26 HRS)
	CAST CAPU CHRI DEGT ERSP MUCA NATE PAPU	748 106 157 613 1,106 1,156 837 691	BOUTELOUA GRACILIS BLONDE AMBITION CAREX STRICTA CAREX VULPHOIDEA CHASMANTHUM ATTIFOLIUM 'RIVER MIST' DESCHAMPSIA CESPITOSA 'GOLDTAU' ERAGROSTIS S'PECTABILIS MUHLENBERGIA CAPILLARIS NASSELIA TENISSIMA PANICUM VIRGATUM PURPLE TEARS'	BLONDE AMBITTION BLUE GRAMA TUSSOOK SEDGE ROVER MST VARREGAYED NORTHERN SEA OATS GOLD DEW TUFTED HAIR GRASS PURPLE LOVEGRASS PINK MUHLY GRASS PURN MUHLY GRASS PURPLE TEARS SWITCH GRASS	#1 #1 #1 #1 #1 #1	8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 12" - 15" 8" - 12"		EASTERN U.S. NATIVE FULL SUN TO PART SHADE (24 HrB) FULL SUN TO PART SHADE (24 HrB) FULL SUN TO PART SHADE (24 HrB) FULL SUN TO PART SHADE (26 HrB) LOCAL, REGIONAL, EASTERN U.S. NATIVE REGIONAL, EASTERN U.S. NATIVE; FULL SUN FULL SUN TO PART SHADE (24 HrB) LOCAL, REGIONAL EASTERN U.S. NATIVE; FULL SUN FULL SUN TO PART SHADE (24 HrB) LOCAL, REGIONAL EASTERN U.S. NATIVE; FULL SUN
	CAST CAPU CHRI DEGT ERSP MUCA NATE PAPU PASH	748 106 157 813 1,106 1,156 837 891 101	BOUTELOUA GRACILS BLONDE AMBITION' CAREX STRICTA CHAREX WULPHONDIEA CHASMANTHUM LATIFOLIUM 'RIVER MIST' DESCHAMPISIA CESPITOSA ODLOTAL' ERACROSTIS SEPCTOBILIS MUHLENBERGIA CAPILLARIS NASELIA TENNISSIMA PANICUM VIRGATUM PURPLE TEARS' PANICUM VIRGATUM SHENANDOAT	BLONDE AMBITTON BILLE GRAMA TURSOCK SEDGE BROWN FOX SEDGE RIVER MIST VARIEGATED NORTHERN SEA OATS COLD DEV TUFFED HARR GRASS PURK MUHLY GRASS PIRK MUHLY GRASS MEXICAN FEATHER GRASS PURK MUHLY GRASS MEXICAN FEATHER GRASS SHEMMODAL SWITCH GRASS SHEMMODAL SWITCH GRASS	#1 #1 #1 #1 #1 #1 #1	8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 12" - 15" 8" - 12" 12" - 15"		EASTENN U.S. NATIVE FULL SUN TO PART SHADOE (24 HRS)
	CAST CAPU CHRI DEGT ERSP MUCA NATE PAPU PASH SCIZ	748 106 157 613 1,106 1,156 837 691 101 162 222	BOUTELOUA GRACILS 'BLONDE AMBITION' CAREX STRICTA CHAREX VILIPNOIDEA CHASMANTHUM LATIFOLIUM 'RIVER MIST' DESCHAMPISIA CESPITOSA 'OSLOTAL' ERAGROSTIS SPECTABILS MIMIE ENBERGIA CAPILLARIS MASSELLA TENLISSIMA PANICUM VIRGATUM PURPLE TEARS' PANICUM VIRGATUM TELENDOOH' SCHIZACHYRIUM SCOPARIUM STANDING OVATION'	BLONDE AMBITTION BILLE GRAMA TURSDOCK SEDGE RIVER MET WARREGATED NORTHERN SEA CATS GOLD DEW TUFFED HAIR GRASS PIRK JURILY GRASS PIRK JURILY GRASS MEXICAN FEATHER GRASS PURPLE TRANS SWITCH GRASS STANDING OVATION LITTLE BLUESTEM	#1 #1 #1 #1 #1 #1 #1 #1	8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 12" - 15" 8" - 12" 12" - 15" 12" - 15"		EASTERN U.S. NATIVE FULL SUN TO PART SHADE (24 HRS) LOCAL, REGIONAL, EASTERN U.S. NATIVE; FULL SUN FULL SUN TO PART SHADE (24 HRS) LOCAL, REGIONAL, EASTERN U.S. NATIVE; FULL SUN FULL SUN TO PART SHADE (24 HRS) LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; FULL SUN
	CAST CAPU CHRI DEGT ERSP MUCA NATE PAPU PASH	748 106 157 813 1,106 1,156 837 891 101	BOUTELOUA GRACILS BLONDE AMBITION CAREX STRICTA CHAREX VULPHONDEA CHASMANTHUM LATIFOLIUM RIVER MIST: DESCHAMPSIA CESPITOSA GOLDITAL' ERAGROSTIS SPECTABILIS NASSELLA TENUISSIMA PANICUM VIRGATUM TUPPLE TEARS' PANICUM VIRGATUM SHENANDOAF SCHIZACHYRIUM SCOPARIUM STANDING OVATION SESLERIA AUTUMNALIS	BLONDE AMBITTION BILLE GRAMA TUSSOCK SEDGE RIVER MST VARREGATED NORTHERN SEA OATS COLD DEW TUFFED HAR GRASS PURPLE LOVEGNASS MEXICAN FEATHER GRASS MEXICAN FEATHER GRASS PURPLE TRANS SWITCH GRASS SHENANDOAH SWITCH GRASS SHENANDOAH SWITCH GRASS AUTOMATION LITTLE BLUESTEM AUTUMN MOOR GRASS	#1 #1 #1 #1 #1 #1 #1 #1	8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 12" - 15" 8" - 12" 12" - 15" 12" - 15" 12" - 15" 8" - 12"		EASTERN U.S. NATIVE FULL SUN TO PART SHADE (24 HRS) FULL SUN TO PART SHADE (26 HRS)
SNEO	CAST CAPU CHRI DEGT ERSP MUCA NATE PAPU PASH SCIZ SEAU	748 106 157 613 1,106 1,156 837 691 101 162 222 701	BOUTELOUA GRACILS 'BLONDE AMBITION' CAREX STRICTA CHAREX VILIPNOIDEA CHASMANTHUM LATIFOLIUM 'RIVER MIST' DESCHAMPISIA CESPITOSA 'OSLOTAL' ERAGROSTIS SPECTABILS MIMIE ENBERGIA CAPILLARIS MASSELLA TENLISSIMA PANICUM VIRGATUM PURPLE TEARS' PANICUM VIRGATUM TELENDOOH' SCHIZACHYRIUM SCOPARIUM STANDING OVATION'	BLONDE AMBITTION BILLE GRAMA TURSDOCK SEDGE RIVER MET WARREGATED NORTHERN SEA CATS GOLD DEW TUFFED HAIR GRASS PIRK JURILY GRASS PIRK JURILY GRASS MEXICAN FEATHER GRASS PURPLE TRANS SWITCH GRASS STANDING OVATION LITTLE BLUESTEM	#1 #1 #1 #1 #1 #1 #1 #1	8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 12" - 15" 8" - 12" 12" - 15" 12" - 15"	BLOOMS	EASTERN U.S. NATIVE FULL SUN TO PART SHADE (24 HRS) LOCAL, REGIONAL, EASTERN U.S. NATIVE; FULL SUN FULL SUN TO PART SHADE (24 HRS) LOCAL, REGIONAL, EASTERN U.S. NATIVE; FULL SUN FULL SUN TO PART SHADE (24 HRS) LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; FULL SUN
41.1341	CAST CAPU CHRI DEGT ERSP MUCA NATE PAPU PASH SCIZ SEAU SPTA	748 106 157 613 1,106 1,156 837 691 101 162 222 701 417	BOUTELOUA GRACILIS BLONDE AMBITION CAREX STRICTA CHAREX VULPHOIDEA CHASMANTHUM LATIFOLIUM RIVER MIST DESCHAMPSIA CESPITOSA GOLDITALI* ERAGROSTIS SPECTABILIS MASELLA TENNISSIMA PANICULAI VIRGATUM PURPLE TEARS* PANICUM VIRGATUM SHENANDOAH* SCHIZACHFRUM GOOPARUM STANDING OVATION SESLERIA AUTUMNALIS SPOROBOLUS HETEROLERIS TARA'	BLONDE AMBITTION BILLE GRAMA TUSSOCK SEDGE RIVER MST VARRIEGATED NORTHERN SEA OATS COLD DEW TUFFED HAR GRASS PURPLE LOVEGNASS MEXICAN FEATHER GRASS MEXICAN FEATHER GRASS PURPLE TRANS SWITCH GRASS SHENMODAN I SWITCH GRASS SHENMODAN I SWITCH GRASS TARAR PRARIE DROPSEED		8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 12" - 15" 12" - 15" 12" - 15" 8" - 12"	BLOOMS	EASTERN U.S. NATIVE FULL SUN TO PART SHADE (26 HRS)
41.1341	CAST CAPU CHRI DEGT ERSP MUCA NATE PAPU PASH SCIZ SEAU SPTA	748 106 157 613 1,106 1,156 837 691 101 162 222 701 417	BOUTELOUA GRACILIS BLONDE AMBITION CAREX STRICTA CHAREX VULPHOIDEA CHASMANTHUM LATIFOLIUM RIVER MIST DESCHAMPSIA CESPITOSA GOLDITALI* ERAGROSTIS SPECTABILIS MASELLA TENNISSIMA PANICULAI VIRGATUM PURPLE TEARS* PANICUM VIRGATUM SHENANDOAH* SCHIZACHFRUM GOOPARUM STANDING OVATION SESLERIA AUTUMNALIS SPOROBOLUS HETEROLERIS TARA'	BLONDE AMBITTION BILLE GRAMA TUSSOCK SEDGE RIVER MST VARRIEGATED NORTHERN SEA OATS COLD DEW TUFFED HAR GRASS PURPLE LOVEGNASS MEXICAN FEATHER GRASS MEXICAN FEATHER GRASS PURPLE TRANS SWITCH GRASS SHENMODAN I SWITCH GRASS SHENMODAN I SWITCH GRASS TARAR PRARIE DROPSEED		8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 12" - 15" 12" - 15" 12" - 15" 8" - 12"	BLOOMS	EASTERN U.S. NATIVE FULL SUN TO PART SHADE (26 HRS)
41.1341	CAST CAPU CHRI DEGT ERSP MUCA NATE PAPU PASH SCIZ SEAU SPTA 000E	748 106 157 813 1,106 1,156 837 691 101 162 222 701 417	BOUTELOUA GRACILIS BLONDE AMBITION' CAREX STRICTA CHAREX VILLPROIDEA CHASMANTHUM LATIFOLIUM TRIVER MIST' DESCHAMPISIA CESPITOSA OSLOTALI' ERAGROSTIS SPECTABILIS MANUEL NIBERGIA CAPILLARIS NASSELLA TENJISSIMA PANICUM VIRGATUM PURPLE TEARS' PANICUM VIRGATUM PURPLE TEARS' PSINCIUM VIRGATUM PSENAMODAL' SCHIZACHYRIUM SCOPARIUM STANDING OVATION' SESLERIA AUTUMALIS SPOROBOLUS HETEROLEPIS TARA' ETIMOLIUME	BLONDE AMBITTION BILLE GRAMA TUSSOCK SEDGE RIVER MST VARRIEGATED NORTHERN SEA OATS COLD DEW TUFFED HAR GRASS PURPLE LOVEGNASS MEXICAN FEATHER GRASS MEXICAN FEATHER GRASS PURPLE TRANS SWITCH GRASS SHENMODAN I SWITCH GRASS SHENMODAN I SWITCH GRASS TARAR PRARIE DROPSEED	#1 #1 #1 #1 #1 #1 #1 #1 #1 #1 #1	8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 12" - 15" 12" - 15" 12" - 15" 8" - 12"	BLOOKS	EASTERN U.S. NATIVE FULL SUN TO PART SHADE (26 HRS)
41.1341	CAST CAPU CHRI DEGT ERSP MUCA NATE PAPU PASH SCIZ SEAU SPTA OOE ROUDCO/GRS	748 106 157 813 1,106 1,156 837 691 101 162 222 701 417 <u>GTY</u>	BOUTELOUA GRACILIS BLONDE AMBITION CAREX STRICTA CHAREX VULPHONDIDEA CHASMANTHUM LATIFOLIUM RIVER MIST: DESCHAMPBIA CESPITOSA GOLDTAU* ERAGROSTIS SPECTABILIS NASSELLA TENUISSIMA PANICIAW VIRGATUM PURPLE TEARS* PANICIAW VIRGATUM SHENANDOAL* SCHIZACHYRIUM SCOPABILIA STANDING OVATION SESLERIA AUTUMNALIS SPOROBOLUS HETEROLEPIS TARA*  ECHIPLI MISE LIMI	BLONDE AMBITTION BLUE GRAMA TUSSOCK SEDGE RIVER MST VARIBEGATED NORTHERN SEA OATS GOLD DEW TUFTED HAR GRASS PURPLE LOVEGNASS MEXICAN FEATHER GRASS MEXICAN FEATHER GRASS MEXICAN FEATHER GRASS STANDING OVATON LITTLE BLUESTEM AUTUUN MOOR GRASS TARA PRAIRE DROPSEED  COMDINIE	#1 #1 #1 #1 #1 #1 #1 #1 #1 #1 #1 #1 #1 #	8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 8" - 12" 12" - 15" 12" - 15" 12" - 15" 8" - 12"	BLOOKS	EASTERN U.S. NATIVE FULL SUN TO PART SHADE (24 HRS) FULL SUN TO PART SHADE (26 HRS)

## NOTES:

- 1. ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL-THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI 250.1).
- 2. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.
- 3. TREES TO BE STAKED OUT PRIOR TO INSTALLATION AND LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND FINALIZED (TREES TO BE SPACED OUT EVENLY AVOIDING ANY UTILITIES SHOWN ON THE PLANS)

APPROVED

SPECIAL USE PERMIT NO.
DEWYDRONG OF ALANDAG SOME

OMECUNE OVE

CHEMICAL OF THE STATE O

LandDesign

20.9. Pevron Street
ALEXANDRA W. 22314
20.5. S40. 7734
WWW.LANDESIGN.COM



# NOT FOR CONSTRUCTION

## EISENHOWER BLOCK 3

ALEXANDRIA, VA

DANCOS	2024124	
	REVISION / ISSUA	NCE
NO.	DESCRIPTION	DATE
1	CONCEPT II SUBMISSION	03-07-2025
2	PDSUP SUBMISSION	06-02-202
3	VERIFICATION SET	08-04-2021
4	REVISED COMPLETENESS #2	09-02-2029
DR	SIGNED BY: MC/GC AWN BY: WT ECKED BY: MC/GC	
SCALE	N	ORTH
	RT: N/A RZ: N/A	

PLANTING SCHEDULE

L421

ORIGINAL SHEET SIZE: 24" X 3

CROWN COVER TABULATION	NS: TOTAL SITE	
TOTAL SITE AREA (SF)	134,478	
25% CROWN COVER REQUIRED (SF)	33,620	
EXISTING CROWN COVER (SF)	N/A	
REMOVED CROWN COVER (SF)	N/A	
PRESERVED CROWN COVER (SF)		
Crown Cover from Preserved Trees	N/A	
PROPOSED CROWN COVER (SF)		
Crown Cover from Proposed Trees	51,250	
TOTAL CROWN COVER PROVIDED (%)	38.1%	
TOTAL CROWN COVER PROVIDED (SF)	51,250	

URBAN RIGHT	-OF-WAY TREES	RIGHT-OF-V	WAY SHIRLING
PLAN INFO	DRMATION		
			DRMATION
PLAN KEY	QUANTITY	ABGR	0
		CESI	0
DECID ROW		CLAL	0
ACSU	0	COSE	0
71000		DEGR	0
BEDU	0	FTBU	48
CEOC	0	HYDA	6
CLKE	3	HYMA	0
CEKE	3	HYQE	20
		ITVI	0
		PHCH	0
GLSK	0	VIAR	0
LIST	0		
LITU	4	ARUV	73
QUPA	3	BUBO	0
SAAL	0	BUMI	0
		CETA	0
TIAM	7	CODA	0
TOTAL:	17	DIST	0
LIRBAN ROW	500	ILGL	29
NATIVES	10	ILEB	0
		ILVO	0
		LEML	0
		PIJA	0
		RHDE	0
		SASW	0
		TABA	0
		ZEPU	34

URBAN RIGHT	-OF-WAY TREES	RIGHT-OF-W	VAY SHIPLING
PLAN INFO	ORMATION		
		PLAN INFO	
PLAN KEY	QUANTITY	ABGR	0
		CESI	0
DECID ROW		CLAL	0
ACSU	0	COSE	0
	-	DEGR	0
BEDU	0	FTBU	48
CEOC	0	HYDA	6
CLKE	3	HYMA	0
CERE	,	HYQE	20
		ITVI	0
	_	PHCH	0
GLSK	0	VIAR	0
LIST	0		
LITU	4	ARUV	73
QUPA	3	BUBO	0
SAAL	0	BUMI	0
		CETA	0
TIAM	7	CODA	0
TOTAL:	17	DIST	0
IRRAN ROW		ILGL	29
NATIVES	10	ILEB	0
		ILVO	0
		LEML	0
		PIJA	0
		RHDE	0
		SASW	0
		TABA	0
		ZEPU	34
		TOTAL:	210

					RHDE	0						NO
		LEGEND			SASW	0						1) P
			IN R.O.W.: DOES NOT COUNT		TARA	0						2)
		TOWARDS OVE			ZEPU	34						3) (
			ON LEVEL 6 SHADED AREA: DOES			1969						reg
			DWARDS OVERALL CCA		TOTAL:	210						1.46
		1101 000111 11	ornato o retote con		TREES CC	BREAKDOWN	,			*		
PLAN INFO	RMATION			BOTANIC/COMMON NAME	TREES CO		SIZE	NOTES	CROWN COVER	ALLOWANCE (CCA)	NATIVE PLANT	rs provided
										TOTAL CROWN COVER		T
PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER	HEIGHT		CCA PER TREE (SF)	(SF)	LOCAL/REGIONAL (#	EASTERN U.:
CID TREES												
ACSU	2	ACER	SACCHARUM		SUGAR MAPLE	2"-3"	12'-14'	B&B	1250	2500	X	X
	4	ACER	SACCHARUM		SUGAR MAPLE	2"-3"	12'-14'	B&B LEVEL 6 SHADED AREA	N/A	N/A	X	X
BEDU	8	BETULA	NIGRA	DURA HEAT	DURA HEAT RIVER BIRCH	2*-3*	12'-14'	B&B	750	6000	X	X
CEOC	5	CELTIS	OCCIDENTALIS		COMMON HACKBERRY	2"-3"	12' - 14'	B&B	1250	6250	X	X
CLKE	2	CLADRASTIS	KENTUKEA		KENTUCKY YELLOWWOOD	2"-3"	12'-14'	8&B	1250	2500		×
	3	CLADRASTIS	KENTUKEA		KENTUCKY YELLOWWOOD	2"-3"	12'-14'	B&B ROW	N/A	N/A		×
	2	CLADRASTIS	KENTUKEA		KENTUCKY YELLOWWOOD	2"-3"	12'-14'	B&B LEVEL 6 SHADED AREA	N/A	N/A		×
GLSK	7	GLEDITSIA	GLEDITSIA TRIACANTHOS INERMIS	'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2"-3"	12`-14`	B&B	750	5250	X	×
GYKE	4	GYMNOCLADUS	GYMNOCLADUS DIOICA		KENTUCKY COFFEE TREE	2"-3"	12`-14`	8&B	1250	5000	×	×
LIST	6	LIQUIDAMBAR	LIQUIDAMBAR STYRACIFLUA		AMERICAN SWEETGUM	2"-3"	12`-14`	8&B	1250	7500	X	X
LITU	4	LIRIODENDRON	TULIPIFERA		TULIP TREE	2"-3"	12`-14`	B&B ROW	N/A	N/A	X	X
QUPA	3	QUERCUS	PALUSTRIS		PIN OAK	2"-3"	12` - 14`	B&B ROW	N/A	N/A	X	×
SAAL	3	SASSAFRAS	ALBIDUM		SASSAFRAS	2"-3"	6'-10'	8&B	1250	3750	X	×
	3	SASSAFRAS	ALBIDUM		SASSAFRAS	2"-3"	6'-10'	B&B LEVEL 6 SHADED AREA	N/A	N/A	X	×
TIAM	7	TILIA	AMERICANA		AMERICAN BASSWOOD	2"-3"	12' - 14'	B&B ROW	N/A	N/A	X	X
RN TREES												
CECA	6	CERCIS	CANADENSIS		EASTERN REDBUD	1.5"-1.75"	6' - 10'	8&8	500	3000	×	х
COAL	4	CORNUS	ALTERNIFOLIA		PAGODA DOGWOOD	1.5" - 1.75"	6' - 10'	8&8	500	2000		×
COFL	5	CORNUS	FLORIDA		FLOWERING DOGWOOD	1.5" - 1.75"	6' - 10'	8&8	250	1250	×	X
	1	CORNUS	FLORIDA		FLOWERING DOGWOOD	1.5" - 1.75"	6' - 10'	B&B: LEVEL 6 SHADED AREA	N/A	N/A	x	x
CRGA	9	CRATAEGUS	CRUS-GALLI	INERMIS'	THORNLESS COCKSPUR HAWTHORN	1.5" - 1.75"	6' - 10'	888	500	4500	- x	x
MAVI	7	MAGNOLIA	VIRGINIANA	THE THING	SWEETBAY MAGNOLIA	1.5" - 1.75"	6' - 10'	888	250	1750	x	×
TOTAL TREES:	95				MATERIAL STATE OF THE STATE OF	1 210 2170			TOTAL TREE CCA:	51,250	-	

					SHRUBS CCA BREAKDOWN					
PLAN INFO	RMATION			BOTANIC/COMMON NAME		SIZE	CROWN COVER	ALLOWANCE (CCA)	NATIVE PLAN	TS PROVIDED
DECID SHRUB						HEIGHT/SPREAM	CCA PER SHRUB	TOTAL CCA	LOCAL/REGIONAL	EASTERN U.S
ABGR	24	ABELIA	GRANDIFLORA		GLOSSY ABELIA	18" - 24"	10	240		
CESI	19	CEPHALANTHUS	OCCIDENTALIS		SUGAR SHACK BUTTON BUSH	18" - 24"	10	190	X	x
CLAL	74	CLETHRA	ALNIFOLIA	'HUMMINGBIRD'	SUMMERSWEET	18" - 24"	10	740	X	X
COSE	37	CORNUS	SERICEA	'CARDINAL'	CARDINAL RED TWIG DOGWOOD	24" - 36"	25	925	X	x
DEGR	71	DEUTZIA	GRACILIS	NIKKO'	NIKKO DEUTZIA	18" - 24"	10	710		
FTBU	100	FOTHERGILLA	GARDENII	BLUE MIST'	BLUE MIST FOTHERGILLA	18" - 24"	2	104		x
HYDA	50	HYDRANGEA	ARBORESCENS	ANNABELLE'	ANNABELLE HYDRANGEA	18" - 24"	10	440	X	x
HYMA	10	HYDRANGEA	MACROPHYLLA	'HORTFIRE'	SEASIDE SERENADE\ FIRE ISLAND HYDRANGEA	18" - 24"	10	100		
HYQE	76	HYDRANGEA	QUERCIFOLIA		OAKLEAF HYDRANGEA	30" - 36"	25	1400		x
ITVI	12	ITEA	VIRGINICA	'LITTLE GEM'	SWEETSPIRE	30"-24"	10	120	X	x
PHCH	39	PHYSOCARPUS	OPULIFOLIUS	'ZLEBIC5'	SWEET CHERRY TEA\ NINEBARK	18" - 24"	10	390	X	x
VIAR	35	VIBURNUM	DENTATUM		SOUTHERN ARROWOOD	18" - 24"	25	875	х	х
ER SHRUB						HEIGHT/SPREAM	CCA PER SHRUB	TOTAL CCA	LOCAL/REGIONAL	EASTERN U.S
ARUV	79	ARCTOSTAPHYLOS	UVA-URSI		KINNIKINNICK	12" - 18"	10	60		х
BUBO	70	BUXUS	MICROPHYLLA		LITTLELEAF BOXWOOD	21" - 24"	2	140		
BUMI	20	BUXUS	MICROPHYLLA	COMPACTA'	DWARF LITTLELEAF BOXWOOD	21" - 24"	2	40		
CETA	37	CEPHALOTAXUS	HARRINGTONIA		JAPANESE PLUM YEW	12"-24"	25	925		
CODA	97	COTONEASTER	DAMMERI		BEARBERRY COTONEASTER	12"-24"	10	970		
DIST	24	DISTYLIUM	x	PIIDIST-II' TM	BLUE CASCADE DISTYLIUM	12"-24"	0	0		
ILGL	58	ILEX	GLABRA		INKBERRY HOLLY	18" - 24"	25	725	X	X
ILEB	66	ILEX	GLABRA	'GEM BOX'	GEMBOX INKBERRY HOLLY	18" - 24"	25	1650	X	X
ILVO	33	ILEX	VOMITORIA	'NANA'	DWARF YAUPON HOLLY	18" - 24"	25	825	X	x
LEML	28	LEUCOTHOE	AXILLARIS	COMPACTA'	DWARF COASTAL LEUCOTHOE	18" - 24"	10	280	X	x
PIJA	56	PIERIS	JAPONICA		JAPANESE PIERIS	24" - 36"	25	1400		
RHDE	43	RHODEDENRON	x	'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZAELEA	24" - 30"	0	0		x
SASW	74	SARCOCOCCA	HOOKERIANA	VAR HUMILIS	SWEETBOX	18" - 24"	10	740		
TABA	40	TAXUS	BACCATA	'FASTIGATA'	ENGLISH YEW	24" - 36"	25	1000		
ZEPU	60	ZENOBIA	PULVERULENTA		HONEYCUP	15" - 18"	25	650		x
TOTAL SHRUBS	1,332						CCA (NOT BEING DWARDS OVERAL	15,639		

				NATIVE PLA	NT TABUL	ATIONS					
			MARCH 2, 2019	JANUARY 1,	2020	JANUARY 2, 2020	-JANUARY	1, 2024	BEGINNING JAN	IUARY 2, 2	024
PLANT TYPE	QUANTITY	NATIVE TYPE	REQUIRED	PRO	VIDED	REQUIRED	PRO	/IDED	REQUIRED	PROV	IDED
PLANTITE	QUANTITI	NATIVETIFE	%	QTY.	%	%	QTY.	%	%	QTY.	%
Urban Trees	0	Regional/Local	10%			15%			20%	n/a	0%
Orban Trees	· ·	Total Natives	25%			25%			50%	n/a	0%
Standard Trees	95	Regional/Local	15%			25%			40%	84	88%
Standard frees	93	Total Natives	40%			60%			80%	95	100%
Evergreen	785	Regional/Local	5%			8%			10%	185	24%
Shrubs	/65	Total Natives	20%			30%			40%	367	47%
Deciduous	547	Regional/Local	10%			15%			20%	266	49%
Shrubs	347	Total Natives	40%			60%			80%	442	81%
Groundcovers	978	Regional/Local	5%			10%			10%	978	100%
Groundcovers	376	Total Natives	10%			20%			20%	978	100%
Perennials, Ferns, Ornamental	8928	Regional/Local	10%			15%			25% (perennials) 30% (ferns & grasses)	5233	59%
Grasses	8928	Total Natives	25%			40%			60% (perennials) 80% (ferns & grasses)	8171	92%
Vines		Total Natives	80%			100%			100%	n/a	0%
				1	TOTALS						
TOTAL PLANT	S SPECIFIED	TOTAL SUM C	F REGIONAL/LOCAL	NATIVE PLAN	ITS		TOTA	L SUM OF	NATIVE PLANTS		
									MEA.		

