

DOCKET ITEM #7
Development Special Use Permit #2025-10033
Eisenhower Pointe Phase 2

Application	General Data	
Project Name: Eisenhower Pointe Phase 2	PC Hearing:	April 7, 2026
	CC Hearing:	April 18, 2026
	If approved, DSUP Expiration:	April 18, 2029
	Plan Acreage:	218,268 SF (5.01 ac)
Location: 4701-4801 Eisenhower Ave	Zone:	Office Commercial Medium / OCM (100)
	Proposed Use:	Townhouse, Multi-Unit Residential
	Dwelling Units:	117
	Gross Floor Area:	313,746 SF
Applicant: Tri Pointe Homes DC Metro, Inc., c/o Mary Catherine Gibbs, attorney	Small Area Plan:	Eisenhower West
	Historic District:	N/A
	Green Building:	2019 Green Building Policy

Purpose of Application
The applicant requests approval of a Development Special Use Permit to demolish the existing commercial buildings and construct 37 townhouses, 80 back-to-back multi-unit dwellings, new public and private streets, and private open spaces.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none"> 1. Development Special Use Permit with site plan, subdivision, and modifications to construct 37 townhouses and 80 back-to-back multi-unit dwellings, with: <ol style="list-style-type: none"> a. Special Use Permit for residential use within 1,000 ft. of Eisenhower Ave b. Special Use Permit for fee simple townhouse lots without frontage on a public street c. Special Use Permit to reduce the minimum off-street parking requirement d. Modification of the minimum open space requirement e. Modification of § 4-1005(A)2b to permit side yards for the back-to-back units less than 16-ft. and setback ratio of 1:2 f. Modification of § 4-1005(A)2c to permit rear yards less than 8-ft. and a setback ratio greater than 1:1 g. Modification of § 7-1005 to permit parking to cover more than 50% of the required yards

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Robert M. Kerns, AICP, Division Chief, Robert.Kerns@AlexandriaVA.gov
Maya Contreras, Principal Planner, Maya.Contreras@AlexandriaVA.gov
Jared Alves, AICP, Urban Planner, Jared.Alves@AlexandriaVA.gov

PLANNING COMMISSION ACTION, APRIL 7, 2026:

Commissioner Manor made a motion to recommend approval of the project with the addition of the condition recommended by the applicant in their March 31 letter to include a credit for 50% of the cost of constructing Cumberland Street. Commissioner Dube seconded the motion.

On a motion by Vice Chair Koenig, seconded by Commissioner Harris, the Planning Commission voted to amend the previous motion removing the amendment related to relief of developer contributions. The motion carried on a vote of 4-3.

On a motion by Vice Chair Koenig, seconded by Commissioner Harris, the Planning Commission voted to recommend approval of Development Special Use Permit #2026-10033 as submitted. The motion carried on a vote of 6-1.

Reason:

The Planning Commission agreed with staff analysis.

Discussion:

Commissioner Dube asked staff to detail the publicly accessible open space.

Staff indicated that the publicly accessible open space is nearly all the green space on the space on the site, including the linear paths, pocket parks in the southeast and northeast, and central green.

Commissioner Dube clarified that the width of the private alleys is 22-ft.

Staff confirmed and said that the width is necessary for fire access.

Commissioner Manor asked why Eisenhower Pointe had an incentive to build the road and why staff are not recommending a similar incentive for this phase.

Staff discussed Cumberland Street and confirmed that the original Eisenhower Pointe approval included a credit of 50% of constructing the road toward their Eisenhower West Implementation Fund contribution. That project involved redeveloping the eastern parking lot of the Victory Center building, which was a multi-year extended negotiation to encourage redevelopment with the aim of attracting a federal tenant for the Victory Center building. There were many discussions specific to that site, including a proffered rezoning, to make the redevelopment viable. Those circumstances are not present with this instance. The Small Area Plan addresses the implementation fund and its goals and acknowledges that applicants will have responsibility for both on-site and adjacent infrastructure including new streets. In addition, there is an

expectation of contributing to this fund. When the fund was established in 2018 the staff report reaffirms that recommendation that new streets would be part of the requirement of the development case. In 2025, when the City Council updated the implementation fund, the staff report again acknowledged this requirement. There are opportunities to use the funds for plan area benefits, including implementing the recommendations from the ongoing Eisenhower Avenue transportation study, plan area open spaces needs, and the community room within the former Victory Center building.

Commissioner Manor asked if the plan is to use the contribution money for the community room.

Staff reiterated that it is one of the opportunities.

Commissioner Manor said that the contribution is sort of amorphous.

Staff said that every project on the corridor is contributing to the fund and that there are both short and long-term needs, smaller and larger dollar value ones. For example, the widening of the Van Dorn Street bridge will be more expensive than building out the community room. Staff reiterated that the road was included in the small area plan and that the exception with the first phase was specific to the larger redevelopment of the Victory Center site.

Commissioner Manor said it feels like it's pulling the rug out from under the developer since they were granted this concession at the first phase.

Staff said that the rules are established with the small area plan and that they set clear responsibilities. The Victory Center was intended as an exception. For example, the Vulcan site has three public streets, and the 2024 approval did not include concessions for the cost of constructing those streets and the project is in the same plan area.

Chair McMahan asked if denser apartment building designs were discussed with the applicant.

Staff said that they discussed multi-unit residential at the pre-concept phase with the applicant since the small area plan recommended higher density. The applicant stated that the use was not viable at this site at this time. They have requested modifications that would permit greater residential density than otherwise permitted under the Zoning Ordinance. The Small Area Plan calls for a variety of housing types, and this proposal does provide a variety with townhouses and back-to-back units. A multi-unit residential building may offer more units, but the units in this plan are likely larger than would be in that building.

Chair McMahan asked about ground floor retail.

Staff said that the small area plan does show retail on virtually every block as a recommendation, but there is a need for more residential to support more retail. Staff discussed having a small amount of retail with the applicant, but they stated they can't provide it in these early stages of redevelopment on the corridor and there are better focus areas for retail, such as closer to the Metro or at key intersections.

Commissioner Dube asked about the contribution and noted that it was six or seven years ago and confirmed that they are asking for the same thing.

Ms. Gibbs agreed and noted that it also included a credit for the cost of constructing the HAWK signal.

Commissioner Lennihan asked about the timing of the request for the credit.

Ms. Gibbs said that they have consistently requested this credit as part of conditions negotiation.

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted to close the public hearing. The motion carried on a vote of 7-0.

Commissioner Dubé asked staff about the commercial property between the two phases, which would allow Cumberland Street to be complete all the way through.

Staff said that there is no active concept plan for that credit union building. If something were to come forward staff would push to continue the road. Staff noted that the road is part of the first phase of Eisenhower Pointe, the Victory Center, and that we have a reservation at Floor & Décor.

Commissioner Dube asked about the opportunity to build the road even if the credit union doesn't move.

Staff said that is conceivable, but it would of course require funds to do so. The City would have that option to initiate a conversation. Staff also noted that among the updates to the implementation fund last summer, the City Council suspended the cap that previously existed for catalyst projects. So, every project is now subject to the catalyst rate for the contribution amount. It could have been the case that with the approval of Vulcan or other cases along this corridor, that Eisenhower Pointe 2 could have been subject to the higher rate without that change.

Ms. Gibbs said that she asked about how much square footage had been utilized along the corridor and she said that they were told that they were under the catalyst cap.

Commissioner Manor said that it's fair to keep the credit in place to achieve the redevelopment. It's a discouragement for future development if you get a credit like this to get a project started and then don't get it for the next project.

Commissioner Linnehan asked staff to clarify that the credit was a change from the small area plan.

Staff confirmed that the credit was an exception that was made for Eisenhower Pointe as part of the Victory Center redevelopment.

Commissioner Linnehan said that there was an acknowledgement of the rule and that a change was made, but now we're returning to the underlying rule.

Staff said that at the point of the first phase moving forward the small area plan envisioned a road, which was not yet named. The intent was to have a federal tenant at the Victory Center building, but staff didn't know whether a federal tenant would allow a road behind their building. So, whether the road behind Eisenhower Pointe would be extended was unknown and as a result staff were more sympathetic to the credit discussion. Now, planning and construction of the road has advanced much further.

Chair McMahon noted that she asked about density and retail to acknowledge how the project diverges from the plan and the rationale for those divergences. She appreciates staff's justification for the townhouses at this site. It's about a 17-minute walk to the Metro station, which is not super close or comfortable. This project will build out a nice continuation of a shared path on Eisenhower, which will make it more pleasant to get to Metro. She noted that it's hard to build retail and services in a neighborhood with fewer people. She accepts the rationale for a densely designed townhouse community. She likes the fact that it has back-to-back units, which will be offered at different price points compared to townhouses. This project will add people to the Avenue which will help to attract retailers and services. She noted that she has no concerns with the tandem parking for the back-to-back units. She said that tandem parking is acceptable for her if it's owned and accessed by one household, and it's efficient. Regarding the credit, she does not support granting it in this instance because the plan establishes a clear purpose for the contribution and it is trying to treat the property owners who come forward for redevelopment equitably. She noted that other sites across the city will need to build streets as part of their redevelopment, such as the Vulcan site, which will need to build streets as the site does not have any right now. The spirit of the contribution and the fund is met by staff's proposal. She accepts that the credit for the first phase was specific to the economic negotiations and uncertainty around Victory Center at that time, and it's the outlier.

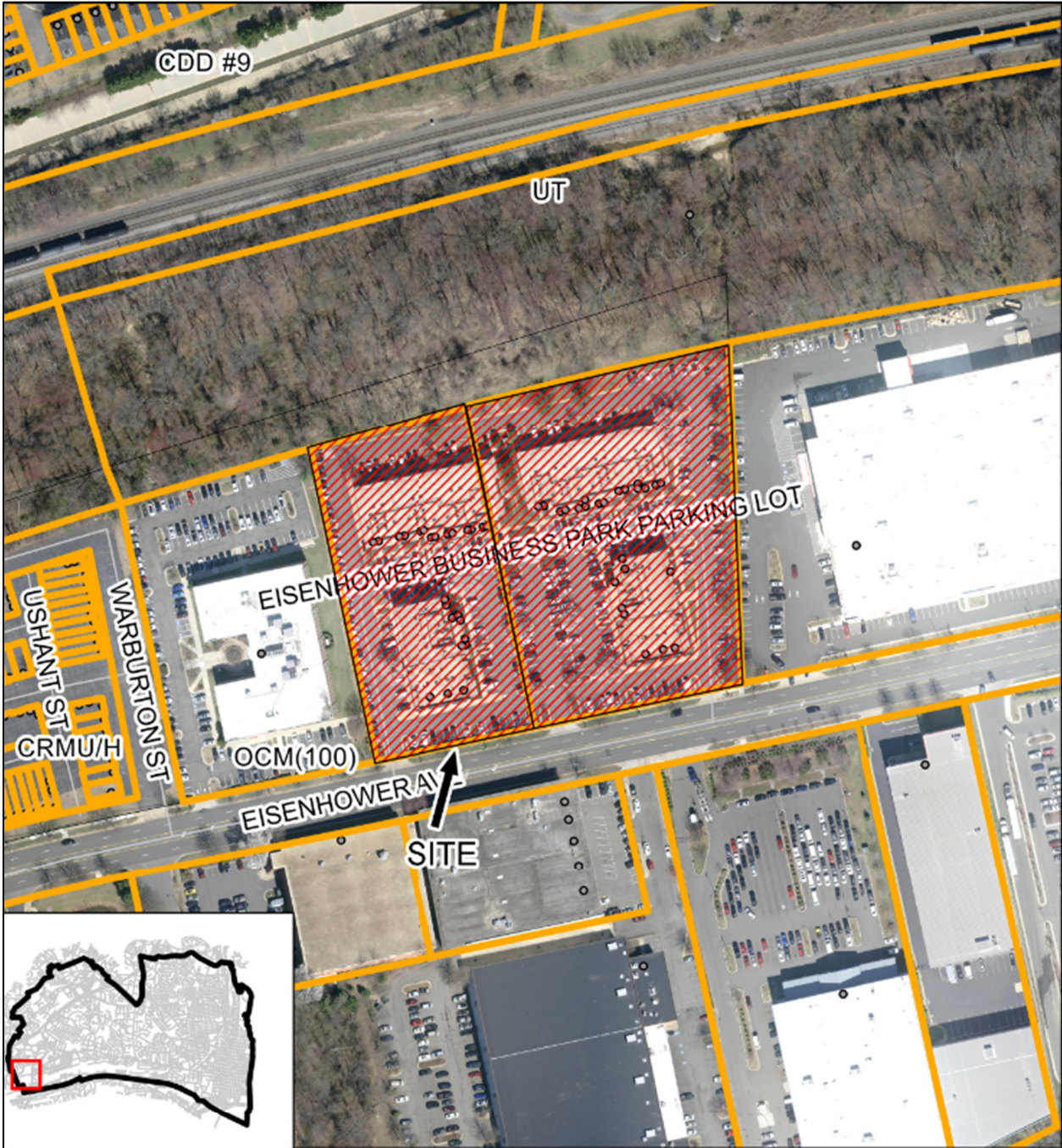
Vice Chair Koenig said he supports the project and his thinking parallels the Chair. His initial questions to staff were about density and retail but he is persuaded that in this case the project is still pioneering having more residents living along Eisenhower Avenue. The additional challenges to make viable retail or a denser project are understandable. Construction of this project will continue the redevelopment along this corridor and create the critical mass for the next site that is closer to the Metro to have a greater range of uses and density. He agrees with the relief on the parking, the differentiation between the applicability of tandem spaces does not make any sense, as the design will benefit the owners without any downside for the public. He does not support the credit for the road construction. The contribution and nature of the fund always evolve, but the general logic is that at the beginning the contribution expectations are lower until there is a critical mass of development. Future projects pay at a higher rate. He notes that they are still in the catalyst rate and he thinks that the nature of the fund and the requirements of the contribution are still straightforward and should apply for this project.