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
11333	6746	10053
11333	59.5%	88.7%
NOTES		

1) Precentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.

2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.

3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

		BIO	DIVERSITY TABULATIO	NS - EISENHOWER BLOCK 3			
TREES (URBAN AND							
TOTAL NUMBER OF	TREES PROPO	ISED					
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
ACER	6	6%	33%	SACCHARUM	6	6%	10%
BETULA	8	8%	33%	NIGRA	8	8%	10%
CELTIS	5	5%	33%	OCCIDENTALIS	5	5%	10%
CLADRASTIS	7	7%	33%	KENTUCKEA	7	7%	10%
GLEDITSIA	7	7%	33%	TRIACANTHOS I. 'SKYCOLE'	5	5%	10%
GYMNOCLADUS	4	4%	33%	DIOCIUS	4	4%	10%
LIQUIDAMBAR	6	6%	33%	STYRACIFLUA	6	6%	10%
LIRIODENDRON	4	4%	33%	TULIPIFERA	4	4%	10%
QUERCUS	3	3%	33%	PALUSTRIS	3	3%	10%
SASSAFRAS	6	6%	33%	ALBIDUM	6	6%	10%
TILIA	7	7%	33%	AMERICANA	7	7%	10%
CERCIS	6	6%	33%	CANADENSIS	6	6%	10%
CORNUS	10	11%	33%	FLORIDA	6	6%	10%
				ALTERNIFOLIA	4	4%	10%
CRATAEGUS	9	9%	33%	CRUS-GALLI 'INERMIS'	9	9%	10%
MAGNOLIA	7	7%	33%	VIRGINIANA	7	7%	10%
TOTAL	95						

			BIODIVERS	ITY - SHRUBS			
TOTAL NUMBER OF S	HRUBS PROF	POSED:					
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
ABELIA	24	2%	33%	GRANDIFLORA	24	2%	10%
CEPHALANTHUS	19	1%	33%	OCCIDENTALIS	19	1%	10%
CLETHRA	74	6%	33%	ALNIFOLIA	74	6%	10%
CORNUS	37	3%	33%	SERICEA	37	3%	10%
DEUTZIA	71	5%	33%	GRACILIS	71	5%	10%
FOTHERGILLA	100	8%	33%	GARDENII	100	8%	10%
HYDRANGEA	136	10%	33%	ARBORESCENS	50	4%	10%
				MACROPHYLLA	10	1%	10%
				QUERCIFOLIA	76	6%	10%
ITEA	12	1%	33%	VIRGINICA	12	1%	10%
PHYSOCARPUS	39	3%	33%	OPULIFOLIUS	39	3%	10%
VIBURNUM	35	3%	33%	DENTATUM	35	3%	10%
ARCTOSTAPHYLOS	79	6%	33%	UVA-URSI	79	6%	10%
BUXUS	90	7%	33%	MICROPHYLLA	70	5%	10%
				MICROPHYLLA 'COMPACTA'	20	2%	10%
CEPHALOTAXUS	37	3%	33%	HARRINGTONIA	37	3%	10%
COTONEASTER	97	7%	33%	DAMMERI	97	7%	10%
DISTYLIUM	24	2%	33%	X	24	2%	10%
ILEX	157	12%	33%	GLABRA	58	4%	10%
				GLABRA 'GEM BOX'	66	5%	10%
				VOMITORIA 'NANA'	33	2%	10%
LEUCOTHOE	28	2%	33%	AXILLARIS	28	2%	10%
PIERIS	56	4%	33%	JAPONICA	56	4%	10%
RHODEDENRON	43	3%	33%	x	43	3%	10%
SARCOCOCCA	74	6%	33%	HOOKERIANA VAR. HUMILIS	74	6%	10%
TAXUS	40	3%	33%	BACCATA	40	3%	10%
ZENOBIA	60	5%	33%	PULVERULENTA	60	5%	10%
TOTAL	1332		· ·	·		·	
TOTAL DECI	5	47					
TOTAL EVGR	7	85					

SPECIAL USI			2025-10017
DEPARTMENT OF TR		ENVIRONMEN	TAL SERVICES
SITE PLAN NO.			-
DIRECTO	P DATE		
DIRECTO	. DATE		
DISPRESAL PLANNING C	OWNESSION		DATE
DATE RECORDED .			
	DEED BOOK NO.	PAGE NO.	

LandDesign.

NOT FOR CONSTRUCTION

**EISENHOWER** BLOCK 3

ALEXANDRIA, VA

2024124 REVISION / ISSUANCE DESIGNED BY: MC/GC DRAWN BY: WT CHECKED BY: MC/GC

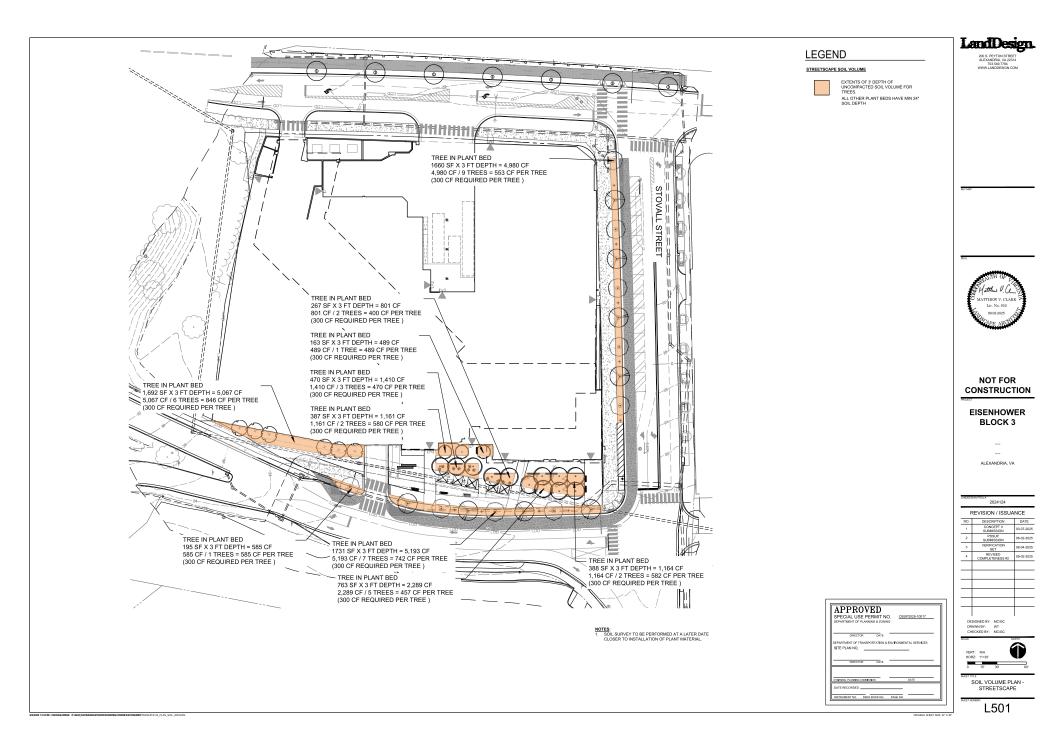
PLANTING TABULATIONS

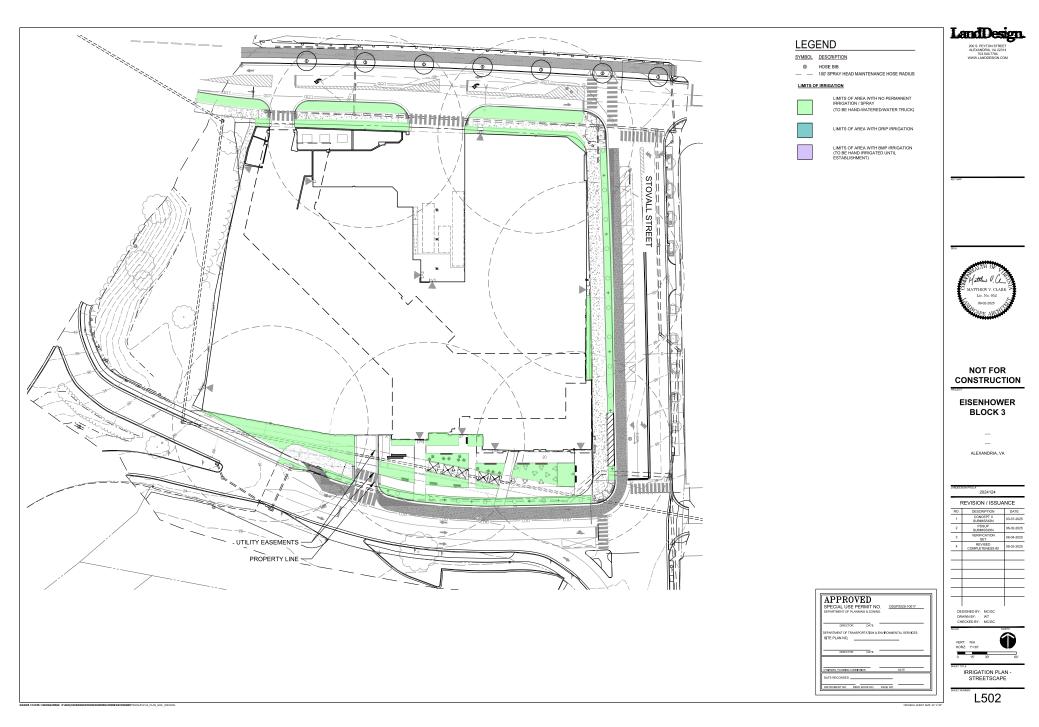
L422

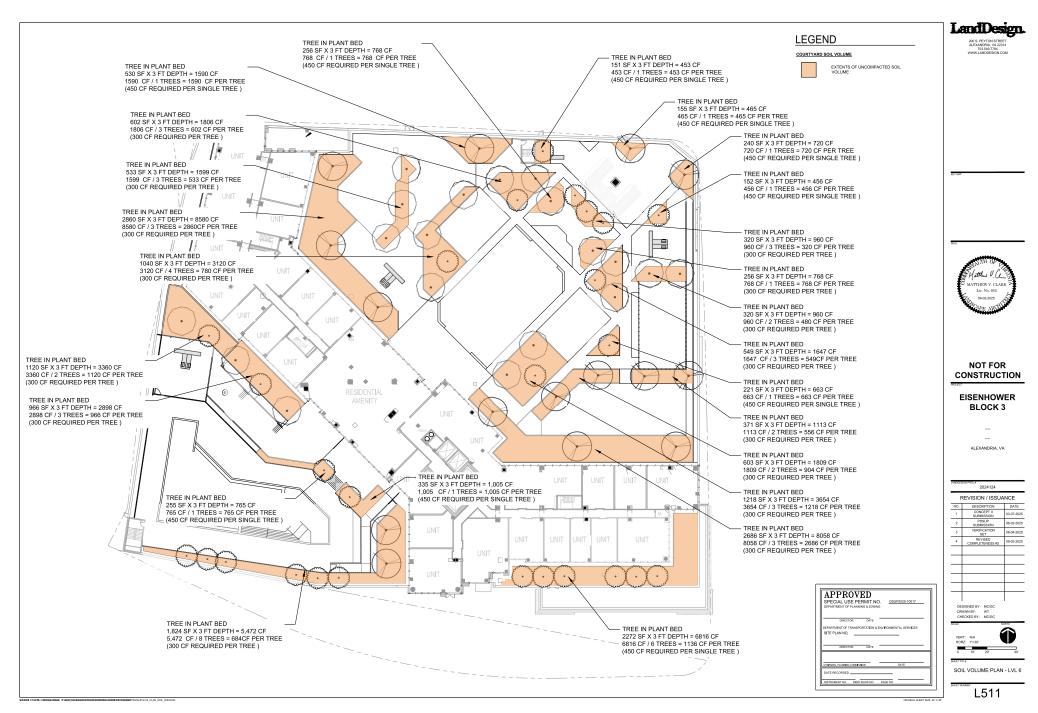
1. ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL-THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI 250.1).

2. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

3. TREES TO BE STAKED OUT PRIOR TO INSTALLATION AND LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND FINALIZED (TREES TO BE SPACED OUT EVENLY AVOIDING ANY UTILITIES SHOWN ON THE PLANS)



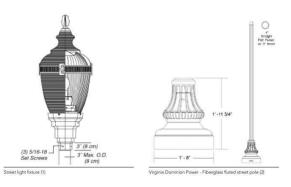








STREET LIGHT: FIXTURE TO BE SINGLE LUMINARIE COLOR: STANDARD BLACK



STREET LIGHT

#### NOTES:

- LIGHT POST TO ABIDE BY CITY OF ALEXANDRIA STANDARDS, SHOP DRAWINGS TO BE APPROVED BY CITY PRIOR TO PROCUREMENT AND INSTALLATION
- 2. LIGHT SPECIFICATIONS AND LOCATIONS TO BE REVIEWED AND FINALIZED BY A QUALIFIED LIGHTING ENGINEER
- INSTALL PER MANUFACTURER'S SPECIFICATIONS ALL STRUCTURAL CROSS SECTIONS, INCLUDING FOOTINGS, SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.
- 4. STREET LIGHTS ALONG ROUTE 1 TO ABIDE BY CITY OF ALEXANDRIA STREET GUIDELINES

1 STREET LIGHT - CITY STANDARD (L-101)
PICTORIAL

NTS



NOTES:

1. OR APPROVED EQUAL

2. INSTALL PER MANUFACTURER'S SPECIFICATIONS

2 BOLLARD LIGHT (L-102) L601 PICTORIAL



**EISENHOWER** 

BLOCK 3

2024124

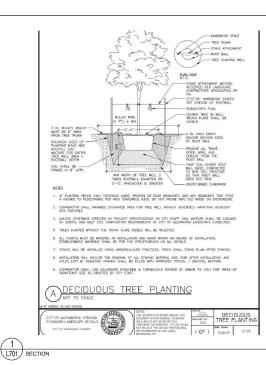
	2024124	
T	REVISION / ISSUA	NCE
NO.	DESCRIPTION	DATE
1	CONCEPT II SUBMISSION	03-07-20
2	PDSUP SUBMISSION	06-02-20
3	VERIFICATION SET	08-04-20
4	REVISED COMPLETENESS #2	09-02-20
DR CH	SIGNED BY: MC/GC AWN BY: WT/CT IECKED BY: MC/GC	'
SCALE	N	ORTH .

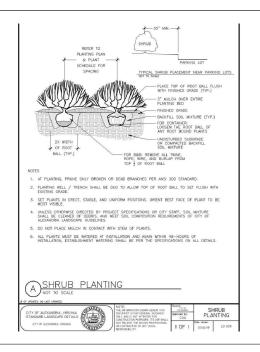
APPROVED
SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONING TMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

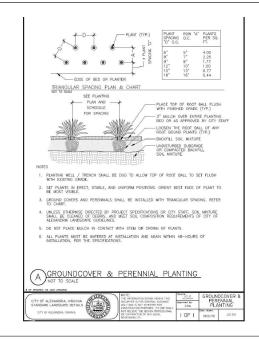
DETAILS - HARDSCAPE

L601

VERT: N/A HORZ: AS NOTED









A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE QUIDELINES: 1/THE PROPERTY OWNER AND/OR APPLICANT, SPECIFER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECORT VERSION OF THE CITY OF ALEXADORA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL ALL QUESTIONS RECARDING APPLICATION OF, OR ADHERINGE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PROOR TO COMMENCEMENT OF GENOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

2)THE CITY-APPROVED LANGSCAPE PLAN SLEWISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANGSCAPE GUIDELINES WIGST BE FOLLOWED.

33THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN. 4)ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZOINES WILL REQUIRE AN AMERIMENT TO THE APPROVED TITLE AND VEGETATION PROTECTION PLAN

5)NSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.

6)IN LEU OF MARE STRONOUS SPECIFICATIONS, ALL LANGSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CLIFRENT AND MIST UP-10-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANGSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANGSCAPE CONTRACTORS ASSOCIATION OF MAYLLIND, DISTRICT OF COLUMBA AND VIRGINIA, GATHERSBURG, MAYLLIND. 7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.

SHANTOWACE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSOR(S) IN PERFETUTY AND IN COMPUNING WITH CITY OF ALEXARDRA UNISSCHED GUDGLINGS AND ASSOR(S) IN PERFETUTY AND IN COMPUNING WITH CITY OF ALEXARDRA UNISSCHED GUDGLINGS AND

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOUT THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBJECTIONS FOR ALL DISPOSITE PROJECTS

THE APPLICATION OF THE CONTROL OF THE REPORT OF THE PROJECT OF THE CONTROL OF THE PROJECT OF THE

21THE APPLICANT MUST CONTACT THE PRZ PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE PAZ PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.

Since rOLLAMIN DEPOSADOS SHALL BE PROVIDED TO THE PREZ PROGRESSION FOR ALL THE PROVIDED TO THE PREZ PROGRESSION TO THE LANGSCAFE PRE-INSTILLATION MEETING. I) A LITTER THAT CERTIFIES THAT THE PROGRESSION AND ALL THE PROVIDED PROFIT DEPOSADOS PRE-SELECTION TO/ORD FOR ALL THESE PROVIDED WHITE THE PROGRESSION AND ADMINISTRATION OF PROMISELY CONTINUED AND ADMINISTRATIO 4)ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.

SIAS-BUILD DRAWINGS FOR THIS LANDSCAPE AND/OR IRRICATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BULT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUA AND SPECIFICATION OF ALL PROJECT ELEMENTS.

6) AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY



CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIREINIA



Source: CITY OF SLEXXVORIA		NDARD SCAPE
Approved by: COA		NOTES
I OF I	01/01/19	LD 016



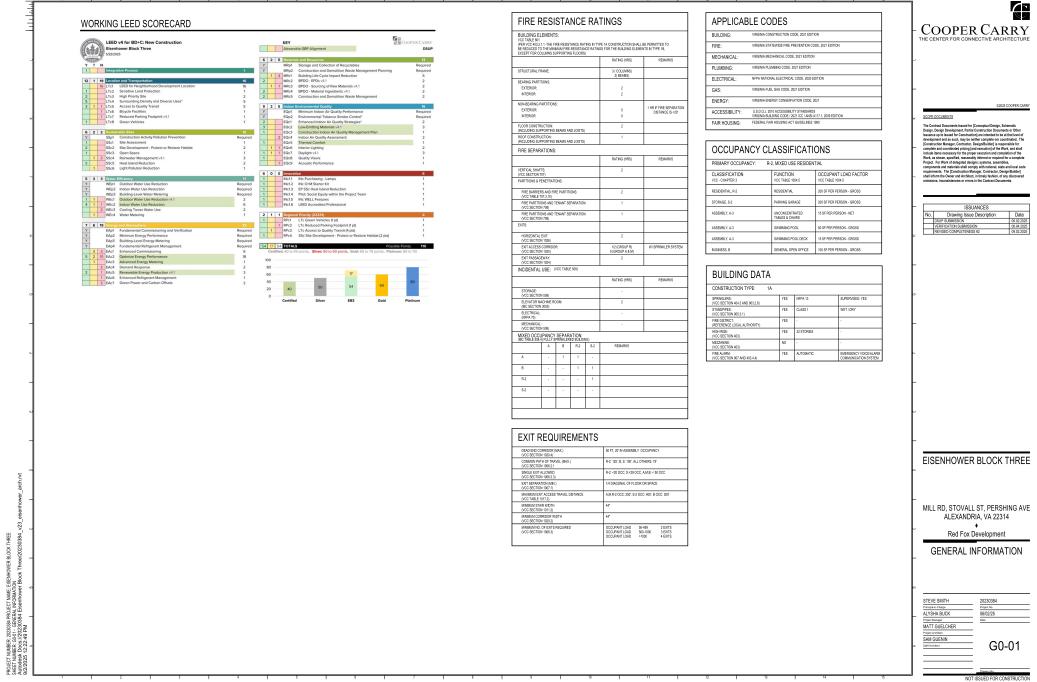
### **EISENHOWER** BLOCK 3

ALEXANDRIA, VA

2024124 REVISION / ISSUANCE 03-07-2029 08-04-2025 09.02.2025 REVISED COMPLETENESS #2 DESIGNED BY: MC DRAWN BY: WT CHECKED BY: MC

APPROVED ITMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES CHARMAN, PLANKING COMMISSION

DETAILS - PLANTING L701





SE RETAIL CORNER



COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

No.	Drawing Issue Description	Date
	CONCEPT 1A SUBMISSION	10.09.2024
	CONCEPT 2 SUBMISSION	03.07.202
	DRB CONCEPT REVIEW 1	03.21.202
	DRB CONCEPT REVIEW 2	05.09.202
	DSUP SUBMISSION	06.02.202
	VERIFICATION SUBMISSION	08.04.202
	REVISED COMPLETENESS #2	09.02.202

SW VIEW FROM TELEGRAPH ROAD



NE VIEW FROM MILL ROAD



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE ALEXANDRIA, VA 22314

Red Fox Development

RENDERINGS

Project No.  ALYSHA BUCK  08/04/25  Project Minager  MATT GUELCHER  Project Architect  SAM CALERININ	STEVE SMITH	20230384
Project Manager Date MATT GUELCHER Project Architect	Principal-in-Charge	Project No.
MATT GUELCHER Project Architect	ALYSHA BUCK	08/04/25
Project Architect	Project Manager	Date
	MATT GUELCHER	
SAM CHENIN	Project Architect	
	SAM GUENIN	
Staff Architect	Staff Architect	= A1-01

# SW PODIUM VIEW - POOL



# SE CORNER RETAIL EXPERIENCE



# COOPER CARRY THE CENTER FOR CONNECTIVE ARCHITECTURE

No.	Drawing Issue Description	Date
	CONCEPT 1A SUBMISSION	10.09.2024
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.202
	DSUP SUBMISSION	06.02.2025
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

# SOUTH ELEVATION FROM EISENHOWER AVENUE



## SE PODIUM AND RETAIL CORNER FROM ABOVE



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE ALEXANDRIA, VA 22314

Red Fox Development

RENDERINGS

STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	
Staff Architect	= A1-02

	ISSUANCES	
No.	Drawing Issue Description	Date
	CONCEPT 1A SUBMISSION	10.09.20
	DRB CONCEPT REVIEW 1	03.21.20
	DRB CONCEPT REVIEW 2	05.09.20
	DSUP SUBMISSION	06.02.20
	VERIFICATION SUBMISSION	08.04.20

## SOUTH RESIDENTIAL ENTRY

STOVALL ROAD ELEVATION - PROPOSED



## **BUILDING OVERVIEW - DUSK**



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE ALEXANDRIA, VA 22314

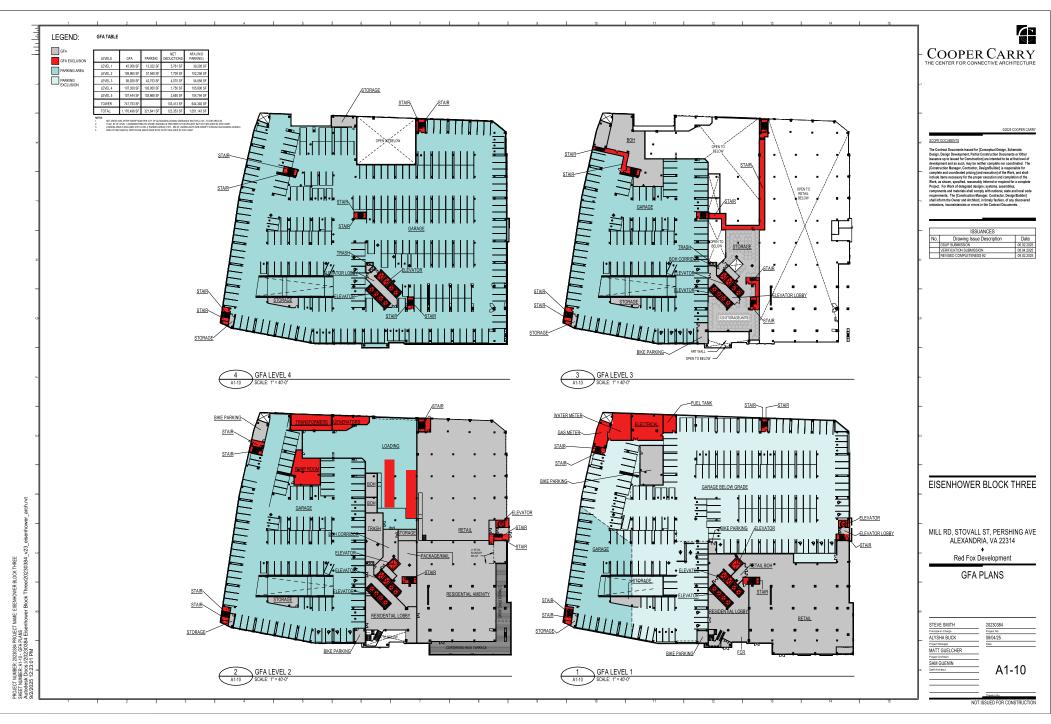
Red Fox Development

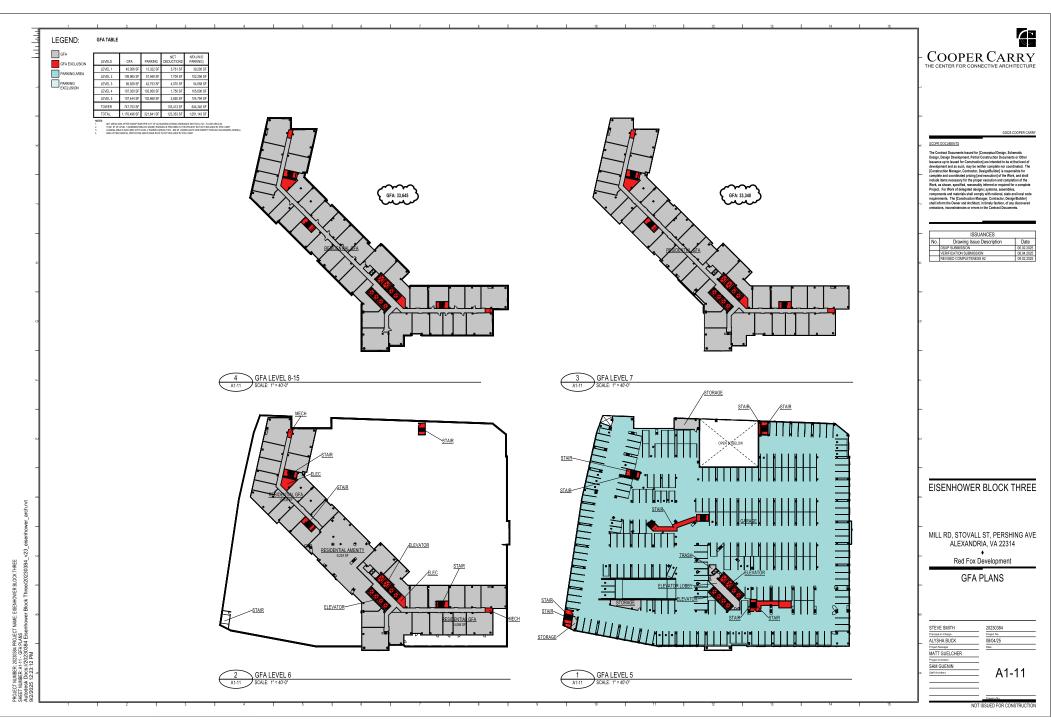
RENDERINGS

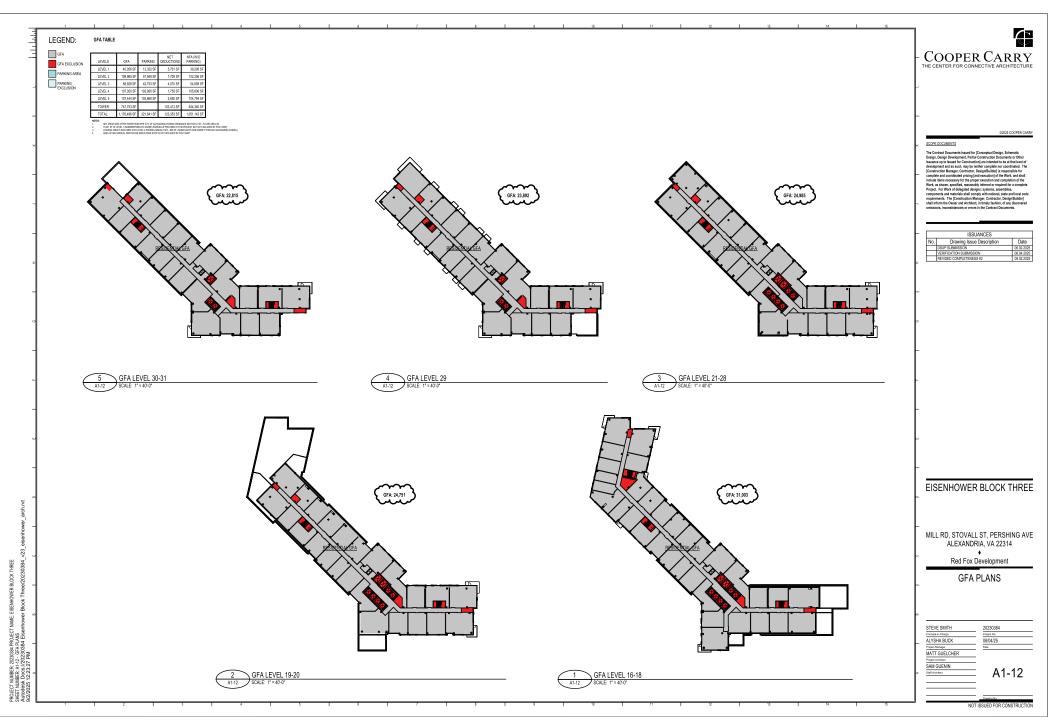
	sject No. B/04/25
Project Manager Do	3/04/25
MATT GUELCHER	de .
Project Architect	
SAM GUENIN	
Staff Architect	A1-03

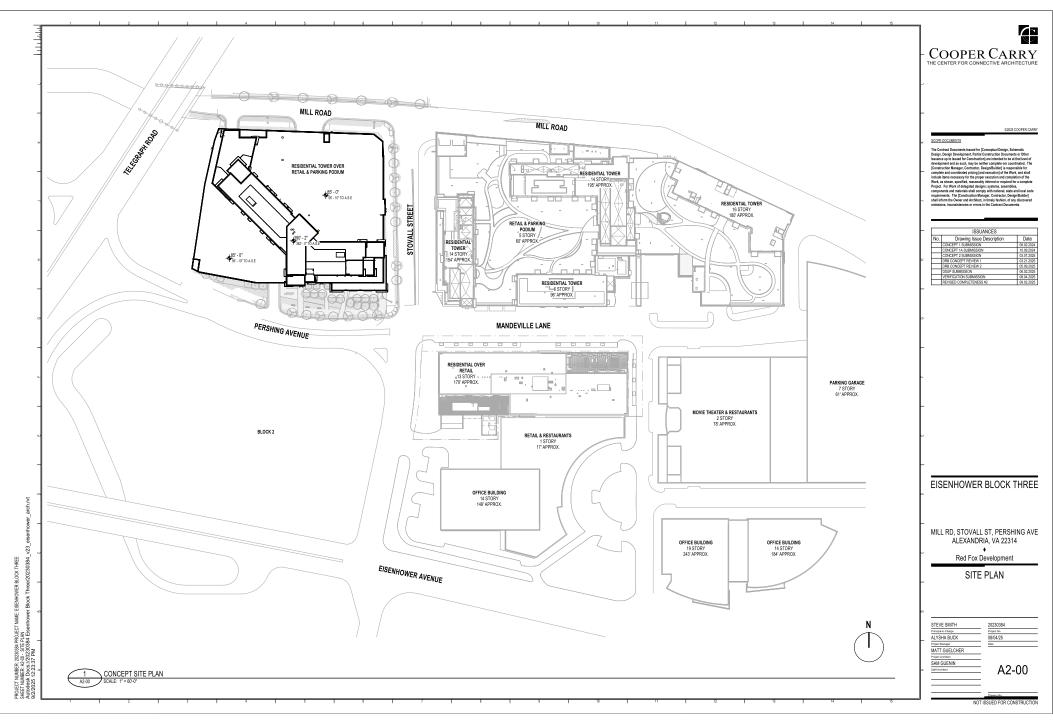
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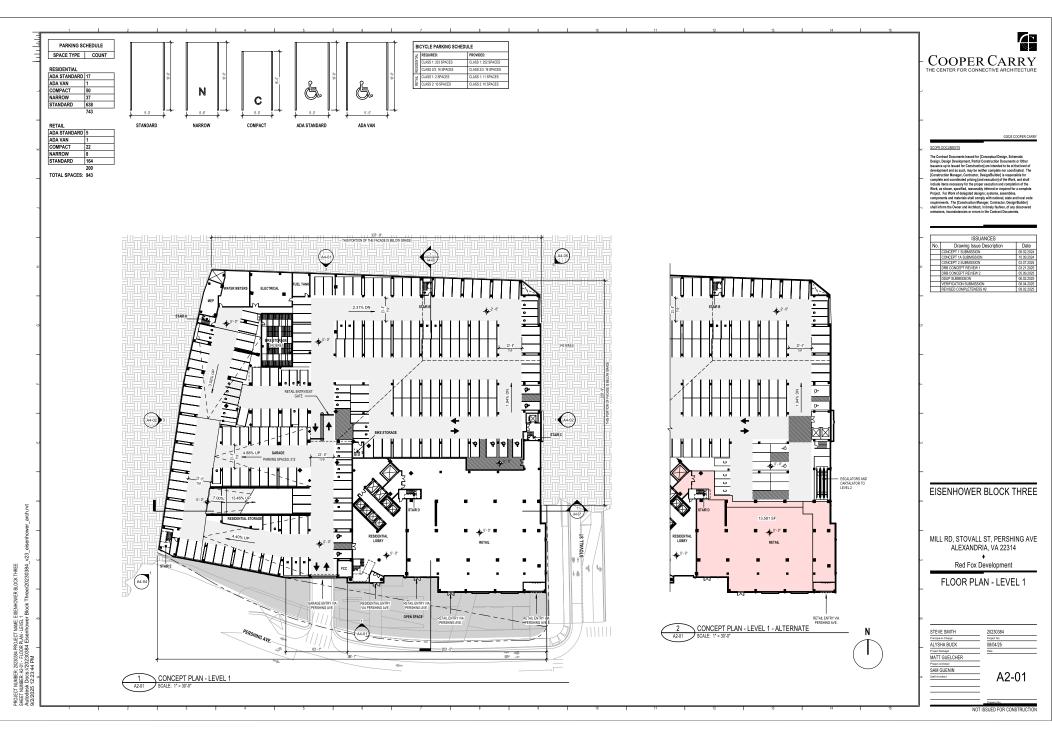
ISSUED FOR CONSTRUCTION