Commissioner Harris said that she supports the project and does not have any issues with the modifications or special use permits. She does not support the credit.

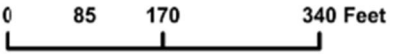
Commissioner Ramirez said that she supports the application as is.

Speakers:

Mary Catherine Gibbs, Wire Gill, LLC, project attorney, presented on the project. She said that they are excited to bring this phase of the project forward. She noted two letters of support from the Eisenhower Partnership and YIMBYs of Northern Virginia. She said that additional residential will encourage additional retail in the corridor. This is a 1980's office walkup with no ADA accessibility and no stormwater management, which is no longer viable with increasing vacancy. She noted one disagreement about the conditions. She said that the first phase staff report does not indicate that the credit for the road construction was only given as a catalyst. She believes it was provided as a credit because it recognizes that implementing the infrastructure and creating a sense of place needs to balance the costs. She noted that they are also providing a new public street that goes to Cumberland. She said they are asking to be treated the same as they were in phase one, with 50% credit for the cost of constructing the road. The contribution is about \$1 million. They have estimated that the cost of constructing the road is about \$620,000, so the credit would be about \$310,000, which is equal to about a third of the developer contribution. There would still be funding for the other projects in the corridor. Since the implementation plan was adopted, a significant project was removed, the multimodal bridge. That is a significant cost reduction in the infrastructure costs. She requests a recommendation of approval with the added condition language from her letter dated March 31.



DSUP2025-10033
4701 & 4801 Eisenhower Avenue



I. SUMMARY

A. Recommendation

Staff recommend **approval** of Development Special Use Permit (DSUP #2025-10033) for the proposed Eisenhower Pointe Phase 2 townhouse and back-to-back, multi-unit residential development, subject to compliance with staff recommendations. This project would provide several benefits for the City, including:

- 117 new for-sale residences
- Green building & high-quality architecture
- Eisenhower West Implementation Fund contribution (\$1,000,850)
- Affordable Housing Trust Fund contribution (\$956,015)
- Public art contribution/on-site public art (\$75,000)
- 1.15 lbs. of phosphorous removed (25% more than required reduction of 0.89 lbs.)
- Capital Bikeshare contribution (\$20,000)
- 24,477 SF (0.6 acres) of at-grade publicly accessible open space
- Continuation of the street grid per the Eisenhower West plan
- Improved streetscape on Eisenhower Ave per the Eisenhower West plan

B. General Project Description

The applicant, Tri Pointe Homes DC Metro, seeks to redevelop the Eisenhower Business Park into a townhouse and back-to-back, multi-unit residential neighborhood with 117 total residences. The applicant would demolish the existing commercial buildings and construct new public streets and private alleys, private and publicly accessible open spaces, and the improved Eisenhower Ave streetscape envisioned by the Eisenhower West Small Area Plan.

Key issues to consider that this report addresses include:

- Consistency with the master plan
- Site layout and architecture
- Special Use Permit requests
- Modification requests

II. BACKGROUND

A. Site Context

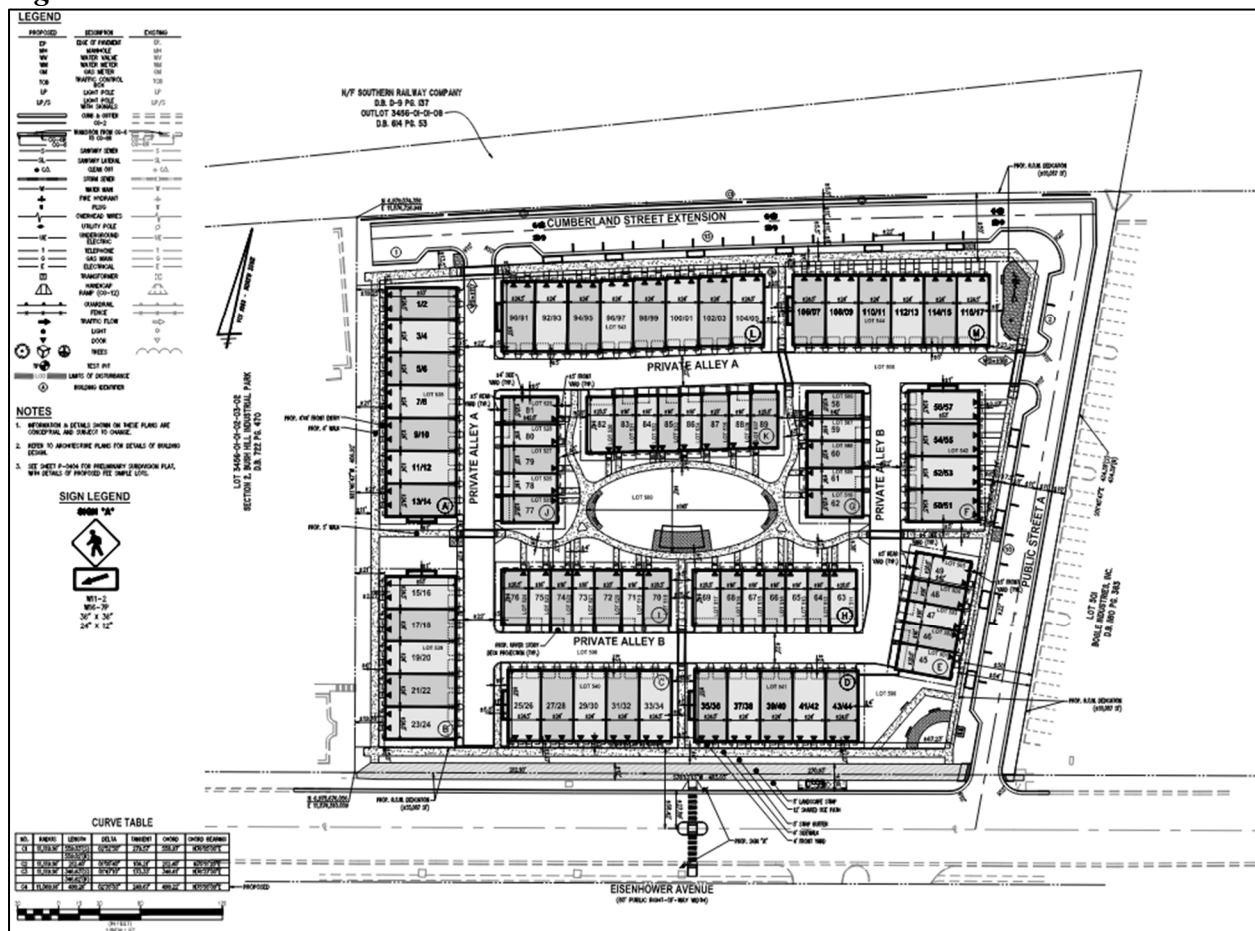
The project site comprises two lots of record totaling 218,268 SF (5.01 ac). To the north is a forested parcel owned by Norfolk Southern, followed by railroad tracks, Backlick Run, and then Cameron Station. To the east is Floor & Decor. South opposite Eisenhower Ave are 1970s and 1980s two-story, brick commercial buildings adjacent to the street with various retail, institutional, and religious uses. To the west is a two-story, brick 1980s building with a credit union setback from the street by surface parking. Further west is the first phase of Eisenhower Pointe (DSUP2020-10035), which the applicant is constructing with a similar mix of residences. The subject property has a slight grade change, sloping downward to the northeast corner. In the northeast corner is a Resource Protection Area associated with a culvert that drains to Backlick

Run. Currently, the site has four, two-story concrete and glass commercial buildings constructed in the 1980s that are offset from Eisenhower Avenue by surface parking.

B. Detailed Project Description

The applicant proposes demolishing the Eisenhower Business Park and constructing 6 townhouse sticks with 37 residences and 7 back-to-back, multi-unit residential buildings with 80 residences. The applicant would also construct a segment of Cumberland Street along the northern property line, parallel to Eisenhower Ave; a new north-south public street linking Eisenhower Ave to Cumberland Street, and interior alleys. A north-south pedestrian connection along the western property line would also link Eisenhower Ave to Cumberland Street. The site would feature a central open space surrounded by townhouses, a linear open space on the western edge, and a pair of open spaces on the eastern corners.

Figure 1: Site Plan



C. Community Outreach

The applicant held a virtual community meeting and attendees asked about the development timeline, anticipated sale prices, utility undergrounding on Eisenhower Avenue, pedestrian access, visitor parking, and the relocation of existing businesses. The applicant noted that the current buildings have a high vacancy rate today and that current businesses may be able to relocate to other buildings with vacancies along Eisenhower Avenue. The applicant also presented it to the Eisenhower Partnership, who submitted a letter supporting the project, and staff presented it during the regular P&Z community meeting. Table 1 lists these meetings and attendees.

Table 1: List of Community Meetings

Meeting	Date	Attendees
Community meeting	December 3, 2025	39
Eisenhower Partnership	January 16, 2026	10
P&Z community meeting	March 17, 2026	15
Planning Commission	April 7, 2026	N/A

III. ZONING

Table 2: Zoning Tabulations

Property Address: 4701-4801 Eisenhower Ave		
Total Site Area: 218,268 SF (5.01 ac)		
Zone: Office Commercial Medium / OCM (100)		
Current Use: Commercial		
Proposed Use: Residential (townhouses and multi-unit residential)		
	Permitted/Required	Proposed
FAR	1.5	1.2
Height (ft.)	100.0	50.0
Setbacks (ft.)		
<i>Front</i>	contextual block face, 0.0	0.49-5.0
<i>Side^{1,2}</i>	1:2 ratio, min. 16.0	1.0-5.0
<i>Rear¹</i>	1:1, min. 8.0	5.0
Parking ³	179	154
Open Space ¹	57,206 SF (35%)	43,410 SF (26.6%)
Tree Canopy	54,567 SF (25%)	57,009 SF (26.1%)

¹Modification requested

²No side yard setback for townhouses on lots less than 25-ft. wide

³SUP requested to reduce the minimum off-street parking requirement for the multi-unit residential buildings

IV. STAFF ANALYSIS

A. Conformance to the Small Area Plan

The project site is in the Bush Hill neighborhood of the Eisenhower West Small Area Plan (SAP) chapter of the City’s Master Plan. The plan anticipated a new street grid with multi-unit residential and strongly encouraged ground floor retail along Eisenhower Avenue. As proposed, staff support replacing the current office buildings with residential in-line with the SAP recommendation. In addition, the applicant has provided information from the property owner stating that the commercial buildings have experienced an increasing vacancy rate, at 40% in 2023 and now over 50%. The property owner has had difficulty attracting new tenants as the offices are two-stories without elevators.

While the SAP did not explicitly envision a townhouse community at this site, the plan does permit townhouses in other neighborhoods and recommends increased homeownership opportunities. The project does not provide the retail envisioned by the SAP, but additional residents along the Eisenhower Ave corridor may make retail more attractive for future redevelopments. The proposal also meets other elements of the SAP, including permeable blocks, north-south open space connections to the potential future public park north of the site, and continues the envisioned street

grid by extending Cumberland Street parallel to Eisenhower Avenue and a new north-south public street linking Cumberland to Eisenhower Avenue on the eastern edge of the site.

B. Building Design/Architecture

The applicant is proposing four-story townhouse and back-to-back, multi-unit buildings. The contemporary buildings feature a mix of brick and siding, with two-story bay windows extending from the second to third floors, as shown in Figures 2 and 3, below. Both unit types have front entrances facing public streets or open spaces, with rear garages fronting internal alleys. The townhouse units are 16- or 20-ft. wide, with terraces on their fourth floors and optional cantilevered rear decks on the second floor. The back-to-back units are 24-ft wide and have smaller recessed balconies on the second floors for the front and back units. A vertical wall separates the back-to-back units on each floor, with each unit splitting a portion of the total floor, such that one unit entirely faces the front, and one unit entirely faces the rear. The townhouse and back-to-back units all have three bedrooms.

Figure 2: Townhouse Elevation



Figure 3: Back-to-Back Elevation



C. Special Use Permits

Residential Use on Eisenhower Ave

The applicant is requesting an SUP to permit townhouse and multi-unit residential dwellings within 1,000-ft. of the centerline of Eisenhower Avenue in an OCM (100) zoning district, per § 4-1003(BB.1). Per § 11-504, the City Council may approve the requested SUP if the proposal:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood
2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood
3. Will substantially conform to the master plan

Staff have reviewed the proposed use and site design and do not have any concerns that this development would adversely affect future residents or would be detrimental to the surrounding neighborhood. For the reasons discussed in the preceding SAP section, townhouse and multi-unit residential uses and associated benefits of the project conform substantially with the master plan.

Townhouses on Private Streets

The applicant is proposing townhouse blocks H, I, J, K and G without frontage on a public street, and is requesting a SUP per § 7-1007. The same SUP criteria apply, and staff have found that the proposed central open space that these townhouses front plus the rear alley network provide sufficient access to the site and would not adversely affect future residents and would not be detrimental to the surrounding neighborhood. The building design substantially conforms to the SAP, which requires parking for townhouses to be accessed from rear alleys, and the site layout achieves the permeability and street grid anticipated by the plan.

Minimum Off-Street Parking

The applicant is requesting a reduction in the minimum off-street parking requirement for the back-to-back units. Staff support this reduction as the tandem spaces provided with each back-to-back unit will ensure sufficient on-site parking and will not affect health or safety of future residents, be detrimental to public welfare or property, and will conform substantially to the master plan. Refer to the Parking section for a discussion of this request.

D. Modifications

The applicant has requested several modifications, which staff support as they will help to achieve the higher residential density for the site as envisioned by the SAP given its location on a future transitway and proximity to existing bus and rail transit. Staff have worked with the applicant on each of these modifications to ensure high quality site design suitable for a contemporary townhouse development.