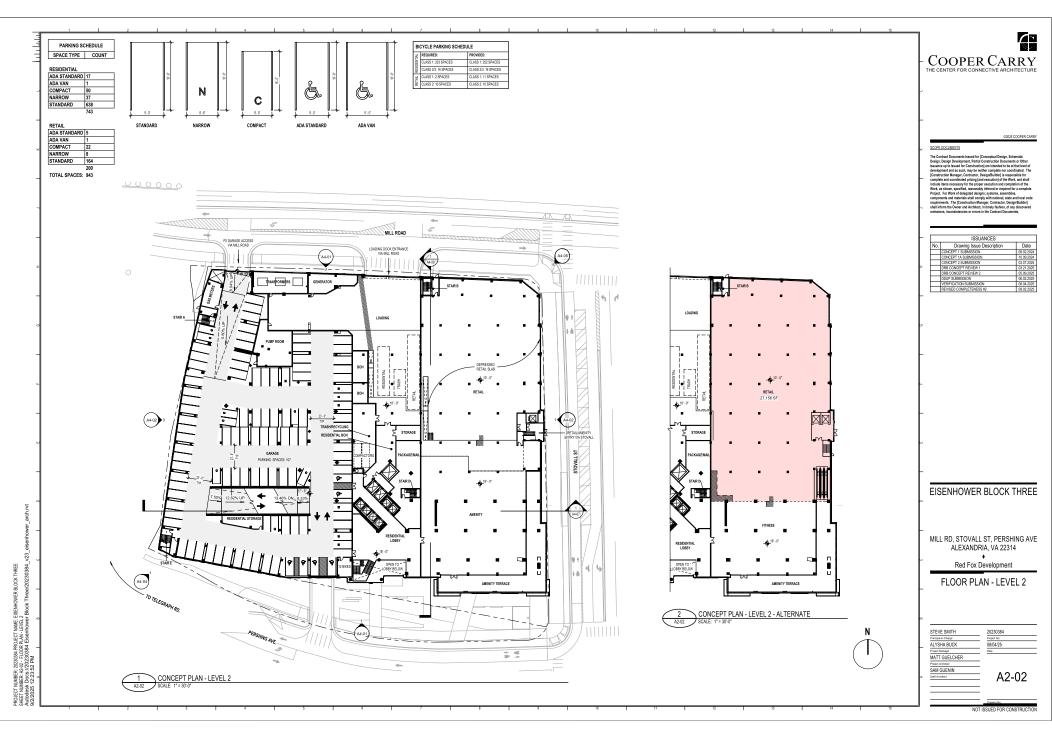


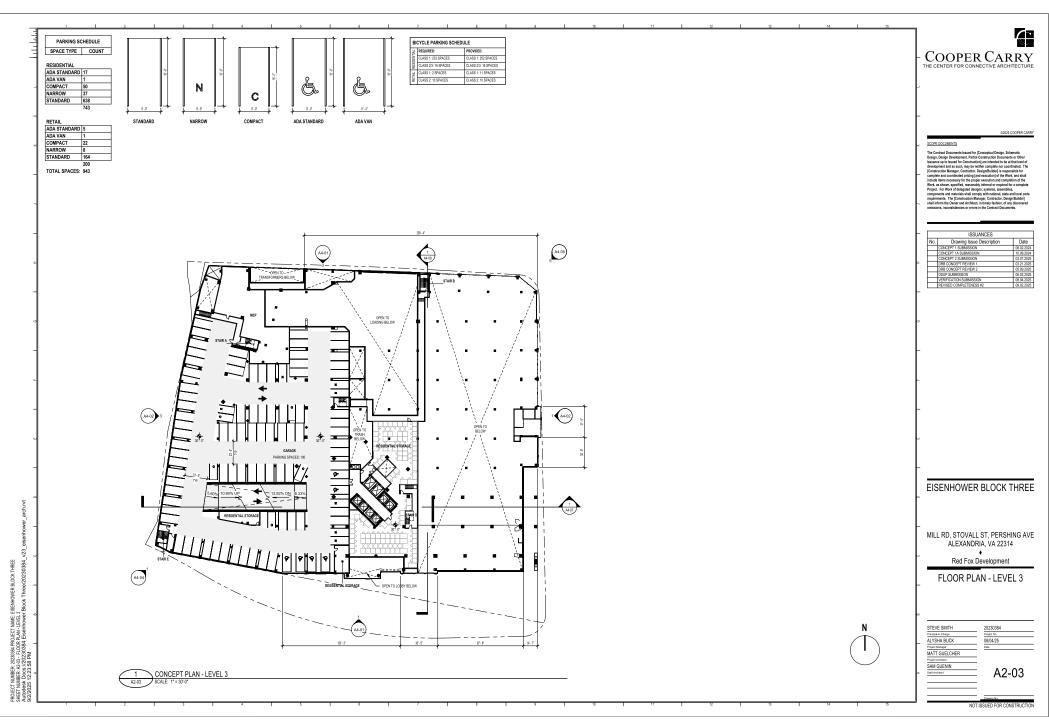


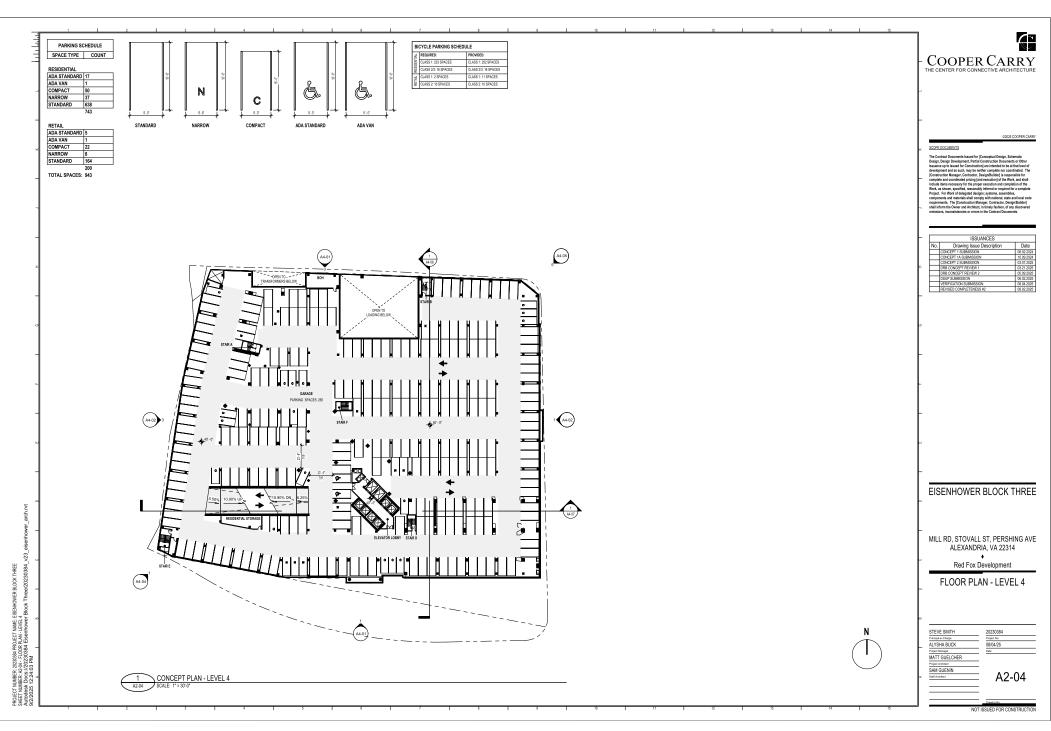


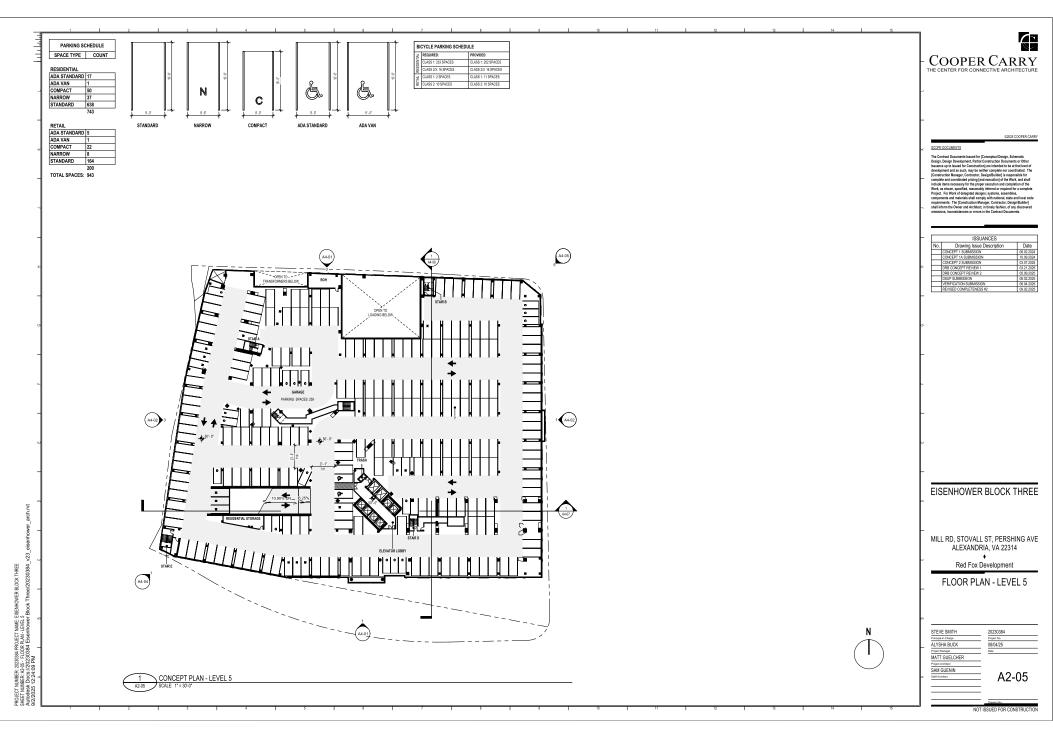


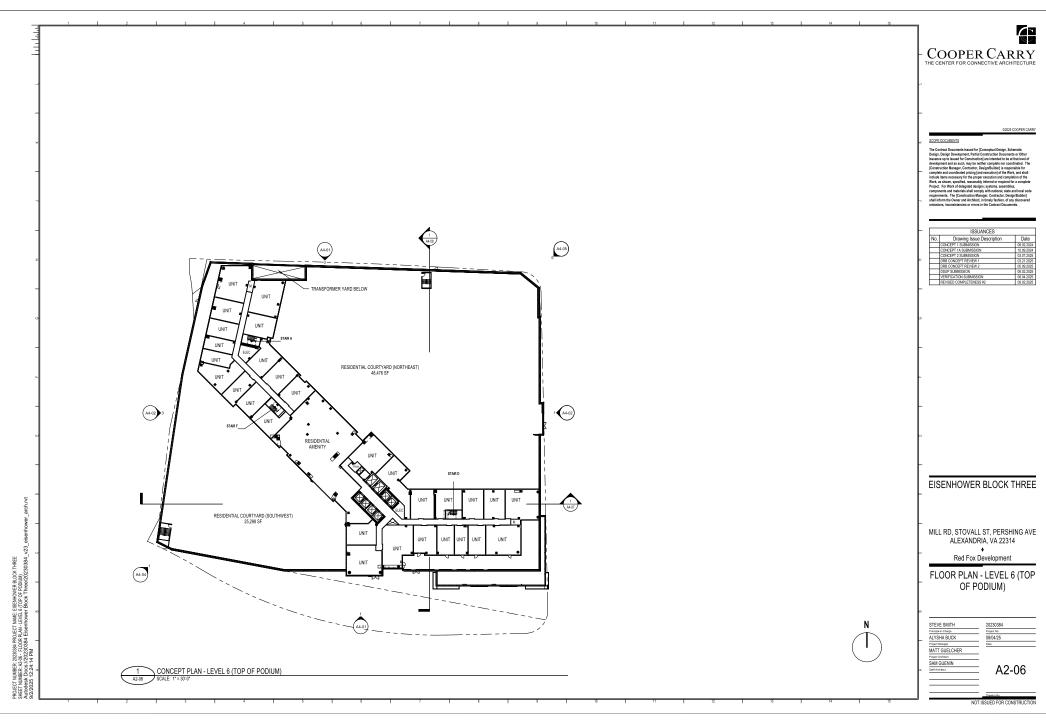


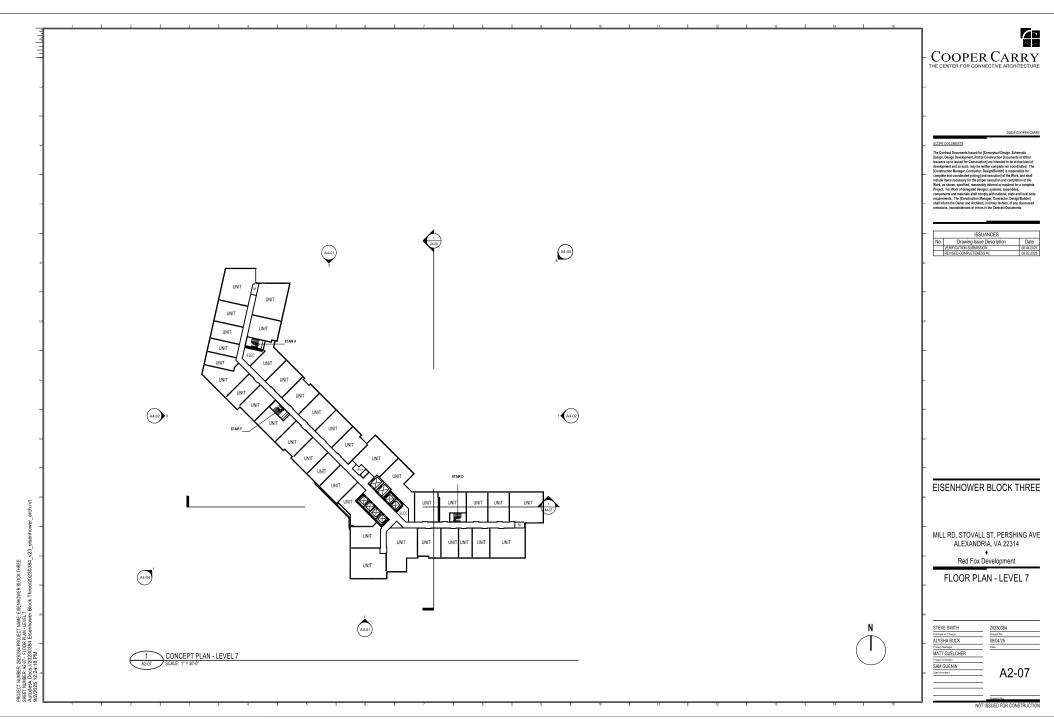


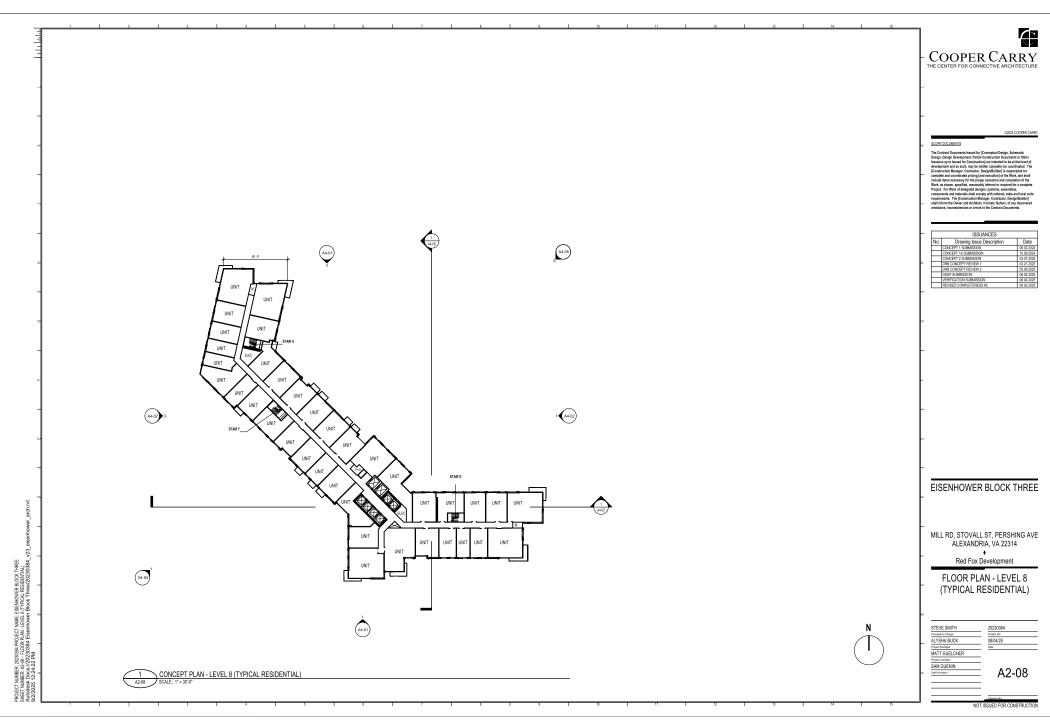


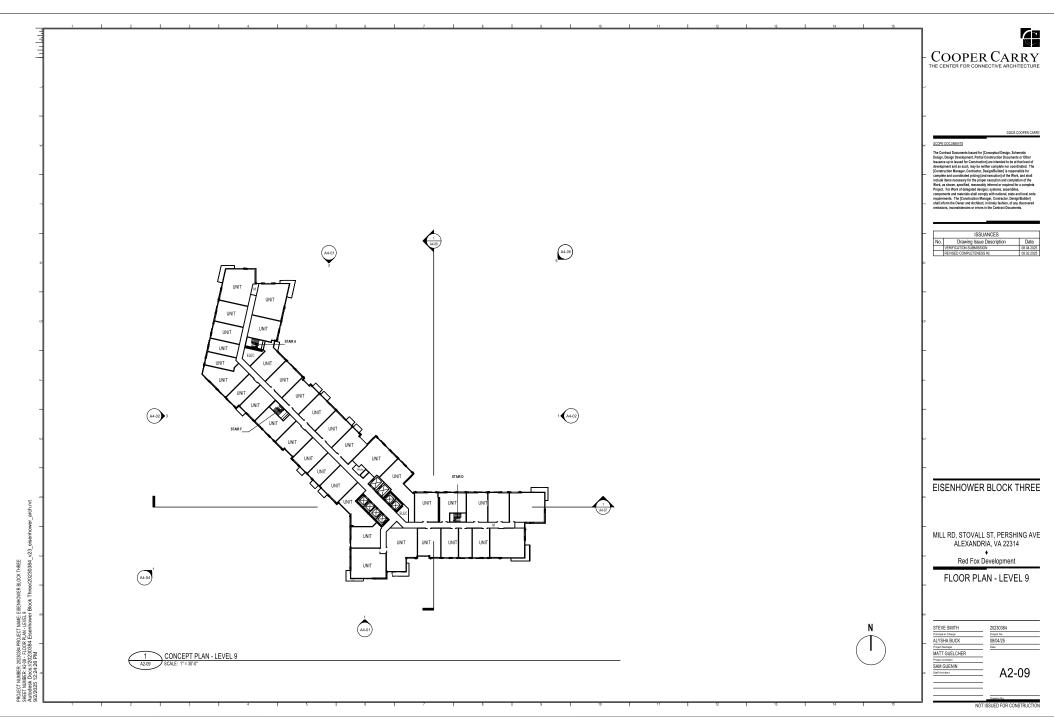


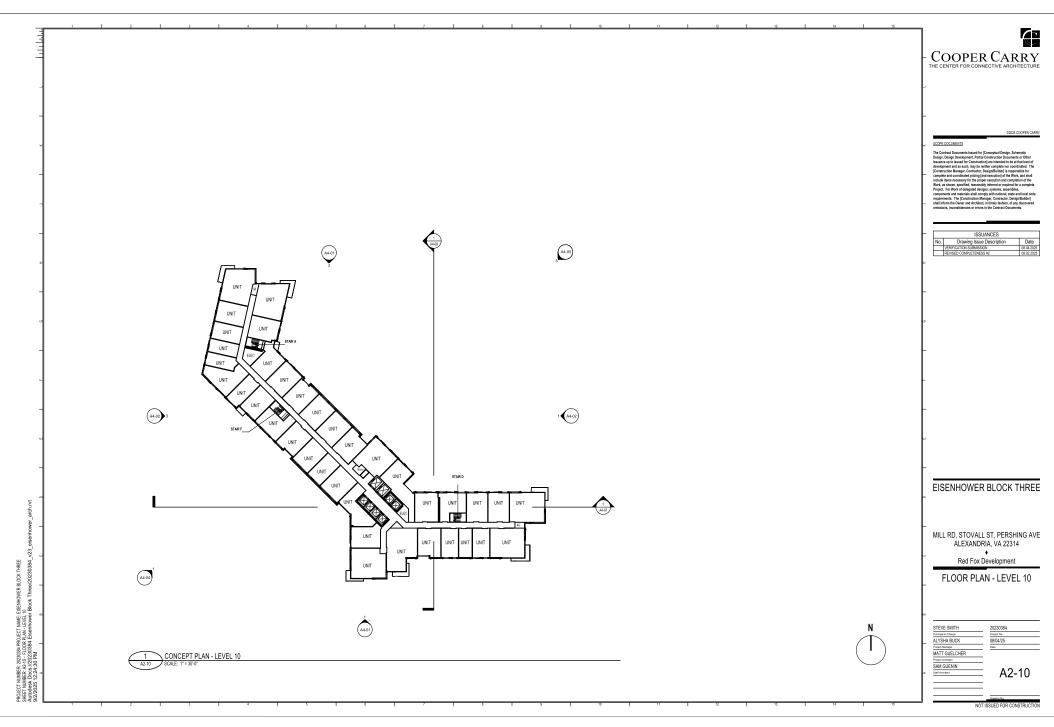


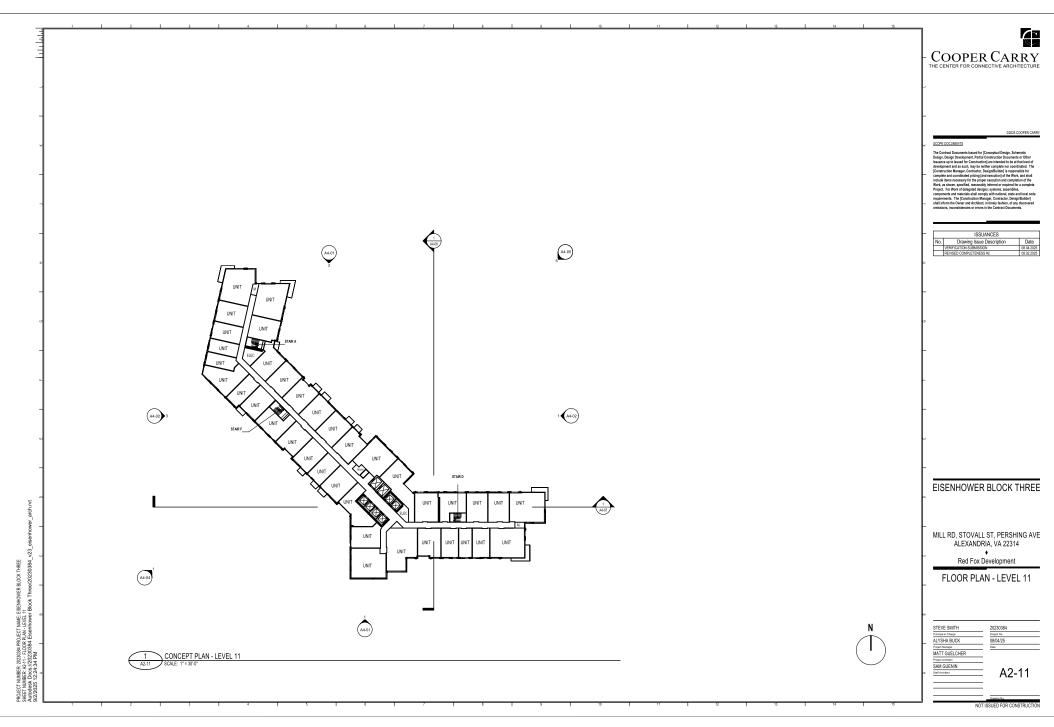


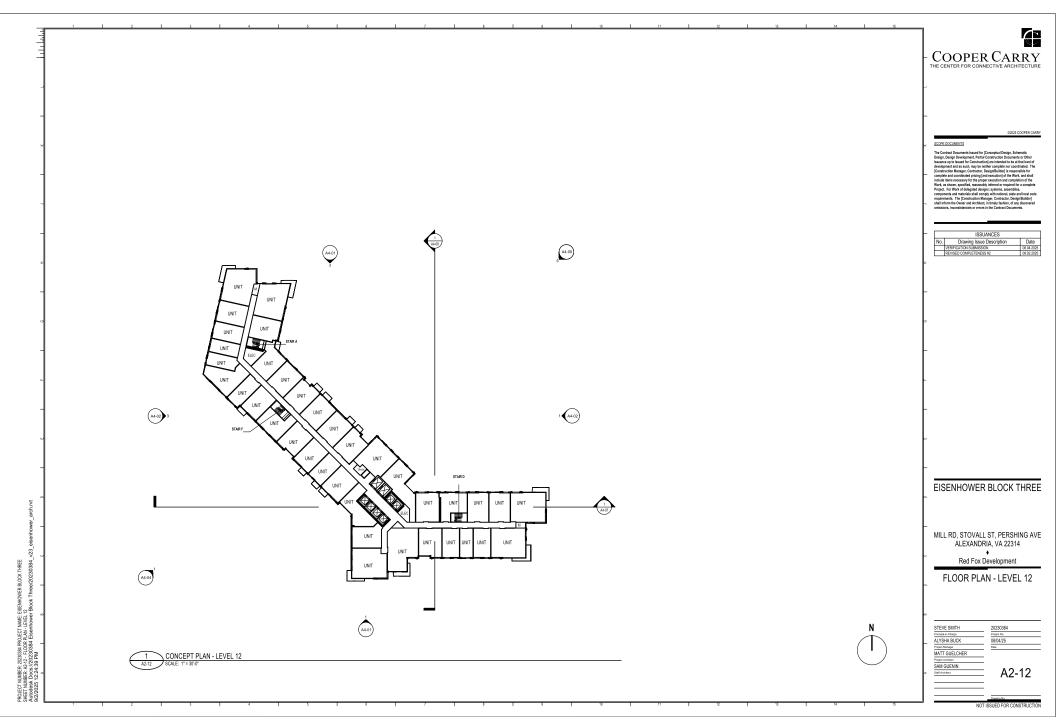


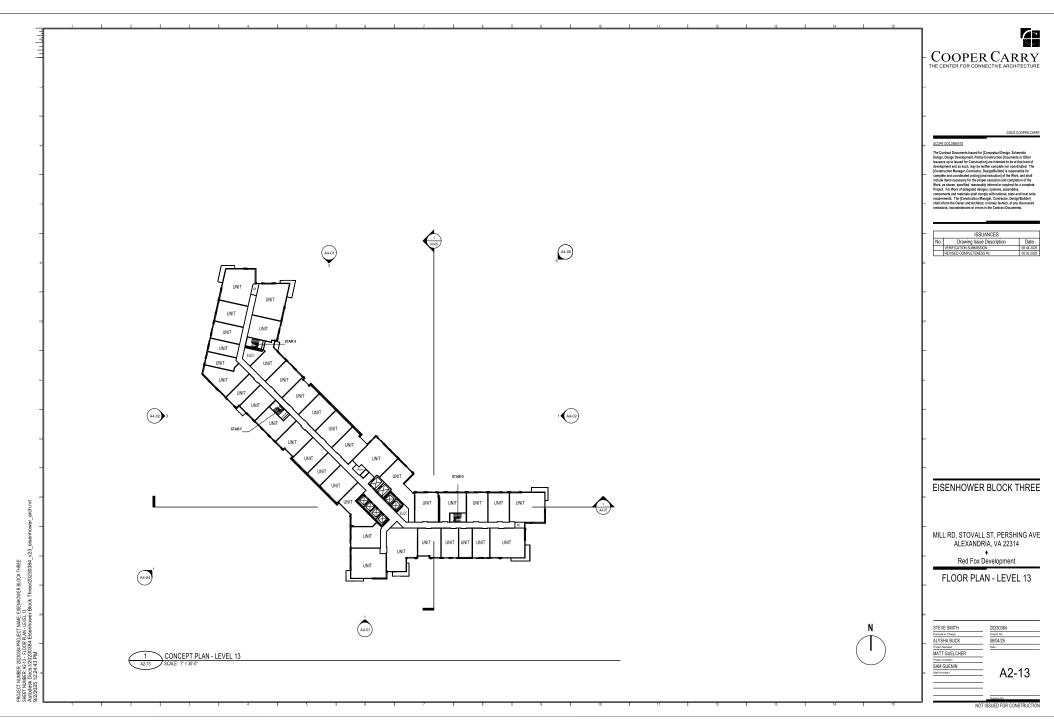


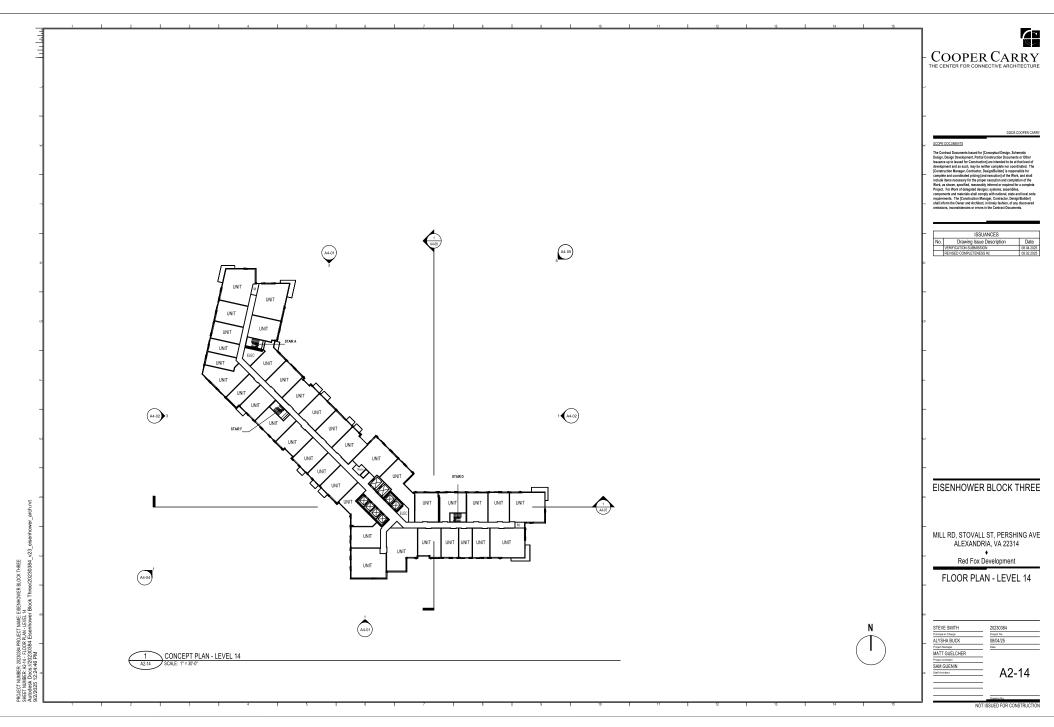


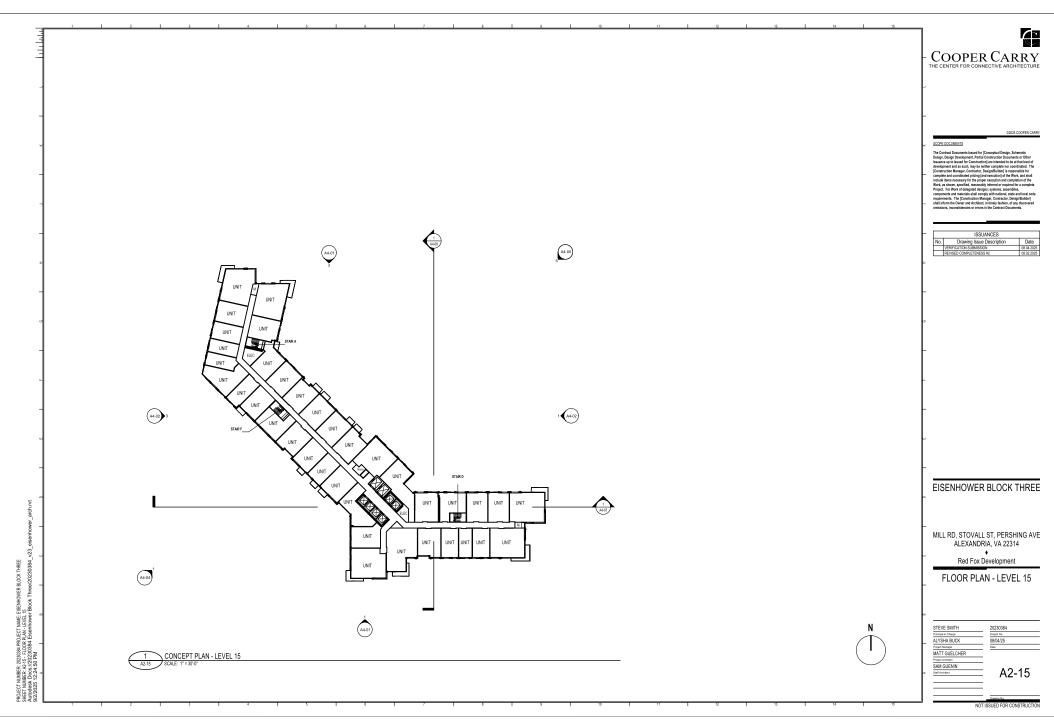


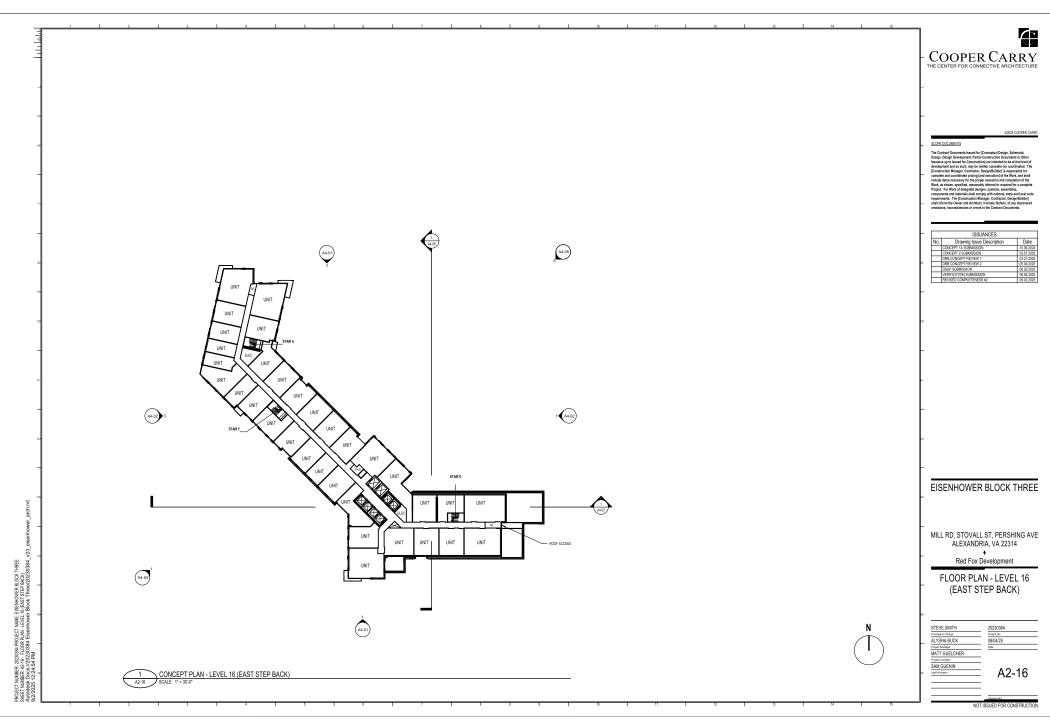


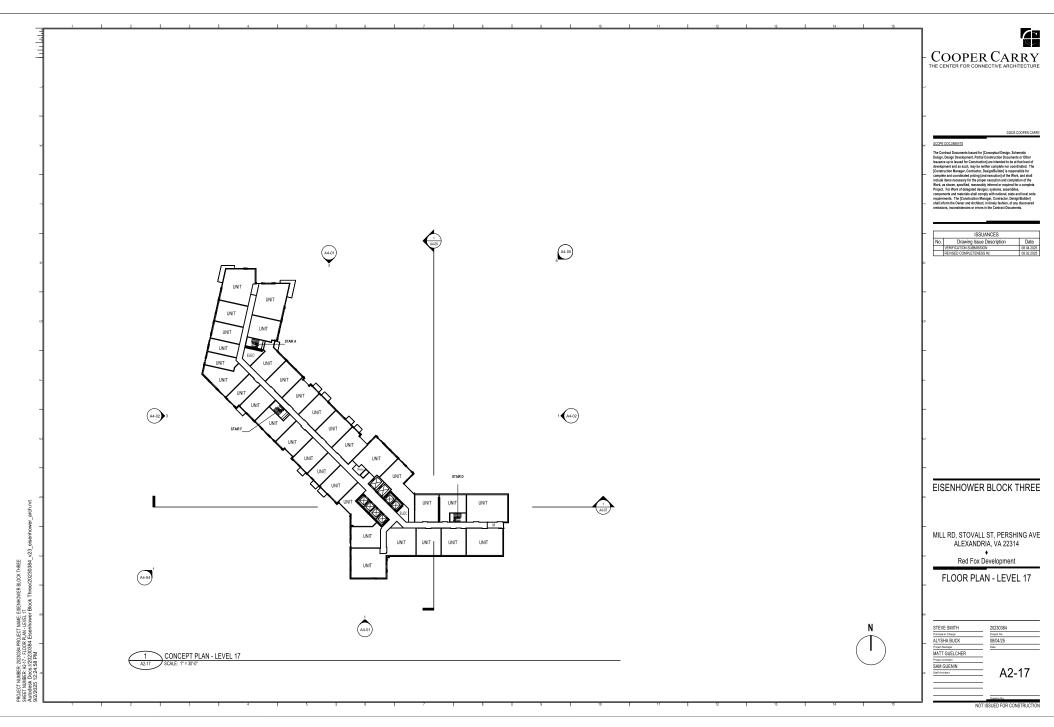


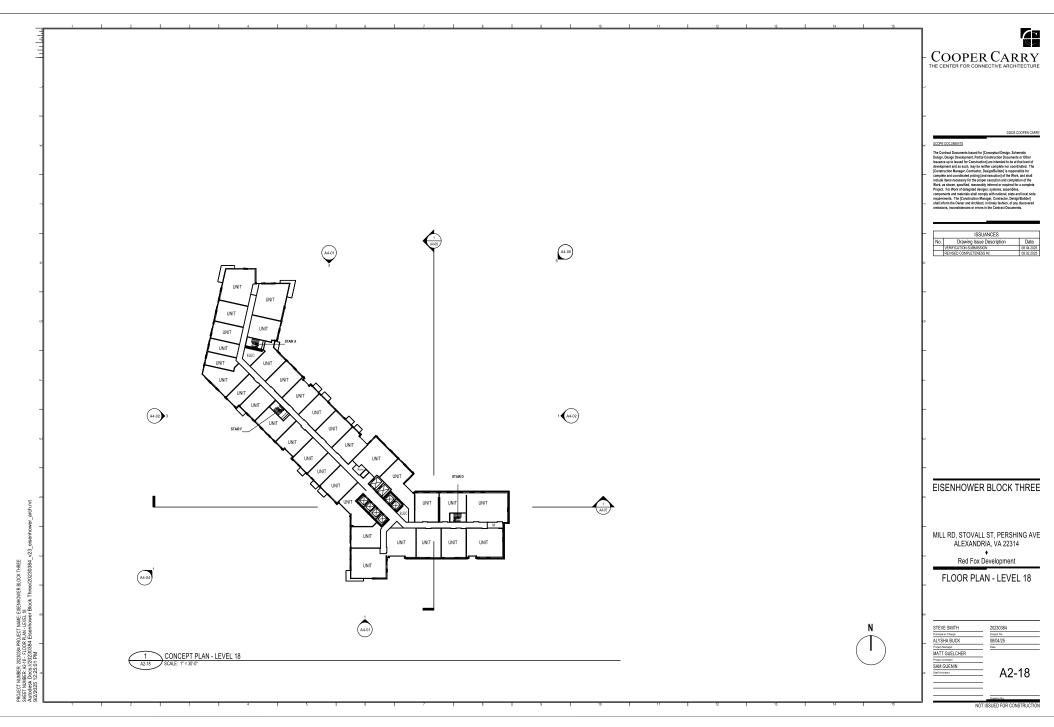


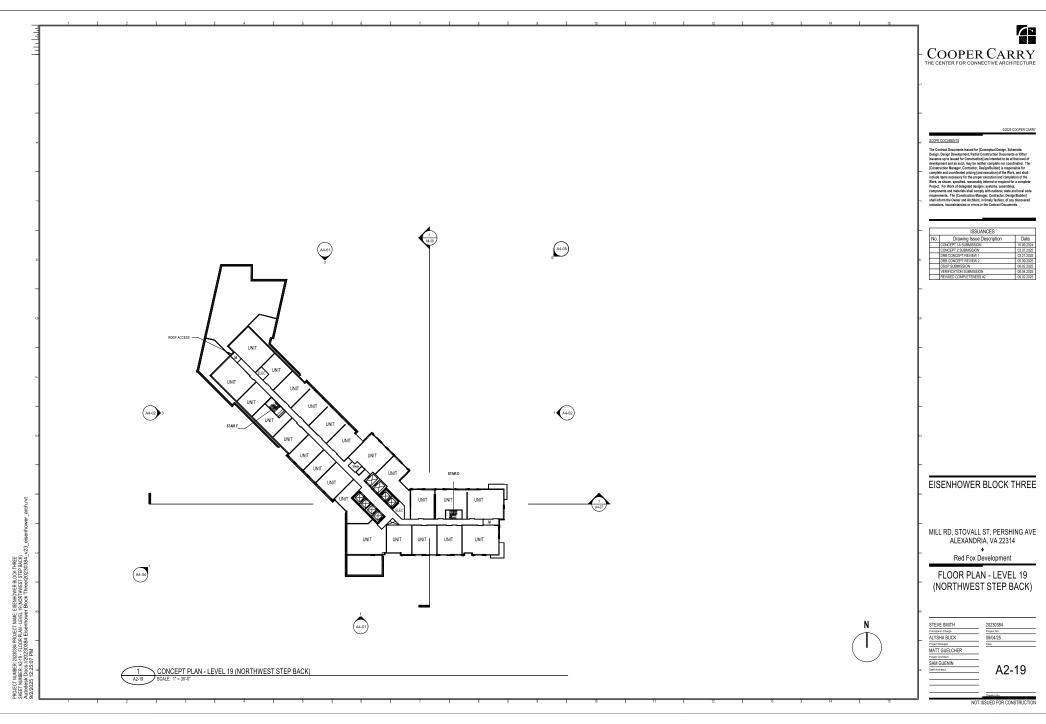


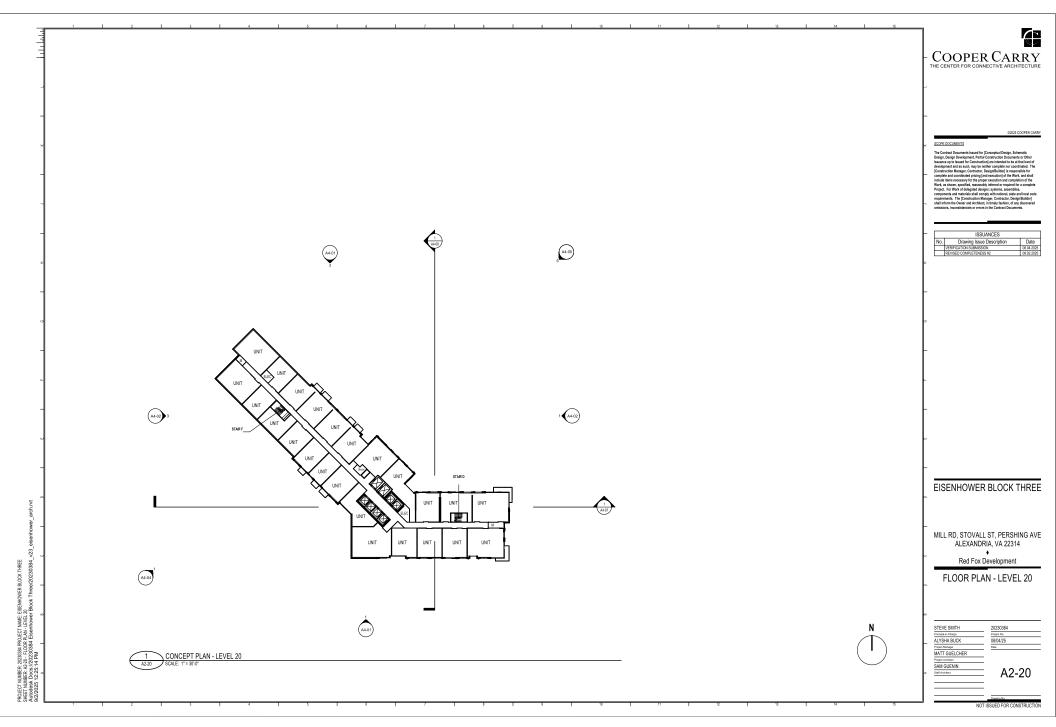


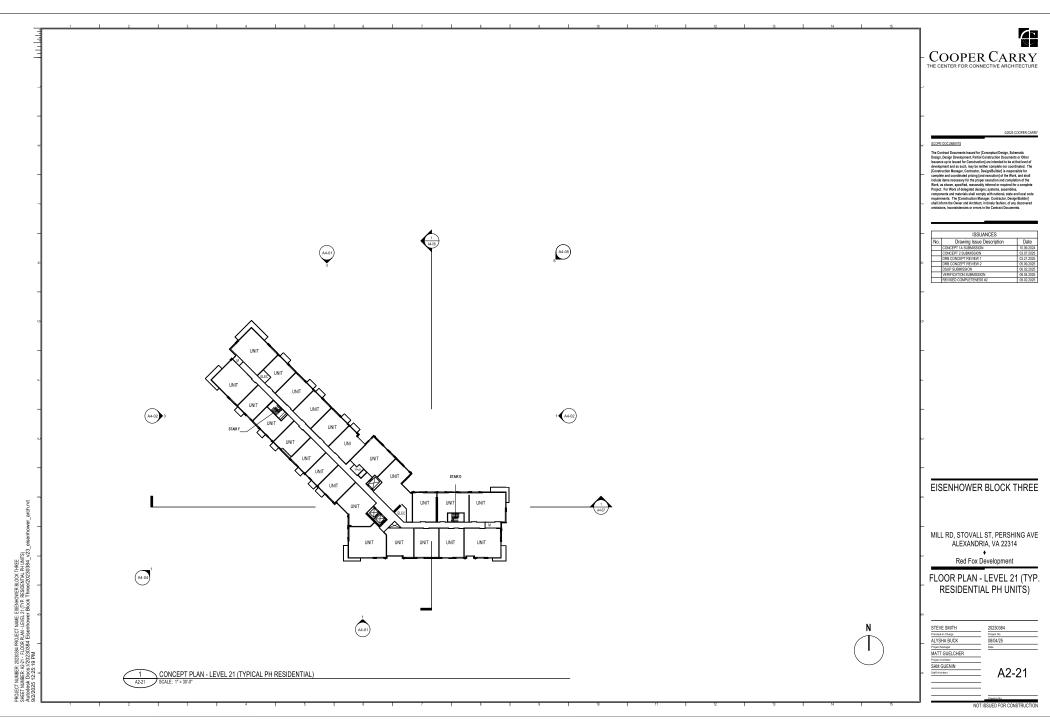


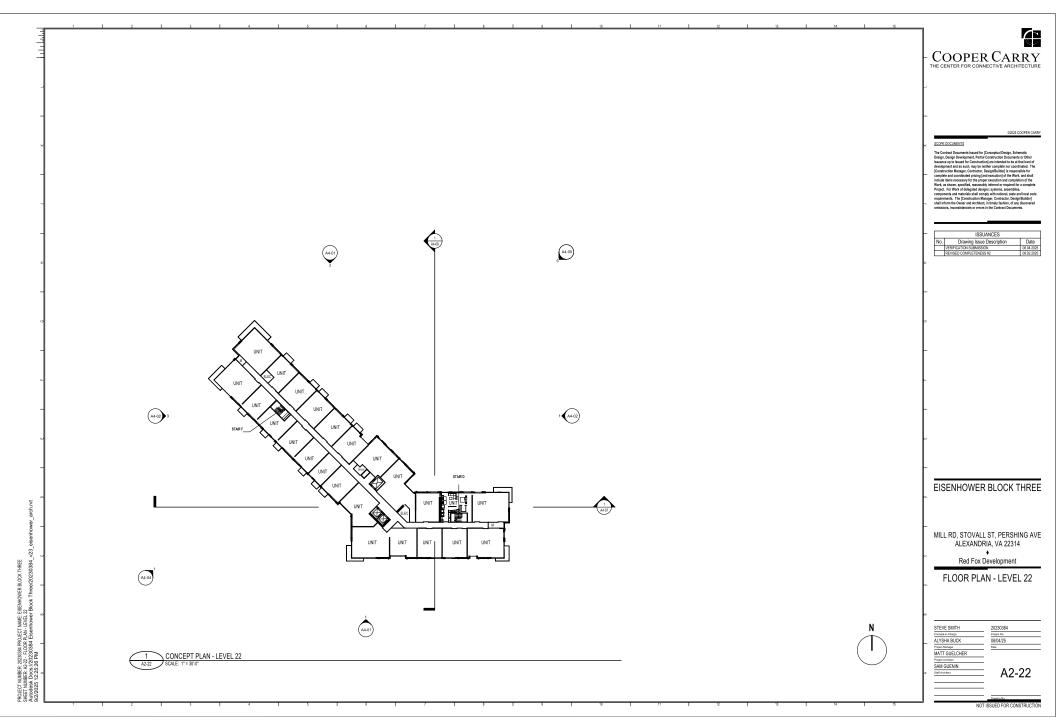


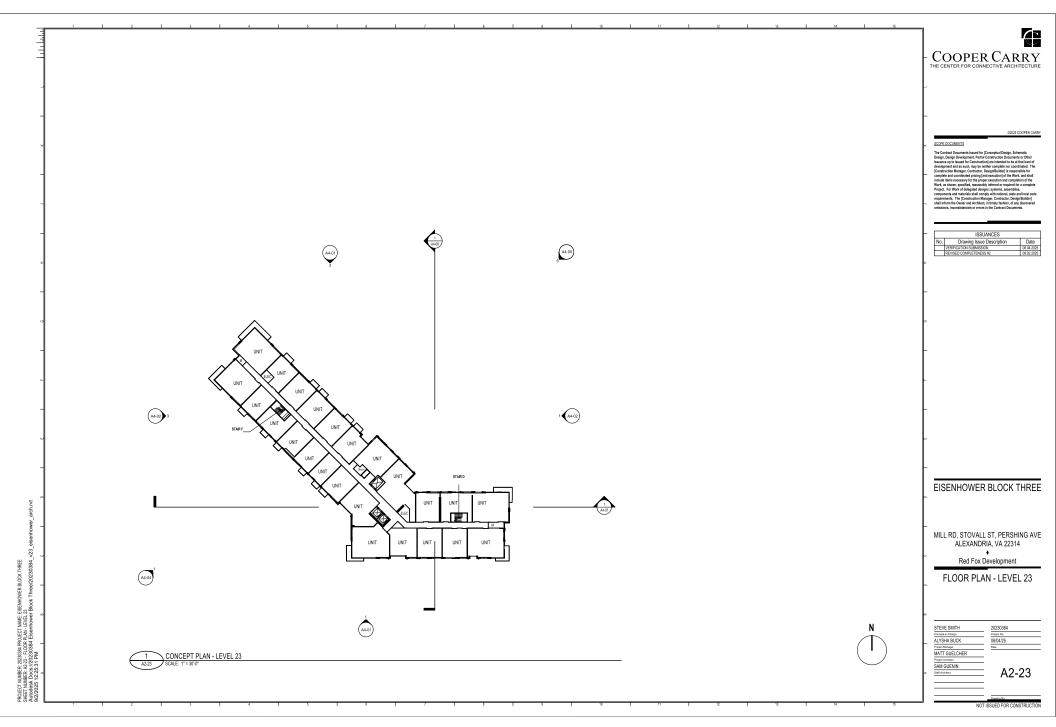


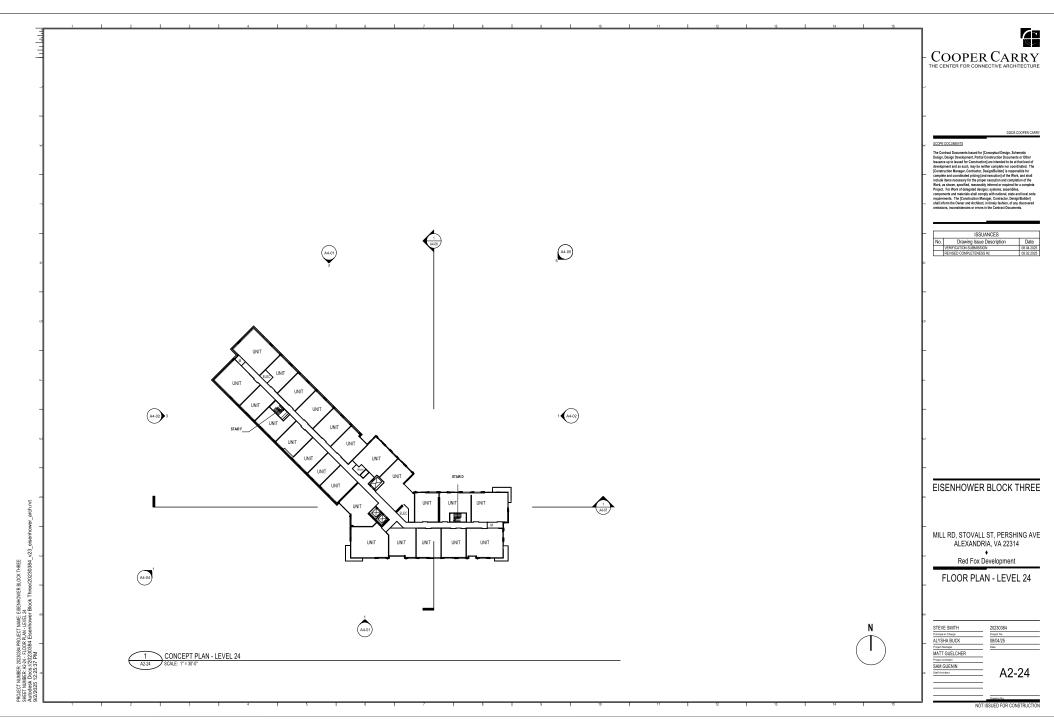


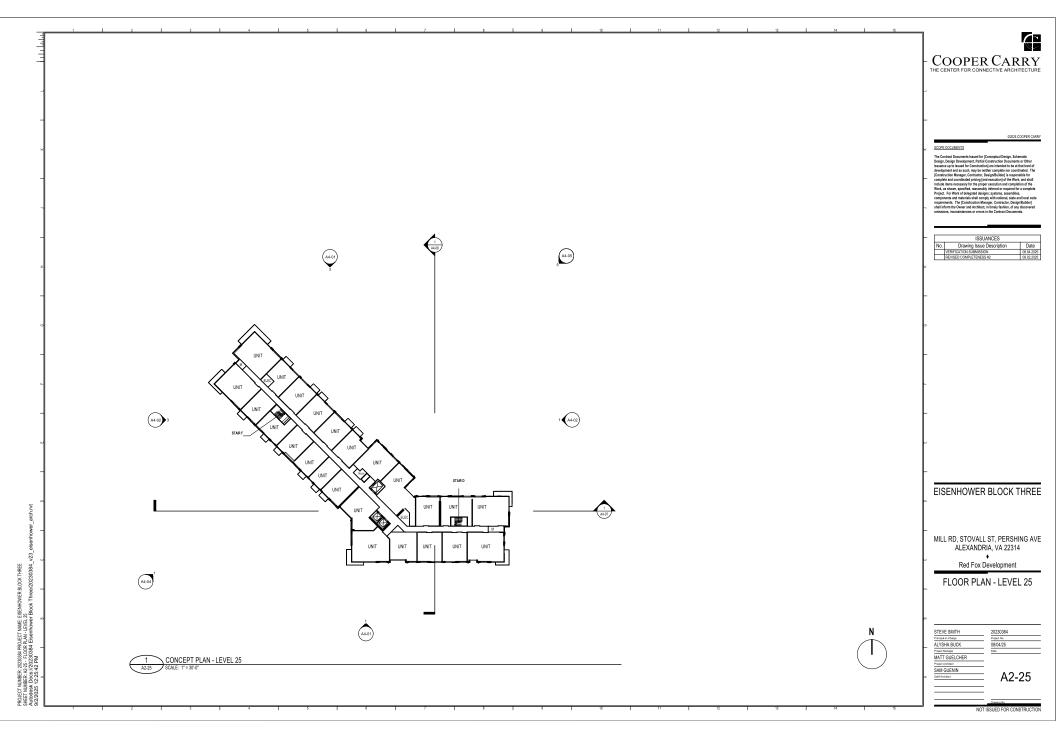


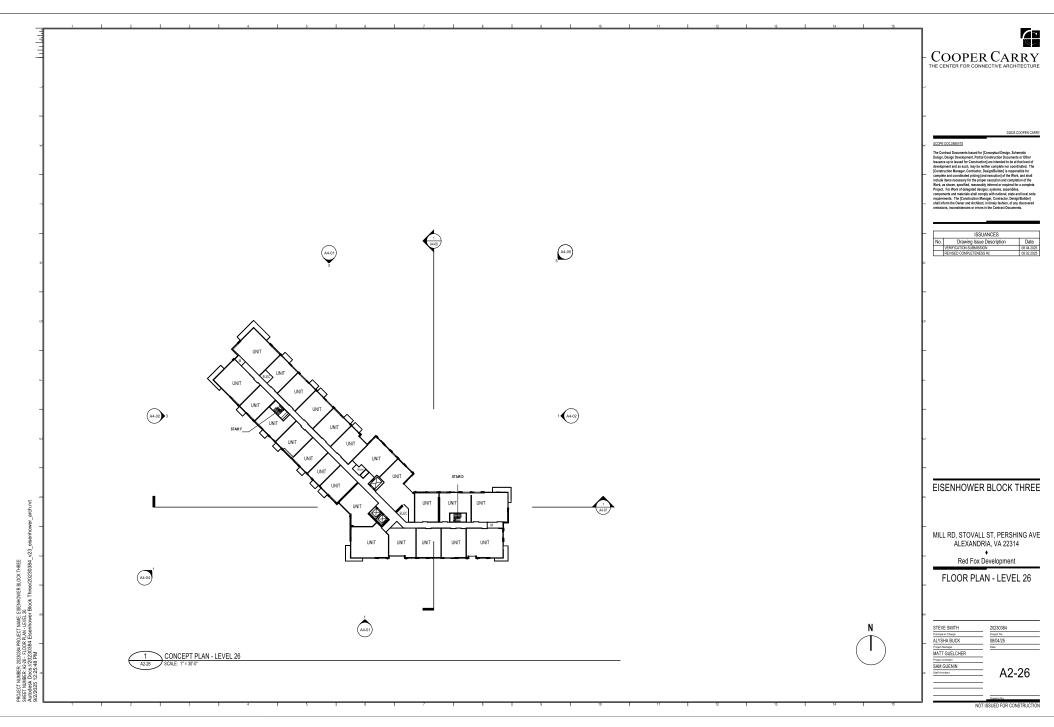


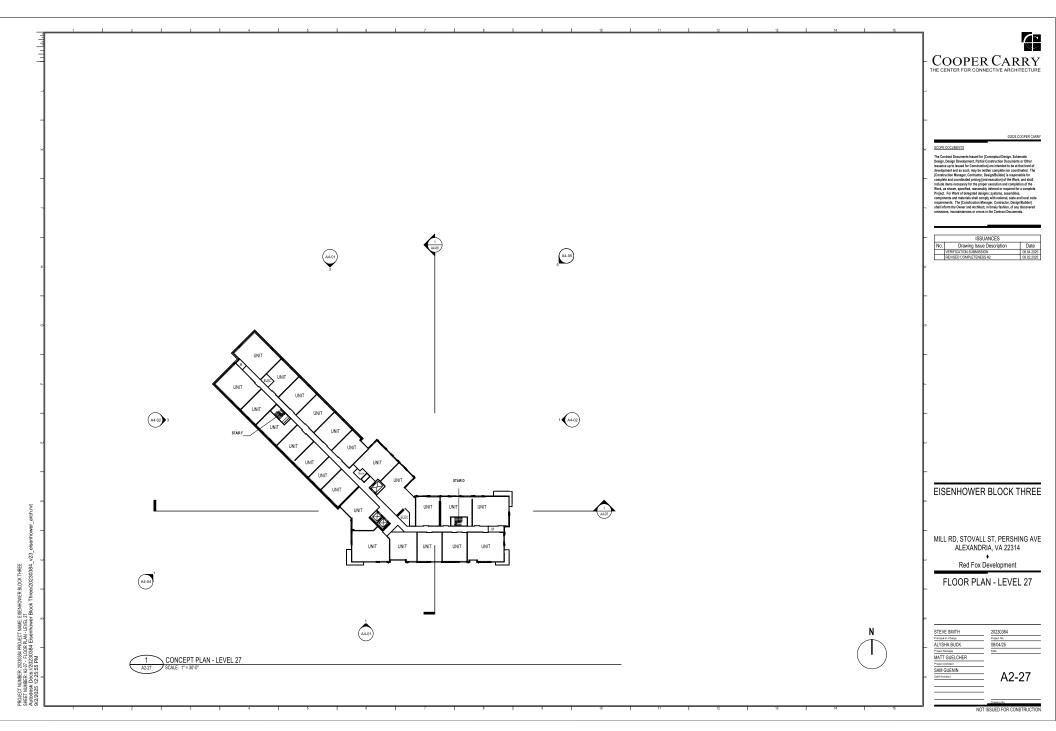


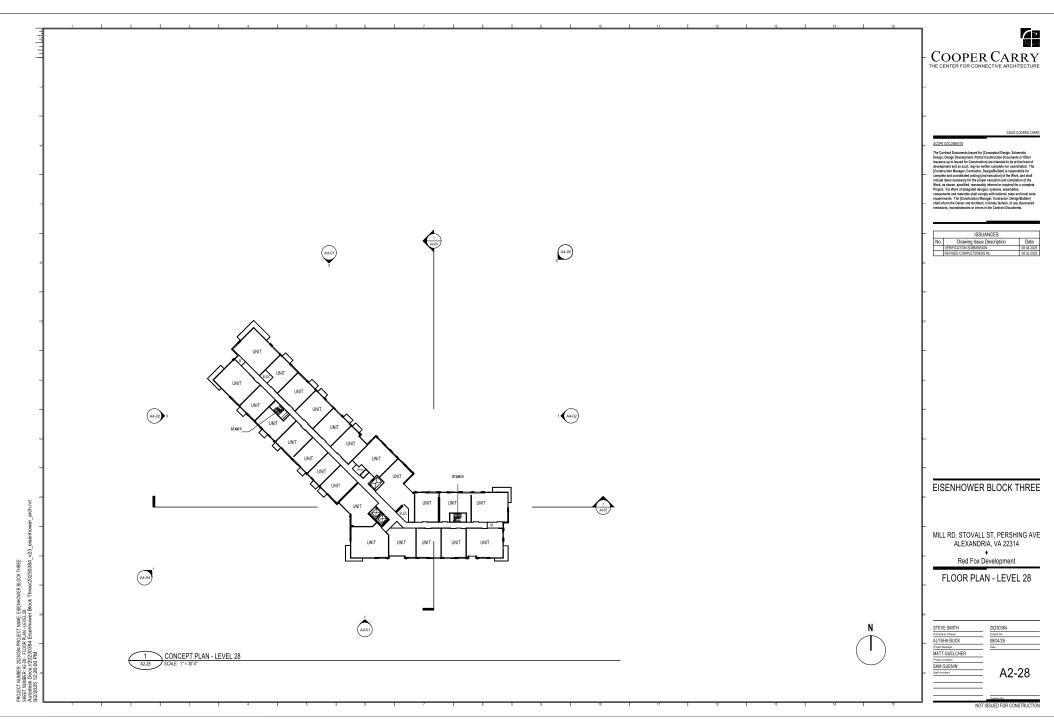


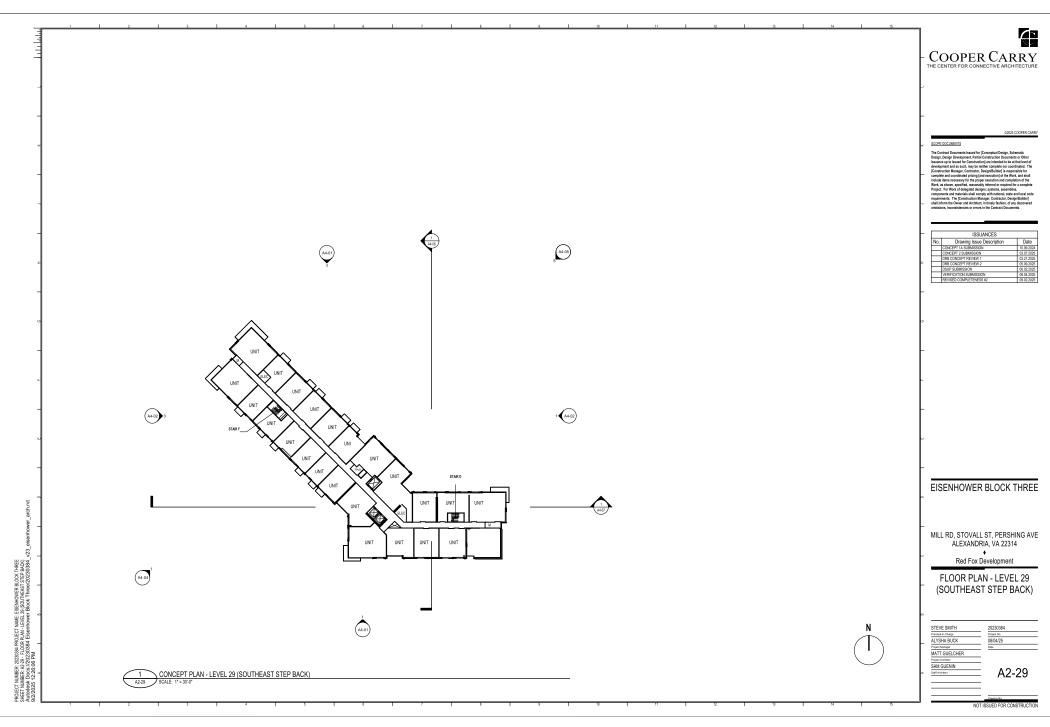


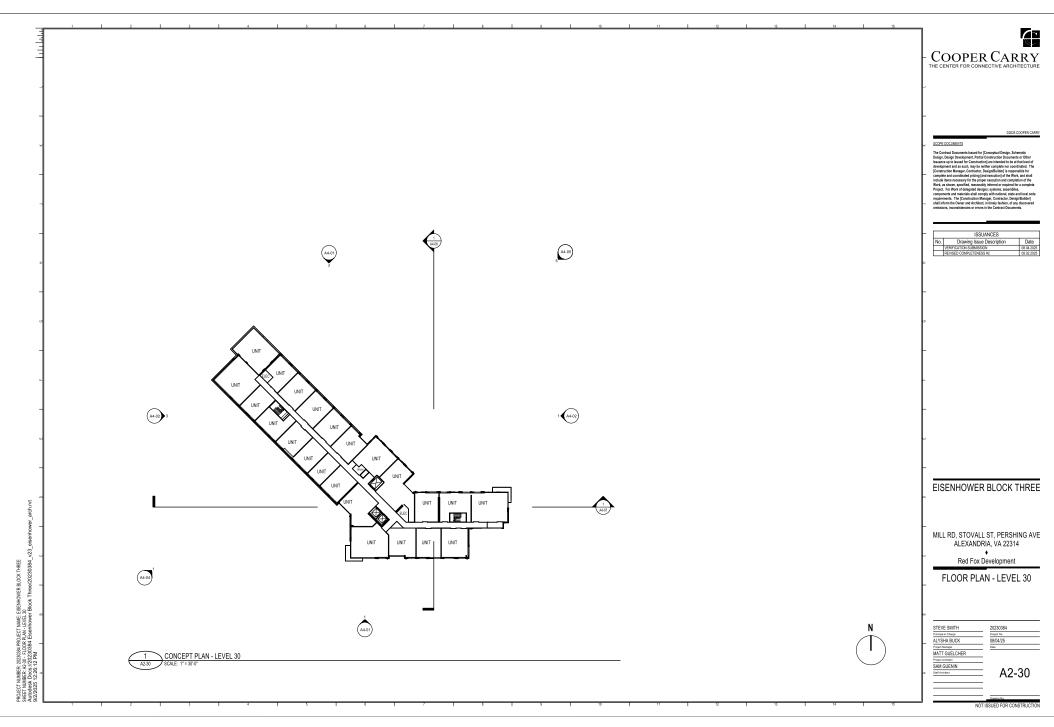


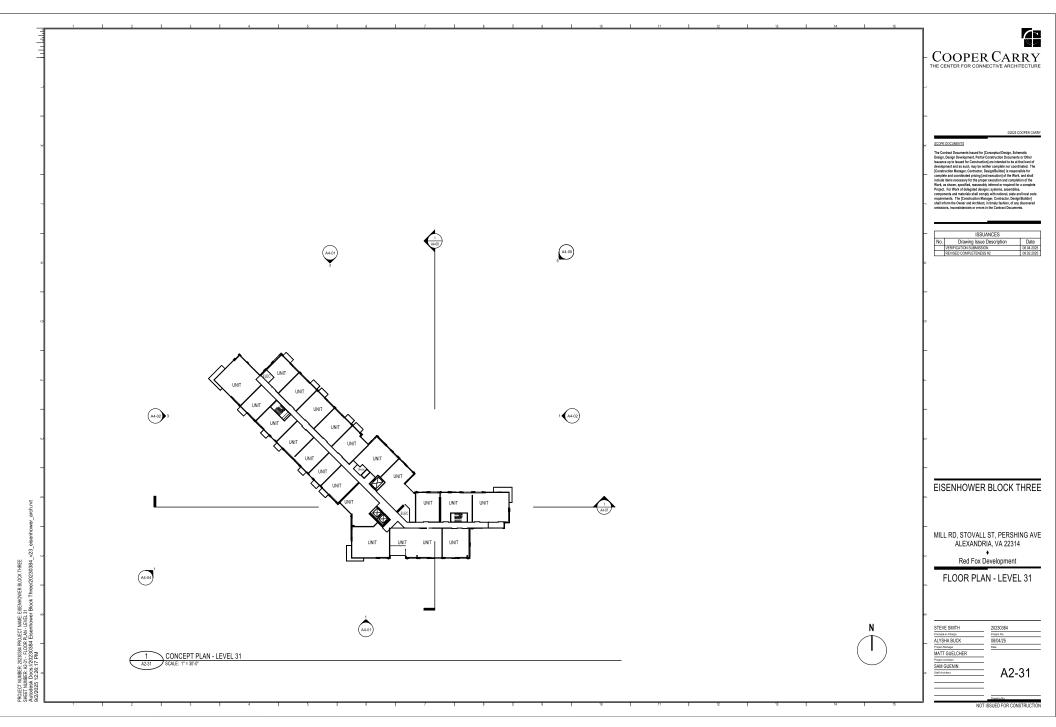


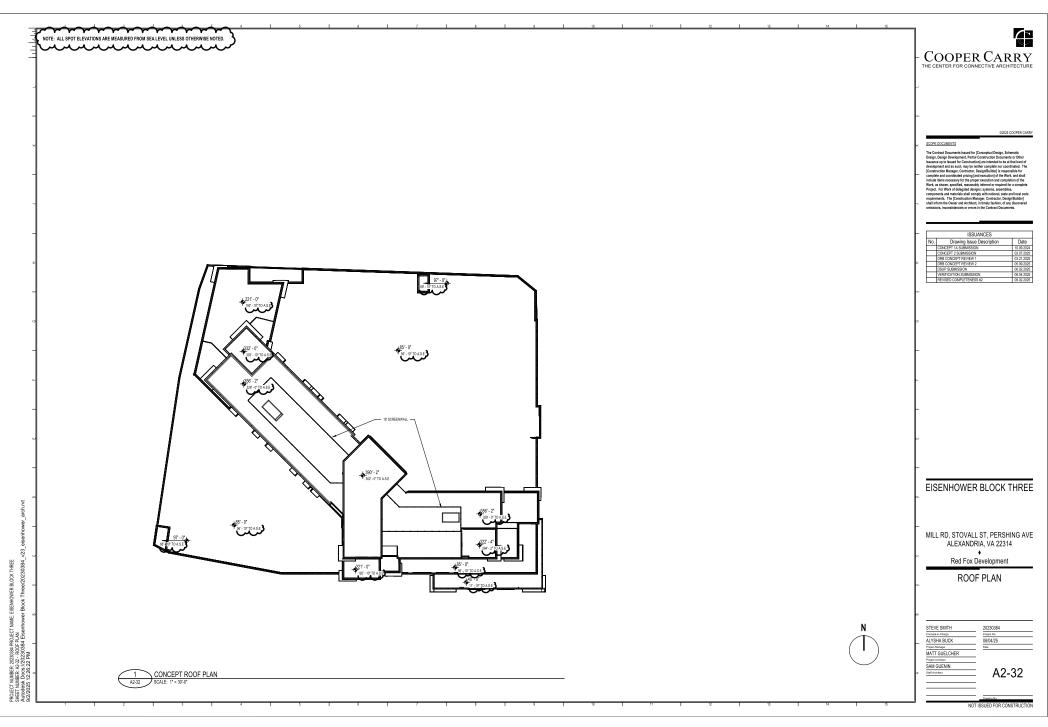


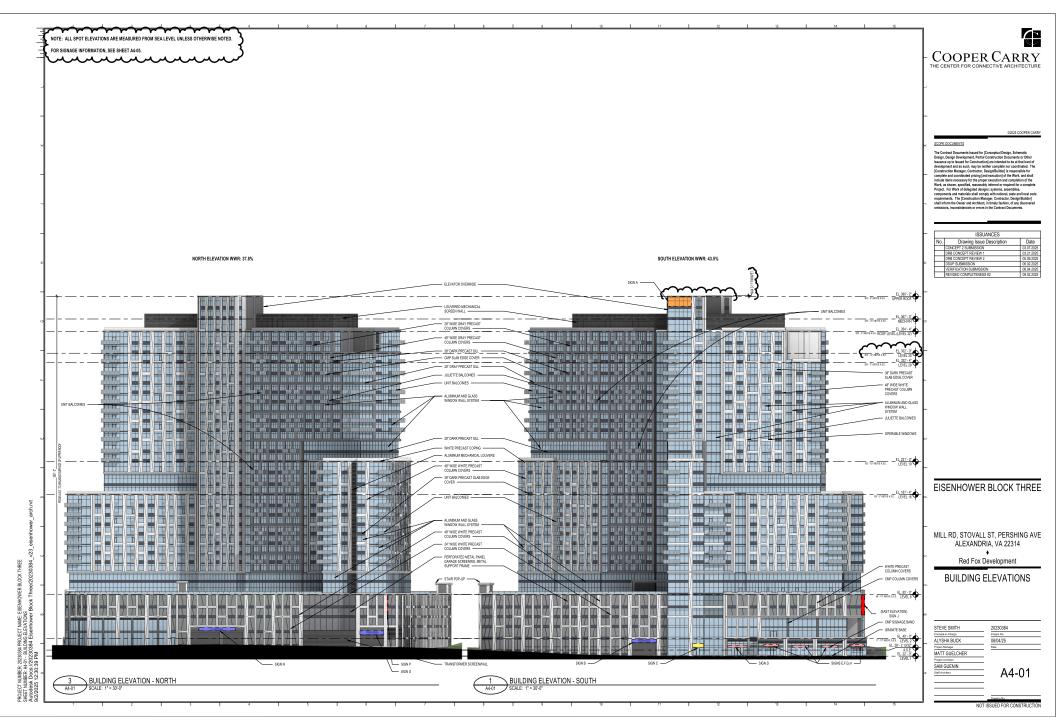


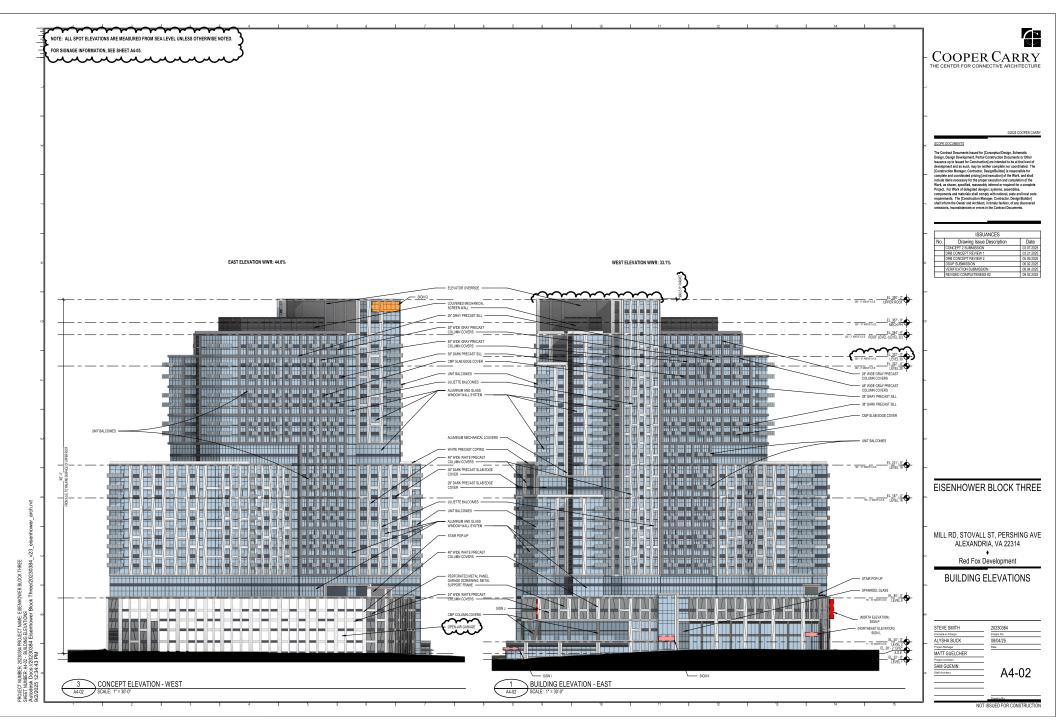


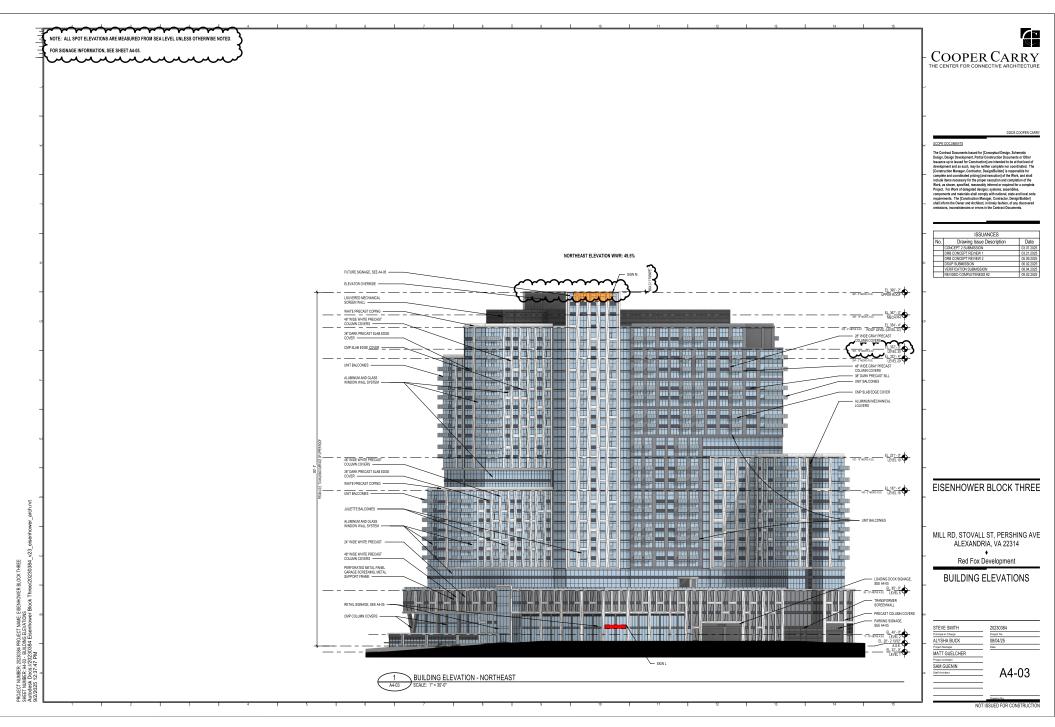


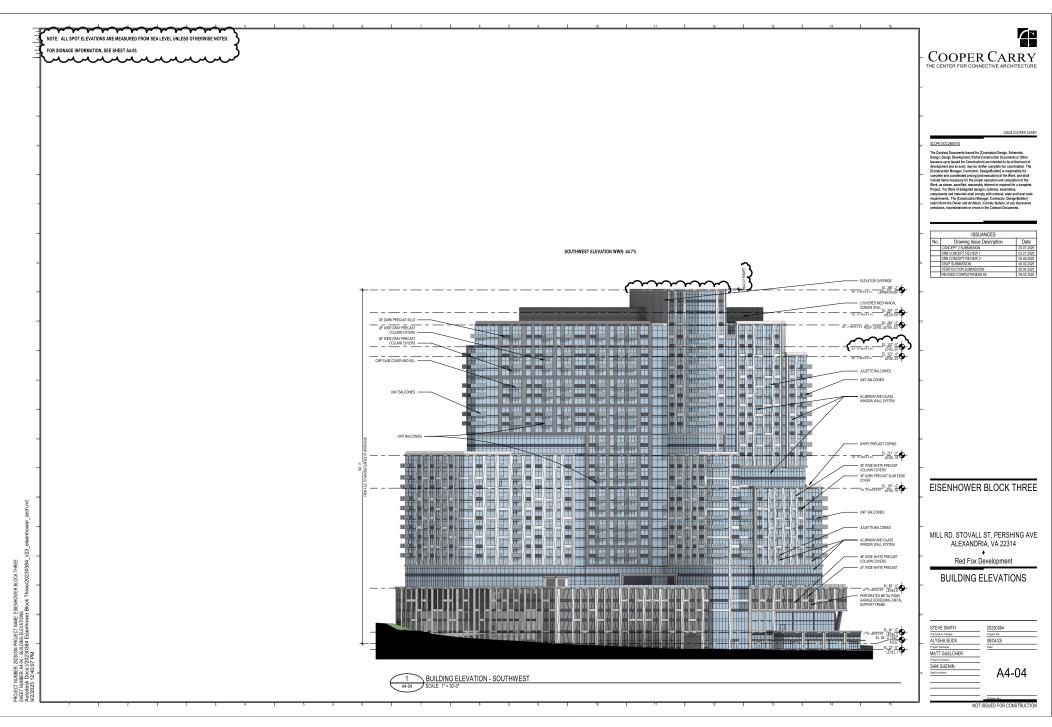


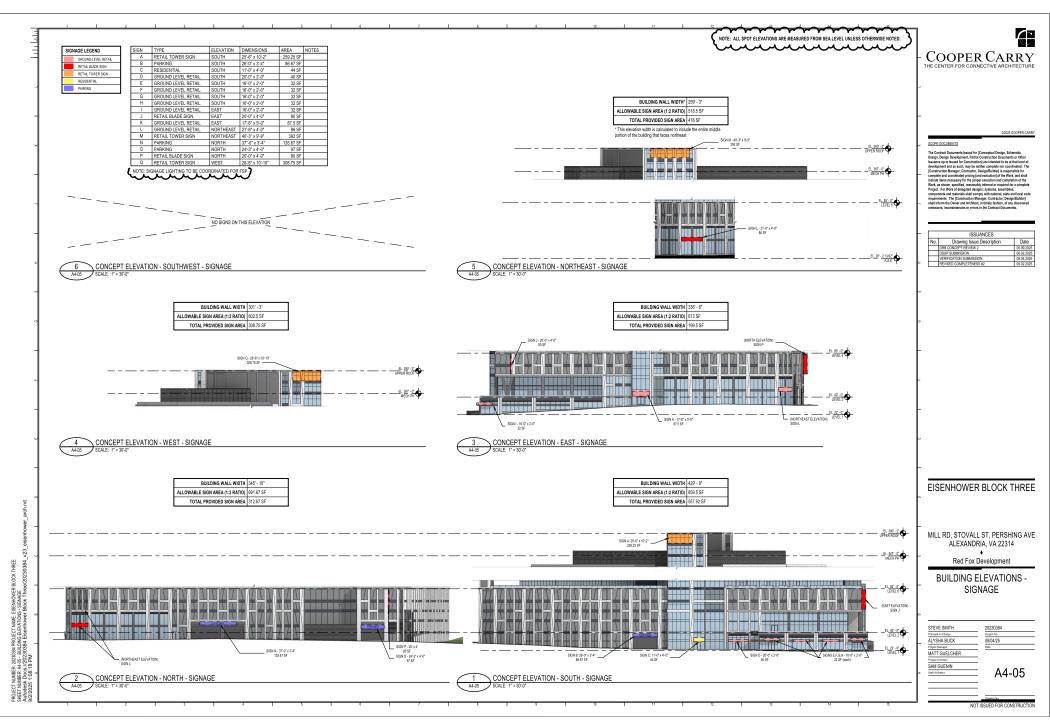


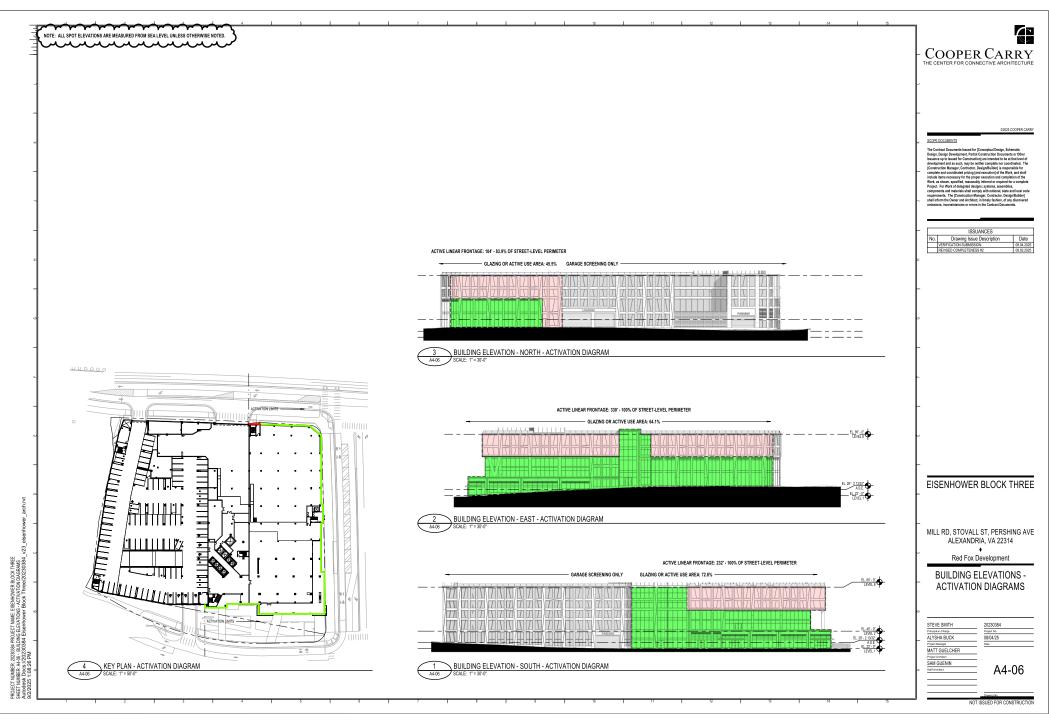


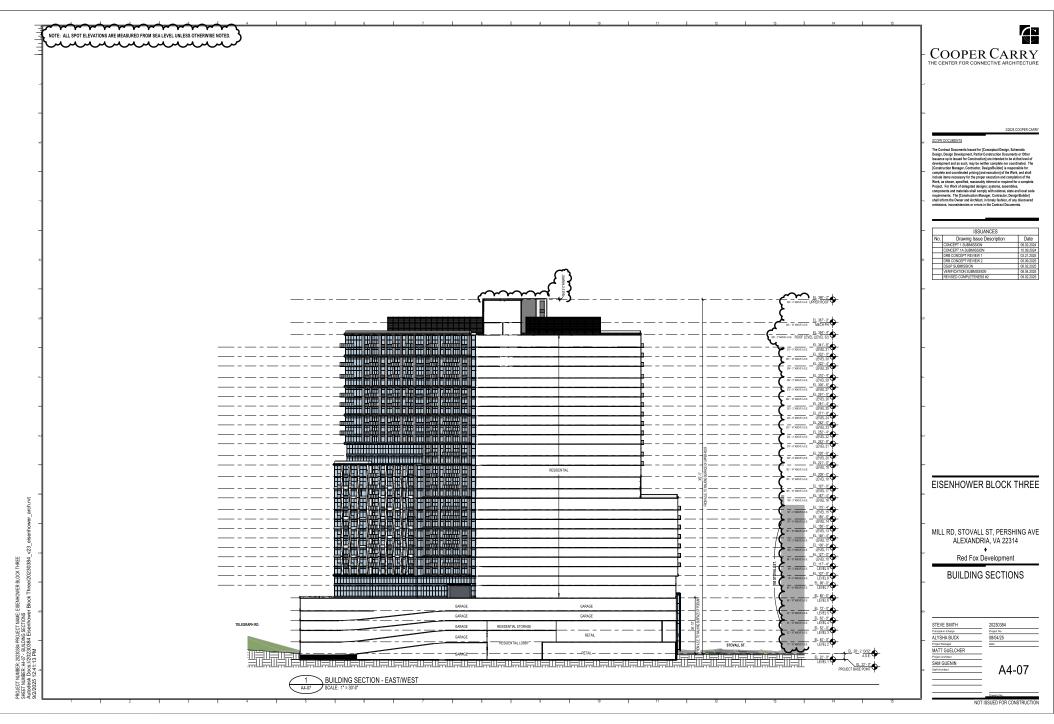


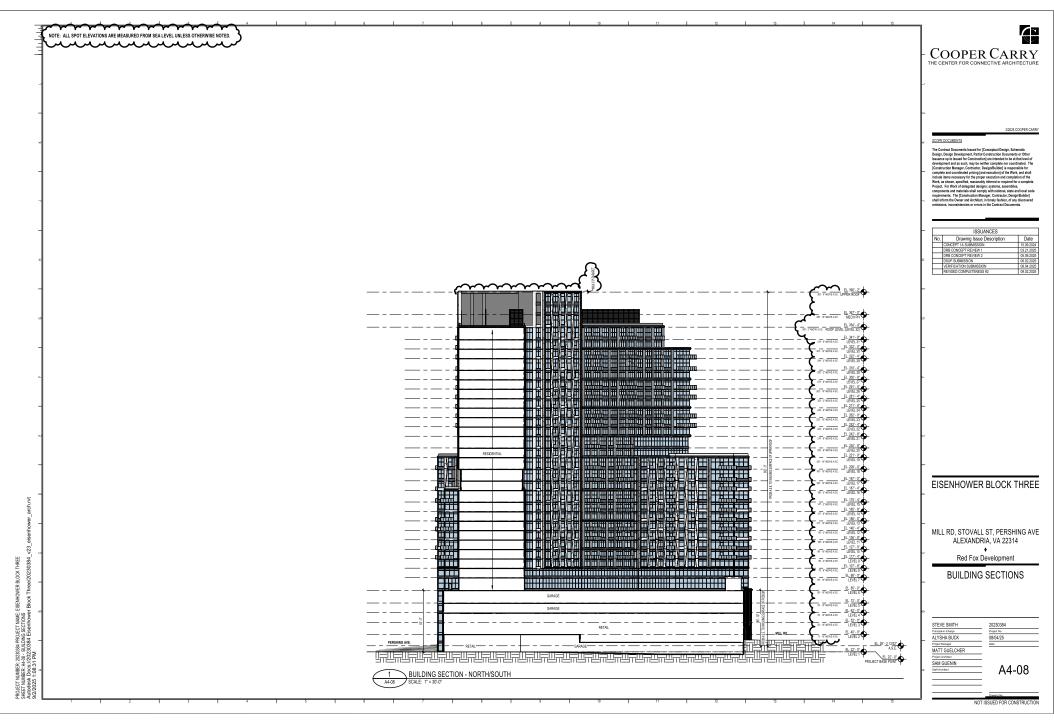




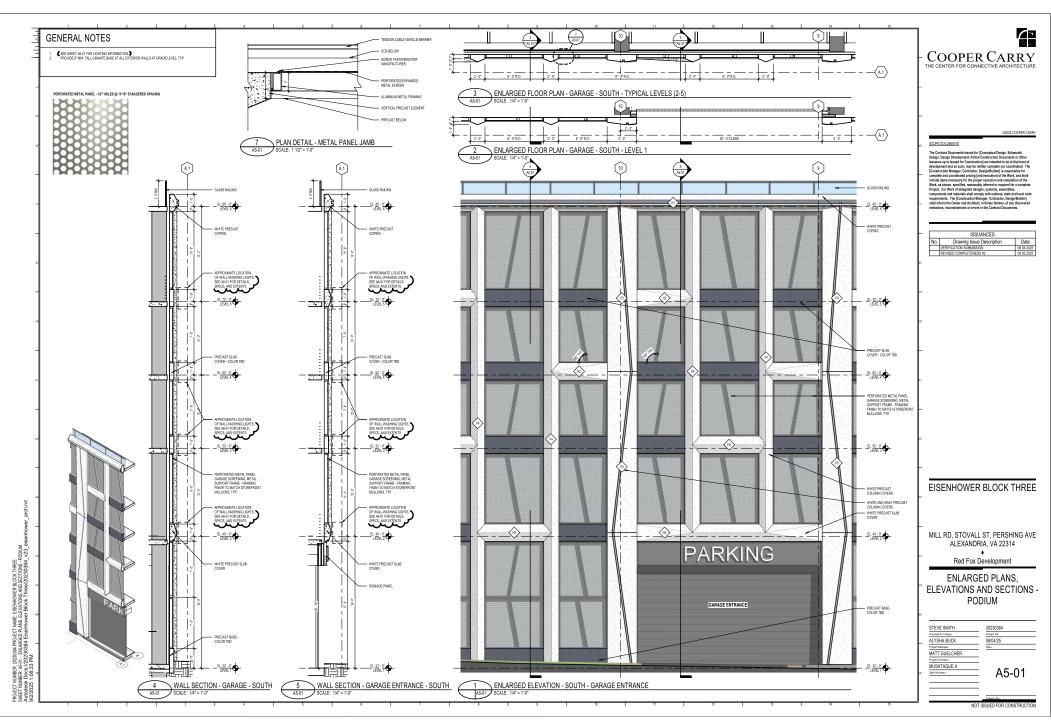


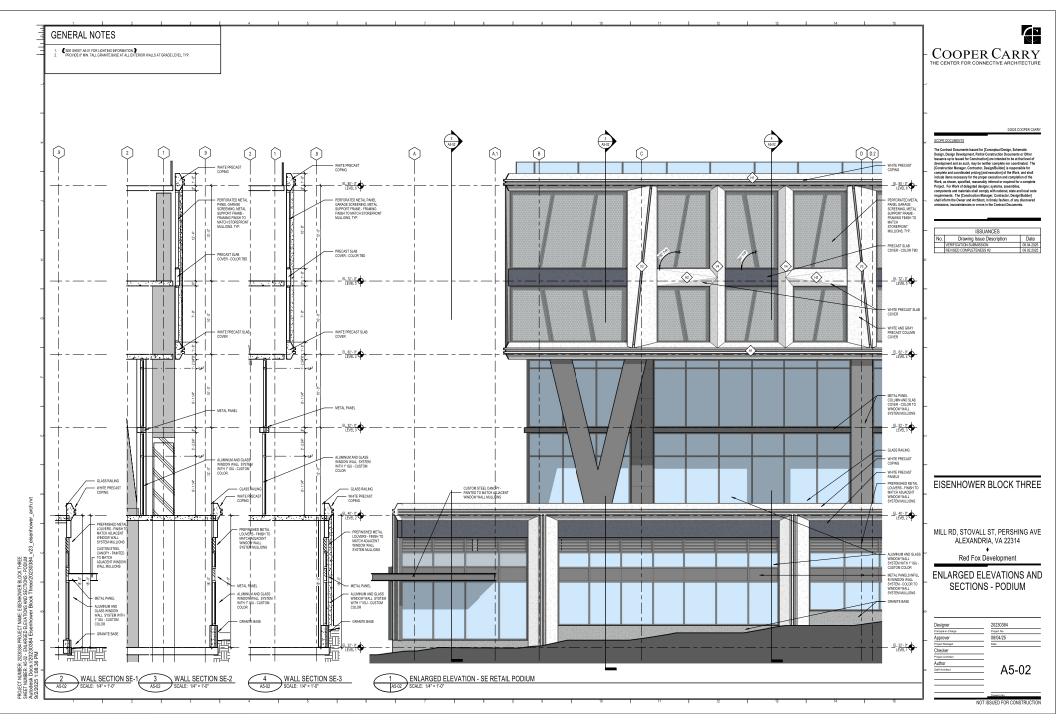


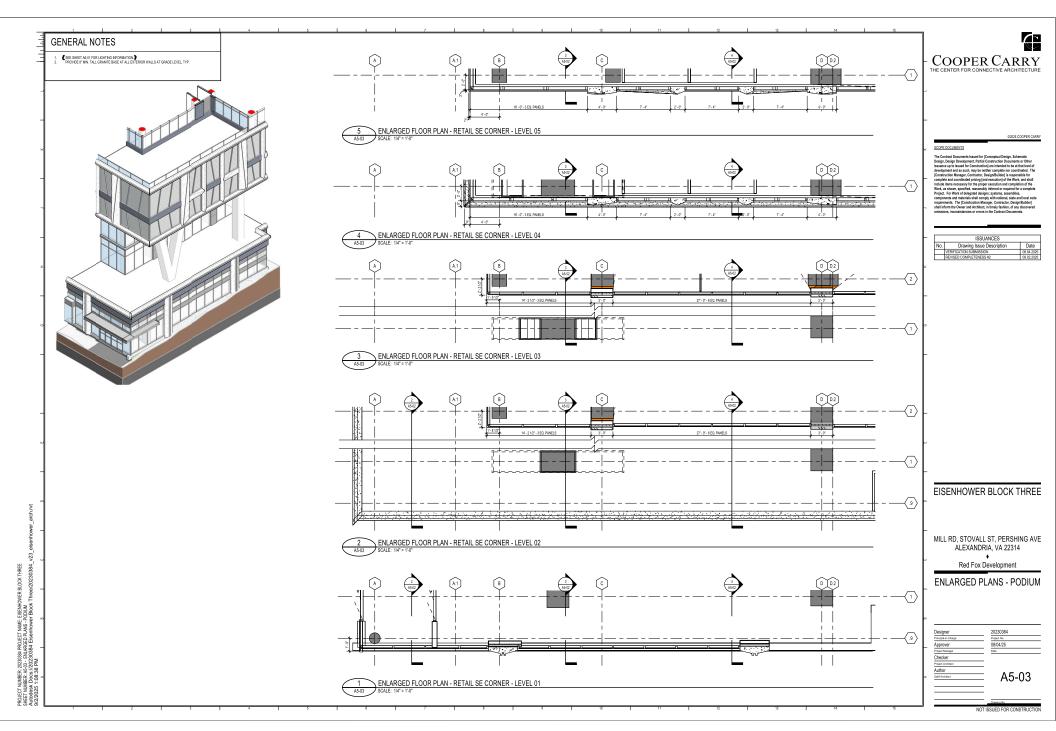


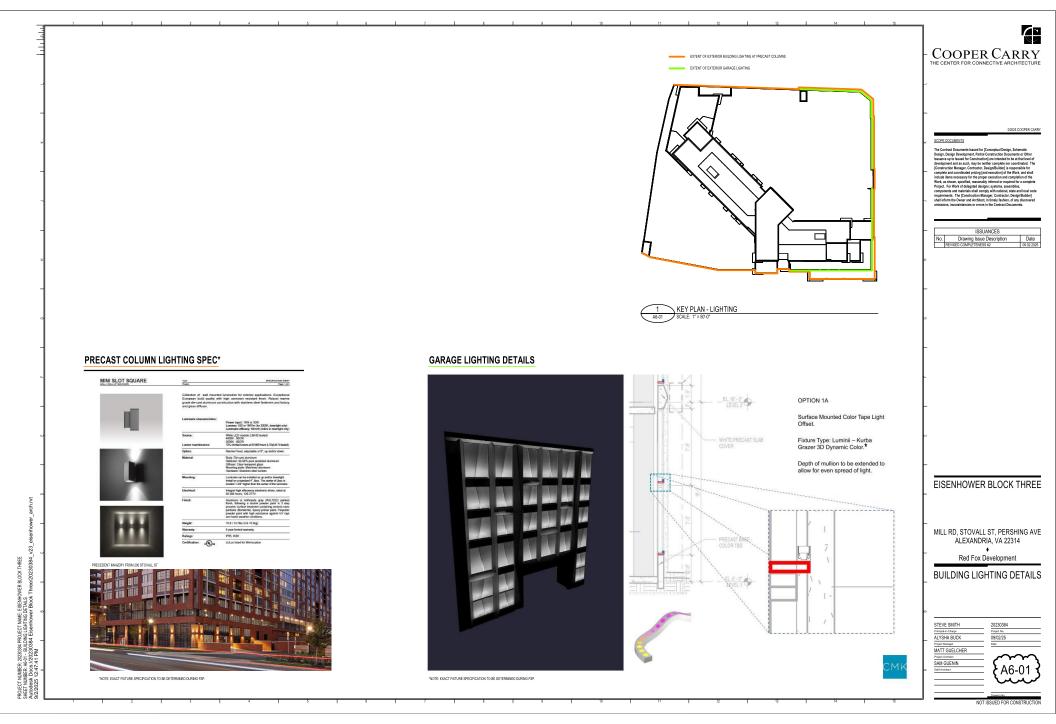












#### **GENERAL NOTES**

- 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) BUEFER 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
- 8. 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 SUCH AS VEHICLE PARKING, MATERIAL STORAGE, 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.

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

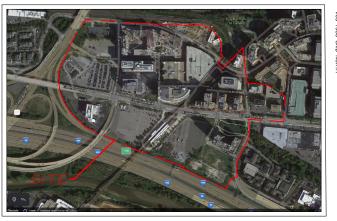
**ARCHITECT** COOPER CARRY 625 N WASHINGTON ST., STE. 200, ALEXANDRIA VA 22314

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

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

VICINITY MAP SCALE 1"= 350'