Parking Yard Coverage

The applicant is requesting a modification of § 7-1005, which limits parking areas to no more than 50% of the front, side, or rear yard. The applicant is proposing townhouses and back-to-back units with rear garages accessible from private alleys. To accommodate this design, which the SAP recommends, the applicant needs to exceed this coverage limit. Staff support this modification as

it is necessary for good site design, will not be detrimental to public health or welfare, and still provides for a reasonable amount of landscaping through common open spaces, per § 11-416.

Side Yards and Setback Ratio

The OCM (100) zoning district requires two side yards for multi-unit residential dwellings, which includes the back-to-back units, based on a 1:2 setback ratio and a minimum of 16-ft. The applicant is proposing side yards for the back-to-back units ranging from 1 to 5-ft, necessitating modifications for Buildings A, B, C, D, F, and L. Staff support this modification as the configuration of the back-to-back units is comparable to townhouses, which do not have side yard setback requirements if they are on lots less than 25-ft. wide. The width of each back-to-back unit is 24 to 24.5-ft., which is consistent with the allowance for townhouses, and the proposed layout of the back-to-back units is necessary for good site design, as envisioned by the SAP, will not be detrimental to public health or welfare, and still provides for a reasonable amount of landscaping through common open spaces, per § 11-416.

Rear Yards and Setback Ratio

The OCM (100) zoning district requires a rear yard based on a 1:1 setback ratio and a minimum of 8-ft. for residential uses. Since the applicant is proposing townhouses and back-to-back units with rear garages accessed by private alleys, they are not proposing rear yards greater than 5-ft. Staff support this modification as it necessary for good site design, as envisioned by the SAP, will not be detrimental to public health or welfare, and still provides for a reasonable amount of landscaping through common open spaces, per § 11-416.

Open Space

The applicant is requesting a modification of the usable open space requirement from 35% to 26.6%. Staff support this modification as it is necessary for good site design, will not be detrimental to public health or welfare, and still provides for a reasonable amount of landscaping through common open spaces, per § 11-416. Refer to the Open Space & Amenity Space section for a discussion of the request.

E. Affordable Housing

The applicant has committed to providing a voluntary affordable housing contribution. Per City policy, the redevelopment corresponds to the 2025 Tier I contribution rate of \$3.65 per net square foot, equal to a contribution of \$956,015 based on the preliminary plan set. The voluntary contribution will advance the implementation of the City's Housing Master Plan recommendations, which include supporting downpayment assistance programs for first-time homebuyers and public-private affordable housing partnerships.

F. Green Building and Sustainable Design

The applicant is proposing to meet the City's 2019 Green Building Policy by obtaining the National Green Building Standard's silver level plus required performance points. Dwelling-unit-specific energy models are being completed to ensure each building earns the priority performance points required by the policy. Sustainability features include smart thermostatic controls, solar voltaic renewable energy credits via Dominion Energy's Block Option, low flow plumbing fixtures, ENERGY STAR appliances, and native plantings to minimize irrigation. The applicant

has agreed to recommended conditions that require the residences to be fully electric, including all mechanical systems, and include Level 2 charger-ready parking spaces.

G. Stormwater and Wastewater

Stormwater

The project is within the Cameron Run watershed and the applicant proposes to manage stormwater quantity and quality through a combination of rooftop and street-level bioretention planters and manufactured treatment devices (Stormtech MC-3500 Chamber Systems). The redevelopment will also decrease the impervious area in the site, enabling more stormwater infiltration. The post-development peak runoff rate will decline compared to existing conditions for the 1-, 2-, and 10-year storms. For stormwater quality, the applicant proposes to reduce 1.15 lbs. of phosphorous per year, which exceeds the 0.89 lbs. requirement by over 25%.

Wastewater

Compared to the existing condition, the applicant anticipates that the peak sanitary sewer flow will increase by 71,851 gallons per day (147,800 GPD expected versus 75,949 GPD existing). The project would connect to the existing city sanitary sewer network within Eisenhower Ave. As part of the preliminary plan, the applicant conducted a sanitary sewer adequate outfall analysis per the City's Memo to Industry 06-14, which found, and staff concur, that the existing city sanitary sewers provide adequate sewer capacity to serve the development.

H. Open Space & Amenity Space

The applicant is proposing three primary at-grade open spaces: a central green space surrounded by townhouses, a pocket park in the southeast corner along Eisenhower Avenue and future public street A, and a linear park along the western edge of the site, as shown below in Figure 4. Staff worked with the applicant team to include active recreation elements in these open spaces, including a shade structure in the central open space and play equipment in the open space at the northeast corner of the site. In addition to these at-grade open spaces, the applicant is proposing rooftop terraces on the fourth floor of the townhouses. As shown in Table 3, these open spaces total 26.6% of the site, and the applicant is requesting a modification from the on-site open space requirement. As outlined below, staff support this modification.

Figure 4: Proposed Open Space

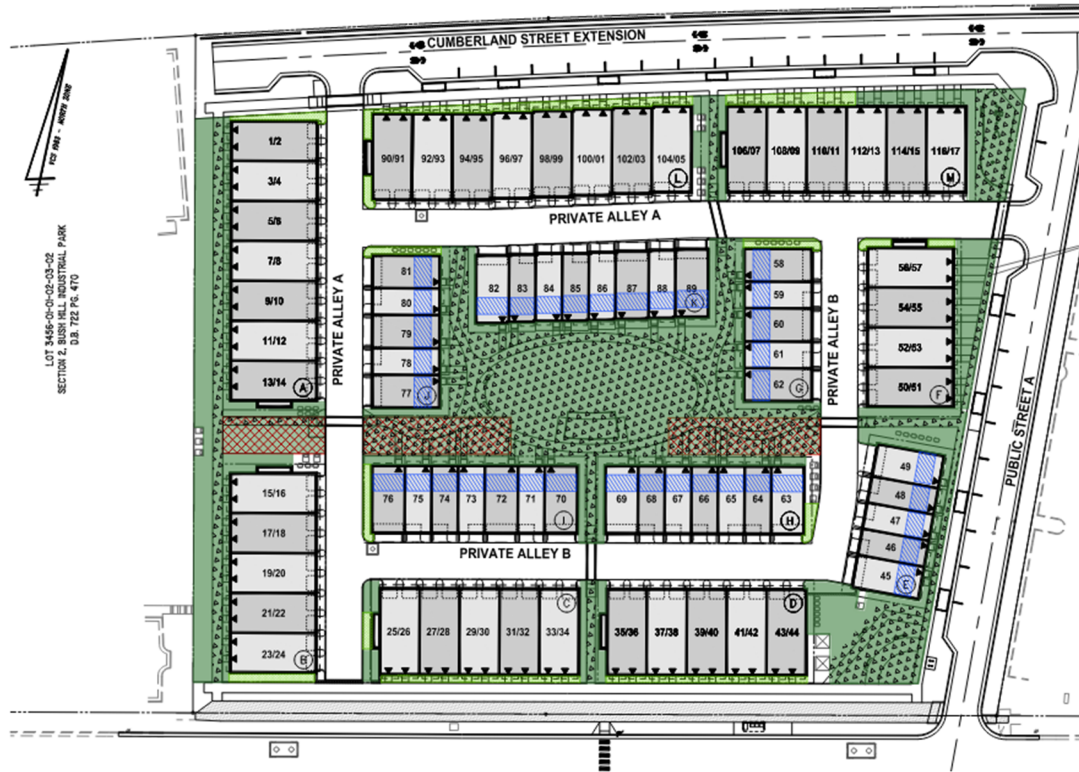


Table 3: Usable Open Space

	SF	% Total
Ground-Level Open Space	37,590	23.0
<i>Publicly accessible</i>	24,477	15.0
<i>Private</i>	13,113	8.0
Rooftop Amenity Space	5,820	3.6
Total	43,410	26.6

The OCM (100) zoning district requires 35% open space for residential use, but the SAP recommends 30% open space with 15% at-grade and publicly accessible. Per § 11-416, the Planning Commission may modify the open space requirement if the Commission determines that the modification is necessary or desirable for good site development, that the site design makes up for the impacts otherwise protected by these regulations for which the modification is sought, that the modification is not detrimental to neighboring property, public health, and welfare; and that the site still provides a reasonable amount of landscaping.

In addition to the areas counted as usable open space per the Zoning Ordinance, the applicant has identified 4,123 sq. ft. of usable site area that is open to the sky, but it is less than the minimum required 8 by 8-ft. Including these areas increases the open space to 29.1%. The applicant has also identified three emergency vehicle easements (EVEs) totaling 5,310 sq. ft. that extend into the central open space and the break between buildings A and B. Although these easements will appear as open space, they do not count per the strict Zoning Ordinance definition. Adding these EVEs would increase the site's open space to 32.4%. While this amount is still less than the OCM (100) requirement, it would exceed the SAP recommendation.

Staff have also compared this open space percentage to the nearby Eisenhower Pointe project, which received a modification to provide 25.7% usable open space. Even excluding the areas identified above, Eisenhower Pointe II would provide more open space than its predecessor project. Staff have worked closely with the applicant to ensure that the site provides north-south connections to the possible future public park on the northern edge of the site, to provide a reasonable buffer and ample walkway on the western property line, a visible publicly accessible pocket park on the southeastern corner, and the central open space. In sum, these open spaces provide a reasonable amount of landscaping and, noting the EVE needs for emergency response access, the design contributes to public health and welfare and is necessary for good site development.

Tree Canopy

The site has 71 trees within the existing parking lot or along the property lines. Based on the limits of disturbance necessary to construct the proposed development, the applicant cannot save any of the existing trees within the site. However, the applicant proposes planting 125 new trees, including 80 within the site (64%) and 45 street trees (36%). Table 4 summarizes the tree preservation and planting. The project will provide 26.1% canopy coverage which exceeds the 25% requirement.

Table 4: Canopy Cover and Tree Preservation

Total Proposed Canopy Cover	26.1%
Preserved Trees	0%
Proposed Trees	26.1%
Existing Trees*	
Preserved Trees	0
Removed Trees	71
Invasive Trees	19
Trees in Poor Condition**	1

*Per the Landscape Guidelines, existing trees included in the tree survey are trees greater than 8” diameter at 4.5’ above ground level at the trunk, at the time of submission.

**Trees in poor condition are trees that have been assigned a condition rating of 50% or below by the consulting arborist.

I. Parking

The applicant proposes to provide garage parking for the townhouses and back-to-back units, with side-by-side spaces in the 20-ft. wide townhouses and tandem spaces in the 16-ft. wide townhouses and all back-to-back units. Since the site is outside of the enhanced transit area, the townhouses have a parking requirement of 0.5 spaces per unit. For the back-to-back units, the base parking requirement is one space/bedroom with additional bedrooms above two used to calculate the maximum parking requirement only. Table 5 details the proposed parking.

Table 5: Off-Street Parking Requirement

	Zoning Ratio¹	Units	Bedrooms (min)²	Min Req Spaces
Townhouse	0.5 / du	37	N/A	19
Back-to-Back	1.00 / bdrm.	N/A	160	160
			Required	179
			Provided³	154

¹ The project is not eligible for any voluntary credits to reduce the off-street parking requirement

² The Zoning Ordinance requires counting the first two bedrooms for each unit. For the maximum parking requirement, the Zoning Ordinance counts all bedrooms.

³ Parking reduction SUP requested. This figure includes the 74 spaces provided with the townhouses and excludes 80 tandem spaces provided with the back-to-back units.

Parking Reduction SUP

Since the back-to-back units are multi-unit residential, per the Zoning Ordinance only one of the two tandem parking spaces count for each back-to-back unit. Including the townhouse parking, the proposal is 25 spaces short to meet the off-street parking requirement and so the applicant is requesting an SUP to reduce this requirement. Staff support this request as the applicant is providing a pair of tandem spaces for each back-to-back unit. These spaces will function like the 16-ft. wide townhouse tandem spaces, with each back-to-back owner having exclusive control over their two tandem spaces.

Bicycle Parking

Per the City's 2024 Bicycle Parking Guidelines, the applicant must provide 3 long-term spaces per 10 units and 1 short-term space per 50 units, totaling 36 and 3 spaces, respectively. The applicant exceeds this requirement with 117 long-term spaces within the garages for each unit and 4 short-term spaces.

J. Transportation and Streetscape

Pedestrian

The applicant will improve the Eisenhower Avenue streetscape per the SAP, including landscaping with street trees, a multi-use trail, and a sidewalk. The applicant also provides two north-south connections, on the western edge and in the middle of the site that extends through the central open space to connect to the proposed Cumberland Street extension. Cumberland Street and the new north-south street will both provide sidewalks with landscape strips and street trees. Staff have proposed a condition, and the applicant has agreed, to widen the sidewalk on the western edge of the site to 8-ft. to provide a clear public route to the future park space to the north of the site.

Transit

Consistent with staff recommendations, the applicant proposes relocating the bus stop adjacent to the site (stop ID: 4000804) west of the proposed north-south street to serve the future residents and will provide a bus shelter.

Traffic

By extending Cumberland Street and providing a new north-south public street, the applicant continues to build out the street grid that the Eisenhower West SAP envisions and that adjacent projects at Eisenhower Pointe (DSUP2020-10035) and 5001 Eisenhower/Victory Center (DSUP2023-10019) are also providing. The applicant's transportation consultant provided a trip generation memorandum, which estimates that the proposed residential use will have over 350 fewer daily vehicle trips compared to the current commercial use. Staff concurred with this analysis, which did not trigger a full multimodal transportation study.

K. School Impacts

The applicant proposes constructing 37 townhouses and 80 back-to-back units, which staff have classified as midrise apartments/condos for the purpose of estimating the number of students that this project would generate. Per Table 6, these 117 units would generate 8 students. The project is in the Samuel Tucker, Francis Hammond, and Alexandria City High School attendance areas. Staff have coordinated with Alexandria City Public Schools to account for this project in their school enrollment forecasts.