#### PROJECT NARRATIVE

THE APPLICANTS ARE FILING THIS CDD CONCEPT PLAN FOR CDD #2 TO ADDRESS BLOCKS 2, 3, 7, 9, 11, 12, 14, AND 20, THIS AREA INCLUDED AS PART OF CDD SHALL STILL COMPLY WITH THE GUIDELINES SET FORTH IN THE EISENHOWER EAST SMALL AREA PLAN (FESAP). THE APPLICANT SEEKS AN OPTION TO REMOVE BLOCK 3 ROAD, OPEN SPACE, BIKE CONNECTIONS, AND COMPLETE STREETS WILL BE PROVIDED IN THIS CDD PER THE EESAP GUIDELINES TO PROMOTE GROWTH AND CONNECTIVITY BETWEEN THE BLOCKS WITHIN THE EISENHOWER EAST AREA.

ALL OTHER BLOCKS WITHIN THIS CDD THAT ARE NOT PART OF THIS APPLICATION AND ARE INCLUDED FOR REFERENCE ONLY.

#### SHEET INDEX

COVER SHEET EXISTING CONDITIONS PLAN

PROPERTY OWNERSHIP INFORMATION C200 C300 C400

CDD CONCEPT PLAN OPEN SPACE EXHIBIT

C500 BIKE CONNECTION EXHIBIT

STREET CROSS SECTION EXHIBIT STREET HIERARCHY

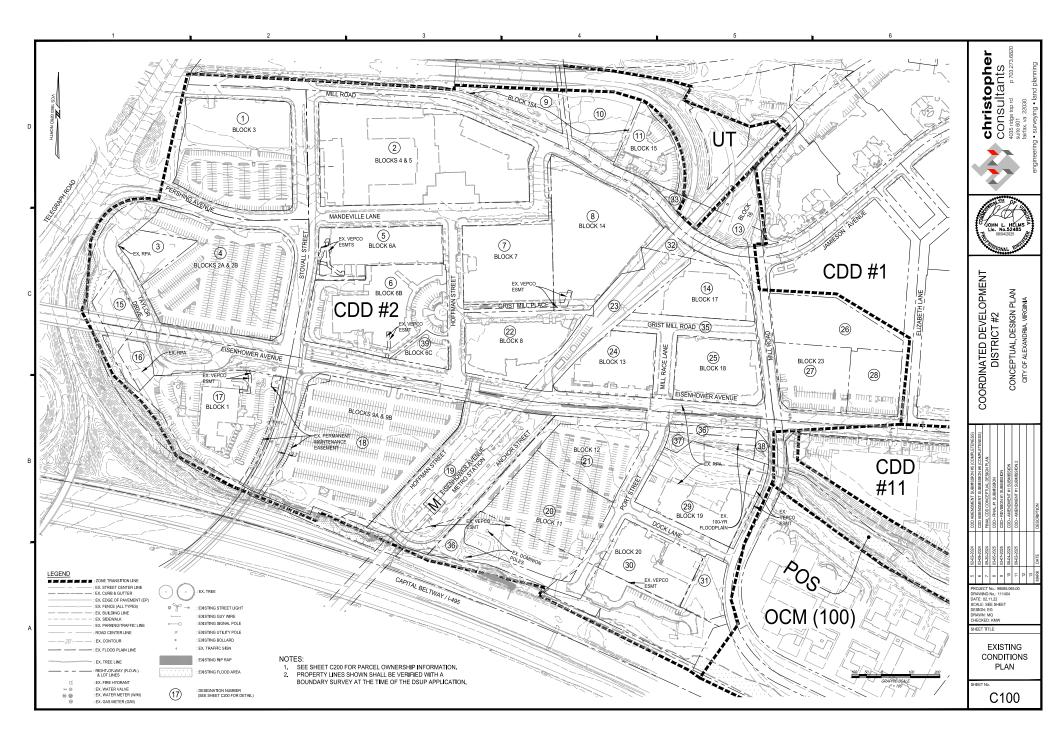
SOUTHERN STREET LINDER WMATA TRACKS EXHIBIT

PROFESSIONAL SEAL	DATE	REVISION
AND SIGNATURE	02-11-2022	FIRST SUBMISSION
	07-01-2022	SECOND SUBMISSION
TH OF	05-23-2023	THIRD SUBMISSION
15 N 1 15	11-03-2023	FOURTH SUBMISSION
	02-02-2024	FIFTH SUBMISSION (COMPLETENESS)
23-7 - 1/21	03-08-2024	SIXTH SUBMISSION (COMPLETENESS)
L HELMS >	09-30-2024	FINAL CDD CONCEPTUAL DESIGN PLAN
Lic. No.52485	03-05-2025	CDD - FINAL #1 SUBMISSION
09/02/2025	03-07-2025	CDD - REVISION #1 SUBMISSION
09/02/2025	08-04-2025	CDD - AMENDMENT #1 SUBMISSION
09/02/2025 70 <sub>NAL</sub>	09-02-2025	CDD - AMENDMENT #1 SUBMISSION 2