Table 6: Student Generation Rate

Type of Unit	Old properties (more than 30 yrs old) Per housing unit	New properties (built within previous 30 yrs) Per housing unit
Single-Family Detached	0.27	0.18
Townhouse/Duplex	0.15	0.12
Low-Rise Apt./Condo	0.34	0.07
Midrise Apt./Condo	0.18	0.04
Highrise Apt./Condo	0.15	0.03
Public Housing*	0.92	0.76
Other Income-Restricted Housing**	0.54	0.60

*ARHA Housing units include public housing, LIHTC supported units, HAP contracts, and other models of affordable housing, all included in City Council’s Resolution 2876 affirming the City’s commitment for no net loss of public housing units, adopted in 2019. These properties exclude senior housing properties.

**The Other Income-Restricted Housing category includes properties in which most of the units are income-restricted. These properties exclude senior housing properties.

V. CONCLUSION

Staff recommend approval of the Development Special Use Permit and associated Special Use Permits subject to compliance with all applicable codes and the recommended conditions included in this report.

Staff: Robert M. Kerns, AICP, Division Chief, Development
 Maya Contreras, Principal Planner
 Jared Alves, AICP, Urban Planner

VI. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated January 22, 2026, and comply with the following conditions of approval.

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Submit the plats and associated deeds for all applicable subdivisions, dedications, easements, and easement vacations identified in the Preliminary Plan dated January 22, 2026. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. Provide proof of recordation with the first application for a building permit. (P&Z) (T&ES) *, **
 - a. Provide public easements to the satisfaction of the Directors of P&Z and T&ES. Easements shall be consistent with the preliminary subdivision plat
 - i. Extend the public access easement to encompass the entire linear open space on the western edge of the site between proposed Lots 538-539 and 4875 Eisenhower Avenue.
 - b. With the deed of subdivision, include this language: Owner, on behalf of itself and its successors and assigns, hereby covenants to the City that the existing buildings shall be demolished before either of the following may occur: (a) City approval of any permits to construct any new buildings or structures on the property, or (b) sale of the subdivided lots to individual owners. This covenant shall expire when the subdivided lots are consolidated, or the existing buildings are demolished. Master building permits may be submitted and approved prior to demolition.
4. Copies of the recorded deeds of vacation of those private easements (including VEPCO, for instance) that are located within the public ROW shall be provided to city as evidence of their vacation prior to performance Bond Release. (T&ES) *****

5. Emergency Vehicle Easement(s) (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)
6. Make all fee simple conveyances to the City with General Warranty of title (unless not available) or provide the current ALTA survey and Title Report that includes the areas to be dedicated to City. Include the City as an authorized user of the ALTA survey for any purposes that the City deems necessary, including obtaining title insurance. Submit the ALTA survey and Title Report for review prior to approval of subdivision plat and deed by City. (T&ES) *
7. Property rights to be conveyed by easement to the City may instead be conveyed by dedication (fee simple) to the City subject to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)
8. Show site utilities compatibly with other conditions on the site plan to the satisfaction of the Directors of P&Z, T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *
 - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
9. Provide a lighting plan prior to Final Site Plan release, unless otherwise identified below, to verify that lighting meets the City's Design and Construction Standards. The plan shall be to the satisfaction of the Directors of P&Z, T&ES, Code, and the Climate Action Officer of OCA and shall include: (P&Z) (T&ES) (OCA) (Code) *
 - a. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
 - b. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - c. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
10. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg or greater format that adheres to the National CAD Standards prior to Final Site Plan

release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. If proposing a subdivision, include the existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footage. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) *

A. BUILDING

11. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, (7) fire protection system requirements, and (8) accessible routes. (P&Z) (Code) *
12. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be generally consistent with the elevations dated January 22, 2026, and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) (OCA) *
 - a. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
 - b. The underside of all balconies shall be finished and present a visually cohesive appearance.
 - c. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression. Roof surfaces must be light-colored.
 - d. The recessed or projecting depth of brick rustication, where applicable, must be a minimum of 1/2 an inch.
 - e. Where plane changes in facades are proposed, they shall generally not be less than two feet.
 - f. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.
13. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *

- a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at $\frac{1}{4}'' = 1'-0''$ scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
 - c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
14. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission. (P&Z) (Code)
- a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling). *
 - i. Window sizes and types.
 - ii. Window mullion dimensions and projection in front of face of glass.
 - iii. Window frame, sash, and mullion materials.
 - b. Before ordering final building materials, provide a materials board that includes all proposed materials and finishes prior to Final Site Plan release. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ***
 - c. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights.
 - d. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z. *
 - e. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the Final Site Plan. *
 - f. An on-site mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **

- g. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy.

B. OPEN SPACE/LANDSCAPING

- 15. Provide these modifications to the landscape plan and supporting drawings with the Final Site Plan: (P&Z) *
 - a. Widen the north-south sidewalk on the western edge of the site between Lots 538-539 and 4875 Eisenhower Avenue to 8-ft.
- 16. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. (P&Z) (T&ES) *
- 17. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. The design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *
- 18. Post sign(s) stating that open space public access easements are open to the public, noting any operating hours, other restrictions, and contact information to facilitate reporting of issues. Show the sign locations and design on the Final Site Plan and install the signs prior to the issuance of the first Certificate of Occupancy. (P&Z) *, ***
- 19. All publicly accessible open spaces shall be maintained and managed by the applicant/owner or its successors consistent with the Level 2 conditions of the APPA Grounds Standards and other applicable City standards. Maintenance shall include the life cycle replacement of materials and components depicted in the landscape design. (P&Z) *

C. TREE PROTECTION AND PRESERVATION

- 20. Provide a Tree and Vegetation Protection Plan, if applicable, per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. When the Applicant is responsible for the protection and preservation of City-owned trees (within right-of-way, park, etc.), the applicant shall provide signage indicating that the trees are under private management and maintenance for the period of construction and maintenance bond. (P&Z) *

D. ARCHAEOLOGY

21. Call Alexandria Archaeology immediately at 703.746.4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
22. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

E. PEDESTRIAN/STREETSCAPE

23. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) *, ***
 - a. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet and 12 feet unobstructed for the shared-use path, or as otherwise depicted on the preliminary plan.
 - b. Sidewalks must comply with the City's Green Streets and Sidewalks guidance.
24. Provide sidewalks, crosswalks, and curb ramps per the City's Memo to Industry 23-01, Design and Construction Standards, the City's Complete Streets Design Guidelines, and these requirements: (P&Z) (T&ES) *, ***
 - a. Sidewalks shall be flush across all driveway crossings.