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 Commerical	52%	300'	150'	29,650	3.6	155,509	1,500,000	1,400,000	2,900,000	Yes
Block 3	Residential and Commercial	5%	365'	125'	13,850	2.5	108,029	854,902	365,000	1,219,902	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'	24,000	1.5	66,647	1.600.000	575,000	2,175,000	Yes
Block 9B	Residential and Commercial	60%	400'	200'	24,000	1.8	78,408	1,000,000	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	960,508	978,508	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 <sup>5</sup>	Residential and/or Commercial	0%	300'	150'	36,300	3.0	155,024	585,000	215,000	825,000	Yes
Block 23	Residential and/or Commercial	0%	250'	125'	0	1.2	53,579	402,000		402,000	No
				TOTAL	308.200	49.2	2.163.924	13.648.763	4.255.508	17.929.271	

- 1. Minimum percentage commercial area can be shared between Block 2 and 3 to achieve minimum commercial area above.
- 2. Open space shown on C400 as distributed over Blocks 2 A/B may be consolidated.
- 3. Blocks highlighted in gray are included in this CDD Conceptual Design Plan.
- 4. Blocks 4, 5, 6A, 6B/C, 7, 8, and 9B are required to provide ground floor retail as shown on EESAP Figure 5
- 5. Garage Floor Area of 215,000 SF is not included in approved Block 20 density.
- 6. The minimum commercial SF for Block 2 is 783,016 SF and for Block 3 is 41,984 SF.

SHEET: C000



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

consultants
consultants
dos rige to pr 0 p 703,273,6820
leffex, va 2000
ng • surveying • land planning

CDD AMENDMENT SUBMISSION #5 (COMPLETENESS)	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)	FINAL CDD CONCEPTUAL DESIGN PLAN	CDD - FINAL #1 SUBMISSION	CDD - REVISION #1 SUBMISSION	CDD - AMENDMENT #1 SUBMISSION	CDD - AMENDMENT #1 SUBMISSION 2			DESCRIPTION
02-02-2024	03-08-2024	09 30 2024	03-05-2025	03-07-2025	08-04-2025	09-02-2025			DATE
9	9		60	6	10	11	12	13	MARK
PROJECT No.: 98085.065.00 DRAWING No.: 111404 DATE: 02.11.22 SCALE: N.A. DESIGN: EG									

n	9	7	**	6	-	*
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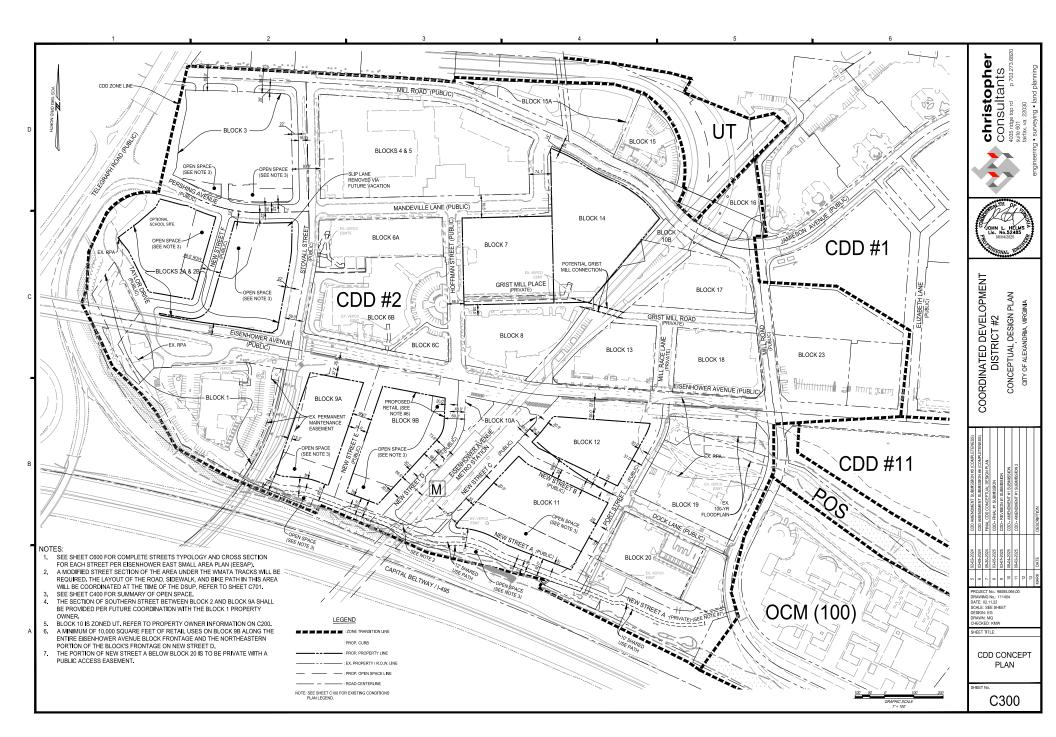
PROPERTY OWNERSHIP INFORMATION

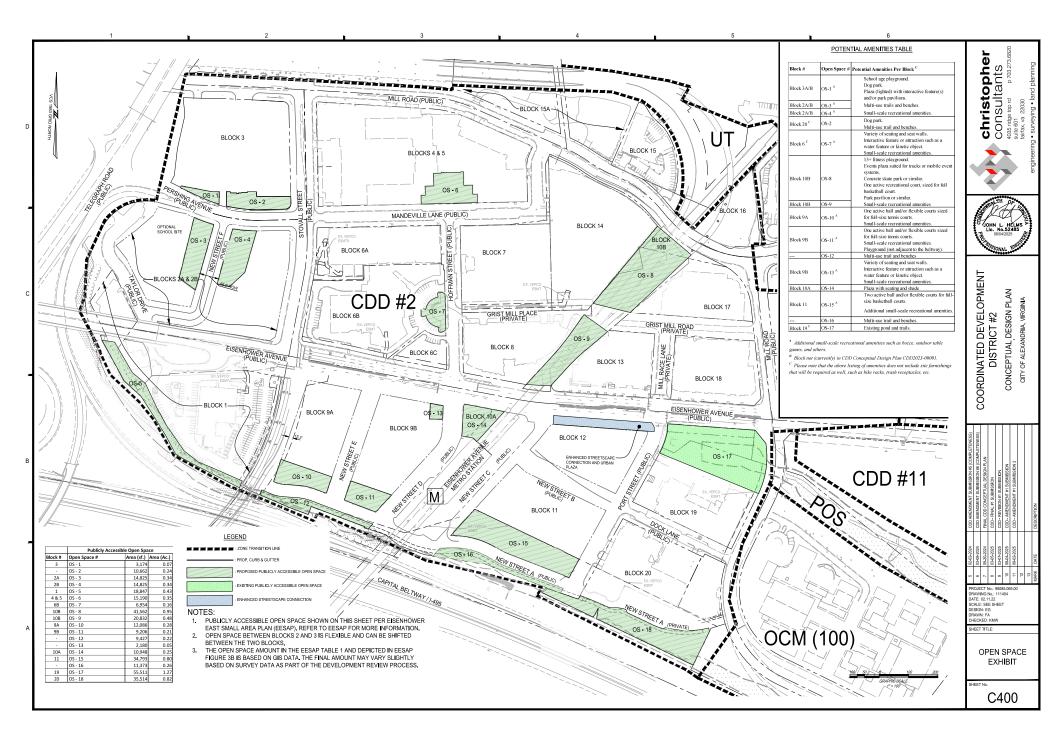
C200

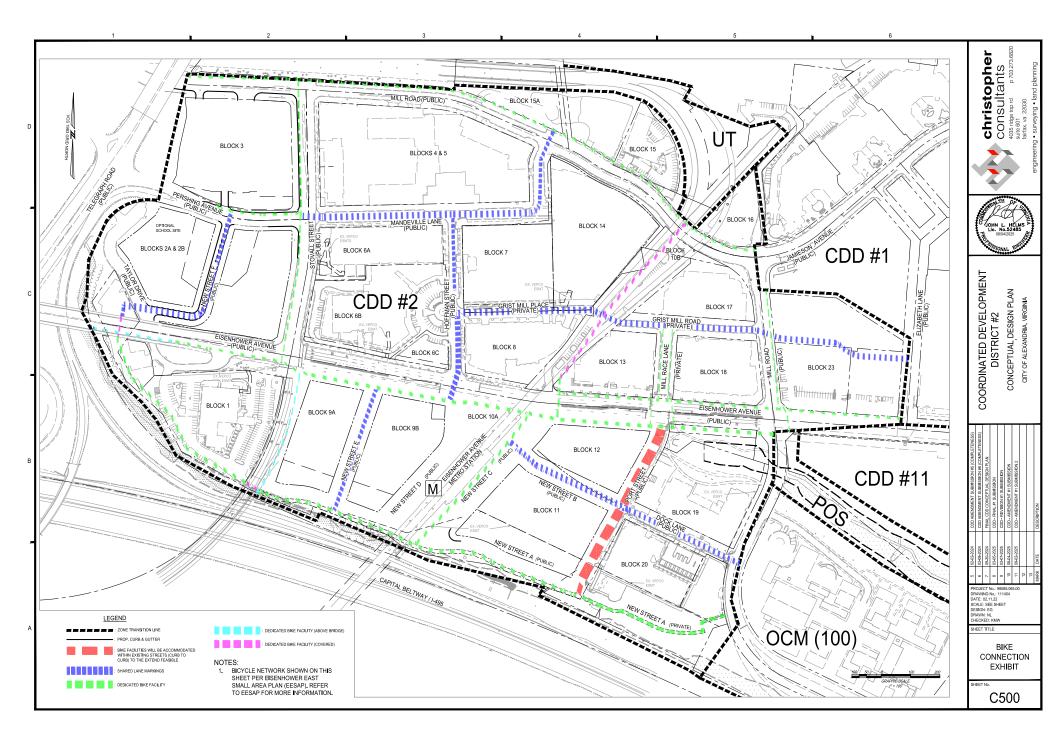
				CURRENT PROPERTY OWNERS			
DESIGNATION	BLOCK	MAP#	ADDRESS	OWNER	USES	PROPOSED FOR REDEVELOPMENT	ZONING
1	Block 3	072.02-02-12	2425 Mill Rd.	Hoffman Family LLC	Vacant Land Commerc. (941)	YES	CDD #2
2	Blocks 4 & 5	072.04-03-41	2424 Mill Rd.	HTC 4/5 Project Owner LLC	General Commercial (400)	NO	CDD #2
3	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 Eisenhowwer 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)	YES	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	073.03-01-07	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	078.02-01-21	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	078.02-01-22	2200 Dock La.	Block 20 A LLC, C/O Paradigm Development Company, LLC	Hi-Rise (7 ST and Up (330))	YES	CDD #2
32	- BIOCK 20	072.04-03-08	2360 Mill Rd.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO	UT
33	Block 15	072.04-03-08	2375 Mill Rd.	City of Alexandria	City Govt Bldgs (730)	NO	OCM(100
34	DIOCK 13	072.04-02-14	2365 Mill Rd.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO	CDD #2
35	-	072.04-02-20	2316 Mill Rd.	Mill Race Property Oners Association	Vacant Land Com Area (980)	NO	CDD #2
36	Block 19	072.04-03-22			1 ,	NO	CDD #2
35			2310 Eisenhower Av.	Hoffman Family LLC	Vacant Land - APT (930)	NO	
38	Block 19	078.02-01-15	2250 Eisenhower Av.	Hoffman Family LLC	Vacant Land - APT (930)		CDD #2
	Block 19	078.02-01-07	2290 Mill Rd.	City of Alexandria	City Pks/Playgrounds (731)	NO NO	
39	Block 6C	072.04-03-33	2425 Eisenhower Av.	2425 Eisenhower Acquisitions LLC	Vacant Land Commerc. (941)	NO	CDD #2

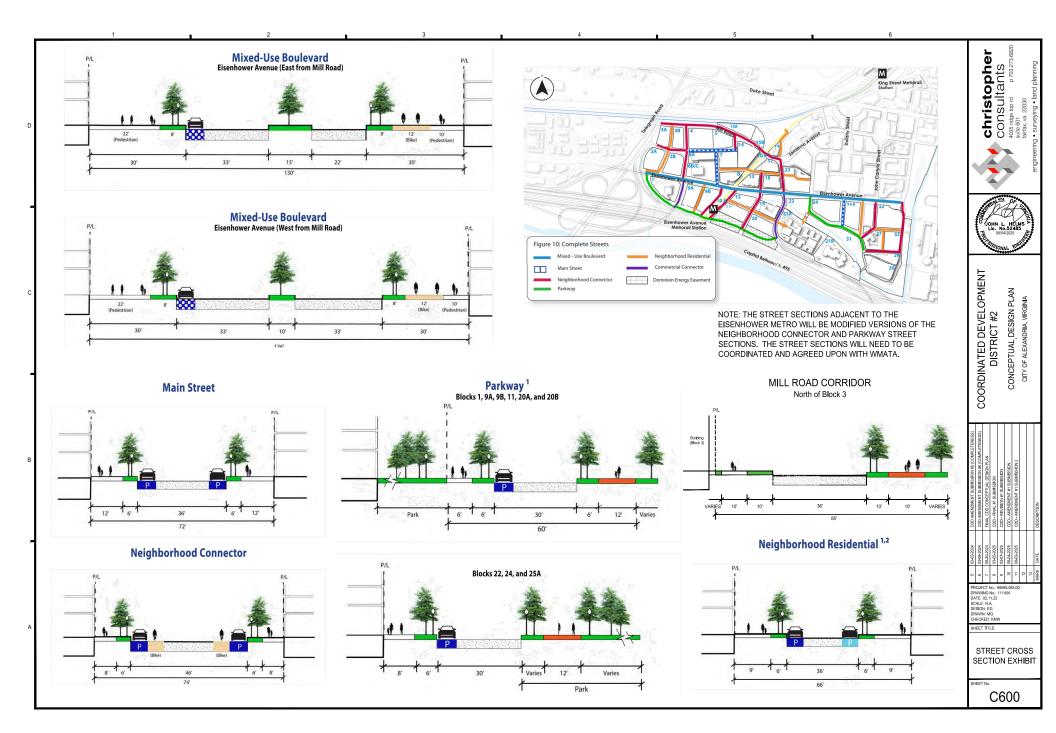
NOTES:

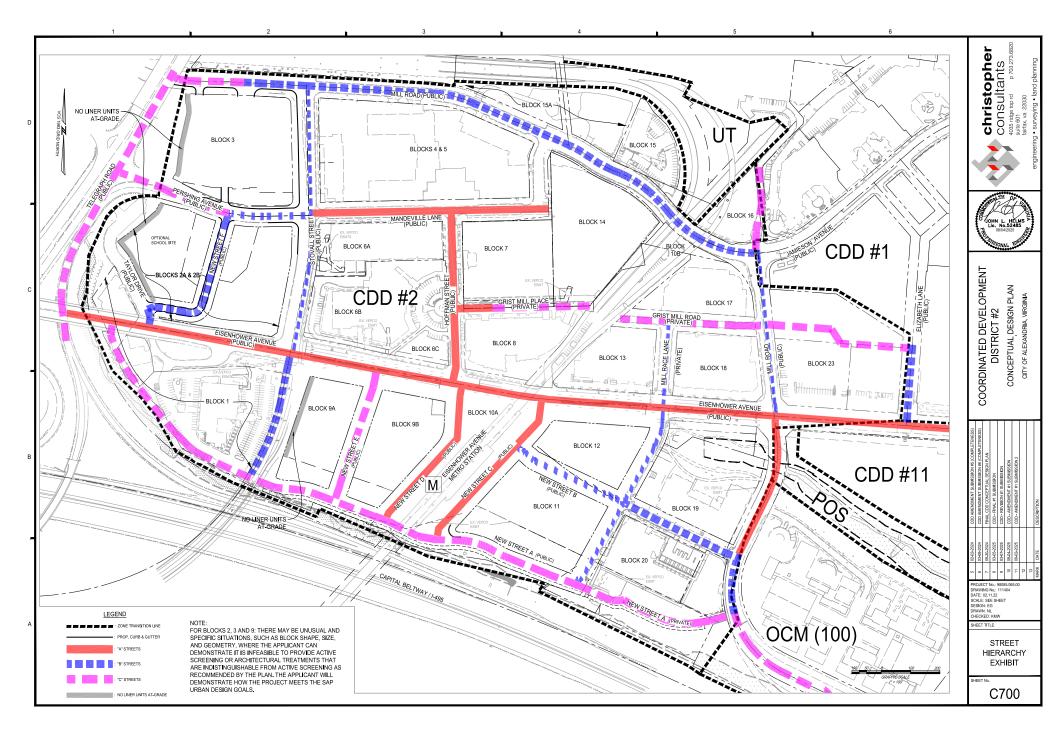
1. BLOCKS HIGHLIGHTED IN GRAY ARE INCLUDED IN THIS CDD CONCEPTUAL DESIGN PLAN.

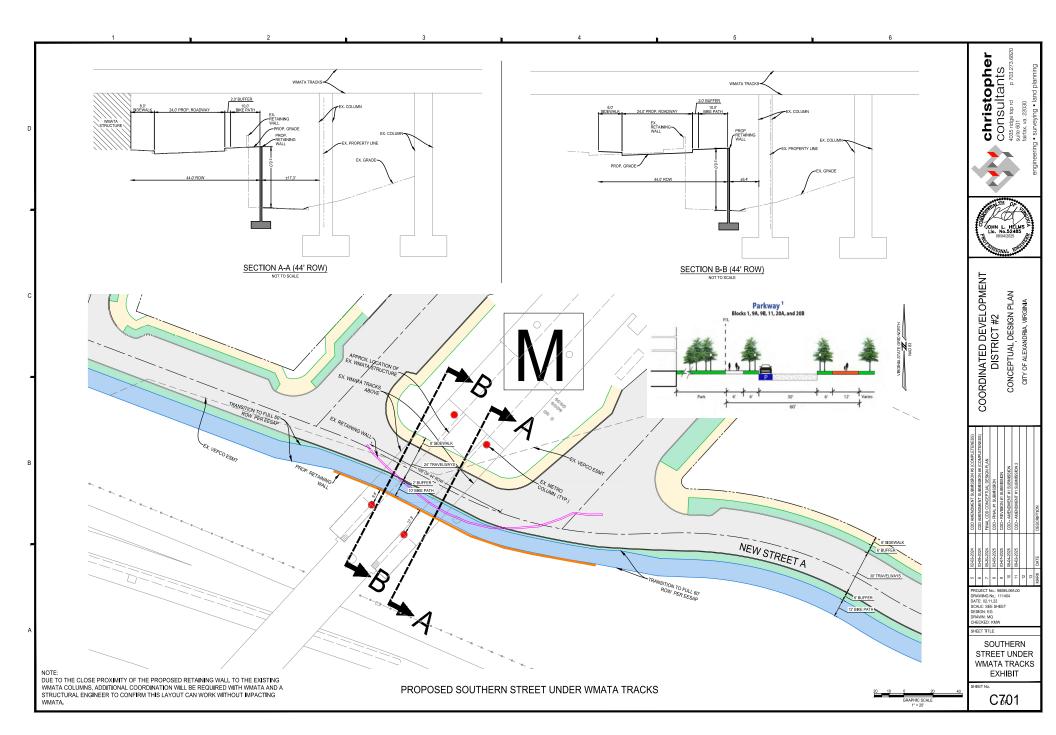


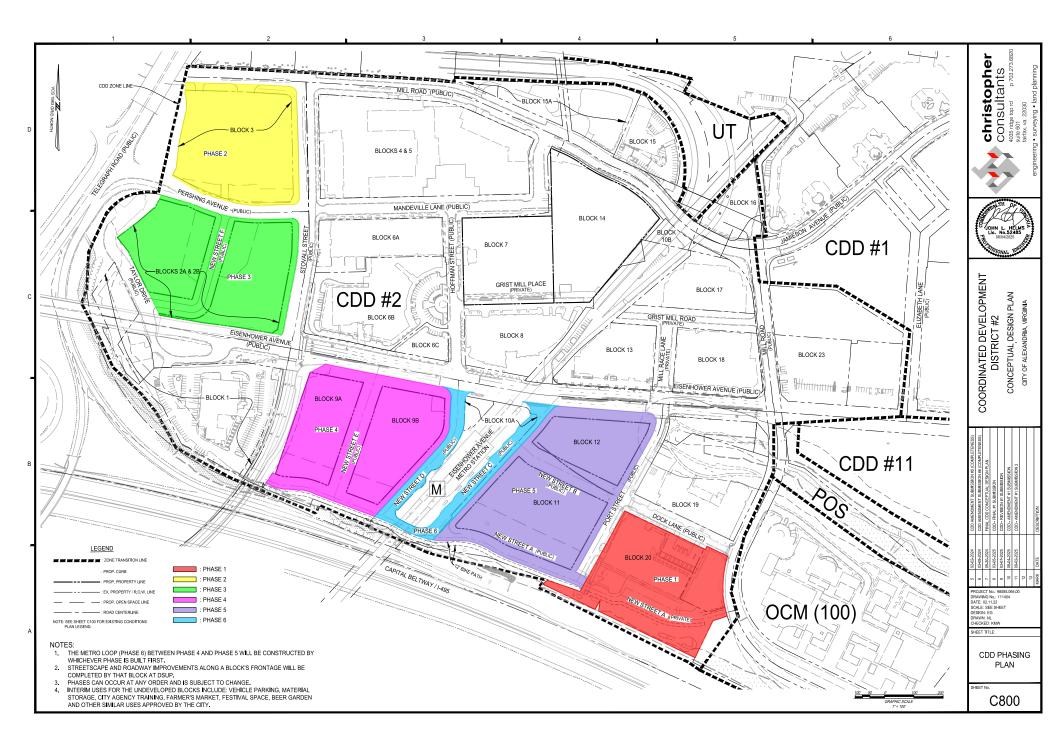












Block 3 CDD and MPA Amendments Statement of Support September 2, 2025

# Summary of the Request

The following is a list of the Applicant's requested amendments to CDD #2 and the Eisenhower East Small Area Plan (EESAP) to allow for the proposed residential and retail development. These amendments allow for an iconic, transformative development at a primary location within the EESAP, across from the Wegman's development, viewed from primary regional thoroughfares of I-495/395, Telegraph Road and Duke Street. The development meets many of the EESAP recommendations and CDD #2 parameters, with the following exceptions:

### 1. CDD #2 Amendments to:

- a) Update/revise the Cover Sheet development table to reflect the proposed square footage, open space, minimum commercial use, and building height; and
- b) Update/revise Sheets C-300, C-400 and C-500 to reflect the proposed open space, rights of way sections and bike facility.

## 2. EESAP Master Plan Amendments and Deviations:

- a) Revise Tables 1 and 6 to reflect Maximum Building Height from 250' to a maximum of 365'; and
- b) Transfer 199,573 SF of base density from Block 9A/B to Block 3 in Table 5.

## Context and Existing Conditions

Block 3 totals approximately 2.5 acres and is located between Stovall Street, Mill Road, Pershing Avenue, and an elevated portion of Telegraph Road. Block 3 is located west of the recently developed multifamily and retail Blocks 4 and 5 that include Wegman's. Block 3 is in the northwest corner of CDD #2. While most blocks within the CDD have developed, Block 3 along with Blocks 2, 9, and 12 have remained undeveloped. A variety of infrastructure improvements are planned within CDD #2 to support the proposed development and other future developments pursuant to CDD #2 and the EESAP. Improvements include streetscapes, cycle tracks, crosswalks, and significant improvements to the WMATA Eisenhower East Metro Station.

## Zoning and Planning Guidance

The existing zoning of Block 3 is CDD #2. Recently, CDD #2 was amended and reinstated to allow for development that corresponds to the EESAP. Block 3 is approved for the following: residential and commercial use; a maximum of 250' in building height; an acre of open space between Blocks 2 and 3; and a total gross floor area of 1,615,000 SF.

# Proposed CDD #2 and Master Plan Amendments and Deviations

The primary amendment the Applicant seeks is to increase building height from 250' to 362' (and up to a 365' maximum). The additional height will allow for a more prominent architectural expression, a variety of building heights atop the podium, and premier views both from and to Block 3. The additional height does not include a corresponding increase in density or residential units; it allows for sculpting of the building form in a more aesthetic manner. The other requested CDD and Master Plan Amendments are minor in nature and primarily serve as a record reflecting specific figures such as gross garage floor area and the configuration of open space, and rights-of-way. The Applicant also requests an amendment to the EESAP to modify the height and base density of both Block 3 and 9 to allow for an equitable, future distribution of affordable housing across the CDD area.

## CDD Amendment Criteria

Below, the Applicant has addressed the CDD submission criteria pursuant to §5-604(C) in italics:

(3) A statement describing the project in narrative form and describing the relationship of the proposed development to the master plan guidelines for the district.

The proposed plan is generally consistent with the SAP guidance in terms of use, building form, site access and open space for the redevelopment contemplated for Block 2 in the CDD and EESAP. The Applicant seeks changes to height to allow for a more prominent development in a location of the City where height near a Metro Station is supported. As stated earlier, the proposed plan is consistent with the use, and other recommendations of the EESAP.

(4) A general description of how adjacent and neighboring properties will be protected from any adverse effects prompted by the proposed development.

The proposed multifamily is setback/situated a significant distance from other residential uses. The Applicant is providing a significant streetscape improvements, a cycle track, bike lanes and bike parking to encourage alternative modes of transportation, lessening the need for cars that create traffic. The Applicant oriented loading and garage access on Mill Road, away from the at-grade open space along Pershing Ave., the premier, walkable retail at the corner of Pershing and Stovall Street, and as far as possible from pedestrian paths to Metro. The proposed garage will be fully screened except for the access points.

(5) A statement setting forth the maximum height of buildings to be constructed.

The maximum requested building height for the Property is 362' (and up to a 365' maximum).

(6) A statement setting forth the maximum overall gross floor area and floor area ratio proposed, and the maximum gross floor area and floor area ratio proposed for each use in the proposed development.

The proposed net floor area of the Property is approximately 1,051,143 SF including the garage area. The gross floor area is approximately 1,176,643 SF.

(7) A statement setting forth the maximum number of dwelling units proposed, and an approximate breakdown of units by type and size.

The proposed multifamily residential building on the Property includes a maximum of 775 units with 767 proposed. The proposed unit types are enclosed with the DSUP submission.

(8) A statement setting forth the maximum number of parking spaces, and the general location and character, whether surface or structured, thereof.

The maximum parking provided will be 943 parking spaces, with up to 200 spaces for retail and 743 for residential. The parking garage is located within a multi-level podium less than 60'. One level of the garage is primarily underground. The parking garage is screened on all sides with a variety of treatments.

(9) A statement identifying those special amenities proposed for the development.

The primary public amenities proposed include the ground floor open space at the prominent corner of Pershing Ave. and Stovall Street; the cycle track/bike lane along Stovall Street; the new bike lane along Pershing Ave.; and new streetscape around the Property. Other distinctive features of the development include desirable retail at the corner of Stovall Street and Pershing Ave.; tall building towers and a variety of building heights adding visual interest to the neighborhood; and significant resident amenities atop the podium and other towers.

(10) A statement setting forth any proposed interim uses of the site or portion thereof, the proposed development schedule and phases for development, and, if applicable, requesting the division of the district into sections for the purpose of subsequent submissions under this section 5-600.

Interim uses in addition to those permitted through CDD #2 are not requested.

(11) A statement of the improvements, public or private, on or off site, proposed for construction or dedication, and an estimate of the timing of providing such improvements.

As the DSUP plans continue to develop the Applicant will provide a list of public and private easements or dedications including open space and sidewalks, at minimum.

# CDD Amendment Approval Standards

Below, the Applicant has addressed the CDD Standards of approval pursuant to §5-604(H) in italics:

(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.

The Applicant seeks amendments to CDD #2 to allow for a height increase. The Applicant does not propose an increase in density. The proposed road network/connections, building form/massing and open space are generally consistent with the EESAP.

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

There is a lack of scenic assets and natural features on Block 3. Tree plantings and new ground level and above ground open space with a variety of amenities will also be provided.

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

The proposed residential development on the Property is consistent with the residential character to the adjacent Block 4/5 Wegman's development, and the other built blocks of CDD #2. The podium with towers allows for a substantial setback from other residential uses. Adequate parking and other improvements promoting bicycling and walking, such as the cycle track and streetscapes, also mitigate traffic impacts to surrounding lands.

(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.

Block 3 is near the Metro and will take advantage of the existing sidewalks, streetlights, etc. supporting pedestrian passage. CDD #2 includes an existing grid of streets that will support vehicular and bicycle access in and around the site. The proposed development includes connections to existing utilities that are adequate to serve future residents and commercial tenants. The proposed open space is part of a future network of open spaces that residents will be able to enjoy.

(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.

As stated, the development will include new streetscapes, bike share station, bike lanes, a cycle track, and open spaces to serve future residents, patrons, and visitors of CDD #2/Eisenhower East.

(6) The proposed development shall provide a substantial number of residential units, including an affordable housing component.

The Applicant submitted an Affordable Housing Plan under separate cover.

# Development Contributions

The Applicant agrees to provide a developer contribution consistent with Eisenhower East Implementation Fund. The Applicant also agrees to meet the City's current Green Building Policy and will provide on-site affordable housing and a monetary contribution to affordable housing.