F. PARKING / CURB MANAGEMENT

25. Provide a Parking Management Plan with the Final Site Plan submission that complies with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. (P&Z) (T&ES) *
26. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes after Signature Set approval. (P&Z) (T&ES) *
27. Provide bicycle parking per current Bicycle Parking Standards, available at: www.alexandriava.gov/bicycleparking. Provide one additional rack for the plaza near Public Alley "A" and Private Street "A." (T&ES) *, ***

- a. Include details on the locations and types of bicycle parking prior to Final Site Plan release. Install bicycle parking prior to the issuance of the first Certificate of Occupancy.
28. Provide two empty slots in the electrical panel for the future Level 2 charging and pull wire ready conduit from the electrical panel to the garaged parking spaces. Install and label the conduit outlet in each garage prior to receiving the Certificate of Occupancy. (OCA) ***

G. SUSTAINABILITY

29. The project shall comply with the requirements of the City of Alexandria Green Building Policy that is in effect at the time of DSUP submittal. (2019 Green Building Policy) (OCA) *, **, ***, ****
30. The applicant shall provide these items to comply with the Green Building Policy at Final Site Plan: (OCA) *
- a. Evidence of the project's registration with LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. A copy of the draft certification scorecard which indicates the project will meet the required performance points as outlined in the Green Building Policy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
31. The applicant shall provide these items to comply with the Green Building Policy with the Building Permit: (OCA) **
- a. An updated copy of the draft certification scorecard/checklist prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. Energy use reduction, water efficiency, and indoor environmental quality documentation for the priority performance points in the Green Building Policy prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
32. The applicant shall provide these items to comply with the Green Building Policy at with requests for Certificates of Occupancy: (OCA) ***
- a. Evidence that design phase credits (for the certifying party) have been submitted by Temporary Certificate of Occupancy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. Evidence showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for Design Phase credits for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

- c. If the project fails to achieve the required certification level and priority performance points, then demonstrate a good faith, reasonable, and documented effort to achieve the certification level to the satisfaction of the Climate Action Officer.
33. The applicant shall provide the following to comply with the Green Building Policy at Release of Performance Bond: (OCA) ****
- a. Documentation of applicable green building certification showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for LEED, Green Globes, EarthCraft, NGBS, or equivalent unless the good faith exemption has been satisfied pursuant to Condition 32(c) above.
34. Demonstrate that the roof(s) are solar ready by providing the necessary conduit and available electrical panel area to enable future solar panel installation, on the Building Permit. (OCA) **
35. At the Final Site Plan, demonstrate that the buildings will be fully electric including all mechanical systems. For limited accessory elements, if using gas, food and beverage uses in retail spaces and outdoor grills, must be controlled with occupancy sensors, timers not to exceed two hours, or other technology to prevent the accessory element from using natural gas when not being used by an occupant of the building. (OCA) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

36. Create an enhanced shared drive aisle condition for rear loaded townhouses to the satisfaction of the Directors of P&Z and T&ES, by using materials such as: (P&Z) (T&ES)
- a. Decorative concrete, pavers, or other quality materials and/or enhanced landscaping (excluding asphalt).
 - b. Integrate all service pedestals and transformers for the dry utilities into the building design and/or screen these utilities.
37. Repair any of the City's existing public infrastructure that construction damages per the most recent version of the T&ES Design and Construction Standards Memo to Industry 23-01, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****
38. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets, prior to the issuance of the first Certificate of Occupancy. (T&ES) ***

39. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) ****
40. Provide the shared use path along the site's frontage with Eisenhower Avenue generally consistent with the City's Alexandria Mobility Plan, the City's Complete Streets Design Guidelines, to the satisfaction of the Director of T&ES. All proposed bicycle facilities shall be shown on the first final site plan and installed prior to the Performance Bond release (T&ES) *, ****
 - a. All bicycle infrastructure, including, but not limited to, pavement markings, hardscape, and signage, shall be installed in accordance with the latest editions of City's Complete Streets Design Guidelines, the National Association of City Transportation Officials' Urban Bikeway Design Guide, and the AASHTO Guide for the Development of Bicycle Facilities.
 - b. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO, NACTO, and MUTCD. For the shared-use path, use signs consistent with the City's Wayfinding Program.
41. Provide these construction and maintenance details for non-standard emergency vehicle easement within the site's open spaces prior to Final Site Plan release subject to the satisfaction of the Director of T&ES. (T&ES) *
 - a. Prioritize the selection of ground stabilized, permeable materials to the greatest extent possible.
 - b. Show any non-standard materials in the site plan and landscape plan sheets.
 - c. Confirm that the landing will not compromise any existing underground utilities.
 - d. Manufacturer's data sheets and specifications with engineering details describing the materials, installation method, loading capabilities (minimum 80,000 lbs.), and maintenance requirements.
 - e. A maintenance agreement with the association(s) responsible for maintaining the landing.
42. Obtain approval for street naming cases for all types listed below prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *
 - a. New public streets.
 - b. Open spaces when residences have front doors that face them.
 - c. Drive aisles when residences have front doors that face open spaces.

43. Finalize street names and addresses for mail delivery (addressed per the front door), for townhouse utility closets, and, for emergency services (addressed per street access), prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

B. TRANSPORTATION MANAGEMENT PLAN

44. Contribute to the Citywide Transportation Management Plan (TMP) at the rate specified by the current TMP policy. Unless the upfront payment or partial upfront payment option is chosen as described below, payments are due once per year no later than September 30 for 30 years with rates adjusted annually for inflation based on the April-to-March Consumer Price Index change reported by the Bureau of Labor Statistics. (T&ES) ***
 - a. Projects that obtain their first Certificate of Occupancy prior to July 1 will have their first year of assessment in the current calendar year. Projects that obtain their first Certificate of Occupancy on July 1 or later will have their first year of assessment in the next calendar year. ***
 - b. A development may receive a 35% discount for paying the entire 30-year amount (unadjusted for inflation) prior to receipt of the first Certificate of Occupancy. Under this option, no further TMP payments are required. ***
 - c. A development may receive a 25% discount for paying one quarter of the entire 30-year amount (unadjusted for inflation) before receipt of the final Certificate of Occupancy and five standard subsequent payments over the next five years. The five annual payments will be made no later than September 30 each year. After these payments are made, no further TMP payments are required. ***
45. The applicant/owner may request permission to manage its own TMP fund subject to the approval of the Director of T&ES. The property must have achieved specific single occupancy vehicle targets for at least three years in a row, as specified in the current TMP policy, and have provided the City with detailed information about how the applicant/owner will manage the TMP for the development. Development would retain the annual TMP contributions and must spend it exclusively on transportation-related activities approved by the Director of T&ES or designee. (T&ES)
46. Designate an on-site TMP Coordinator prior to the issuance of the first Certificate of Occupancy. Provide the name, address, email, and telephone number of the coordinator to the City's Mobility Services Division, updating this information annually or as needed. This person will be the City's point of contact for the development and will be responsible for paying invoices and coordinating with staff on TMP-related activities as needed. (T&ES) ***

C. BUS STOPS AND BUS SHELTERS

47. Show all existing and proposed transit stops and improvements on the Final Site Plan. All proposed facilities shall be ADA compliant and shall comply with the City's most current Transportation Planning Administrative Guidelines. The final bus shelter and bus stop bench design (if required) shall meet City standards to the satisfaction of the Director of T&ES, available at: www.alexandriava.gov/6548. Bus shelters require a building permit. (T&ES) (Code) *
48. The applicant shall relocate the existing bus stop located at 4701 Eisenhower Avenue (Stop ID #4000804) to the curbside area approximately ~ 150 ft west of the intersection of the proposed public street "A" and Eisenhower Avenue. The final location shall be coordinated with and approved by DASH and the Director of T&ES
 - a. At the relocated bus stop location, the Applicant shall design and construct a concrete boarding and alighting pad measuring a minimum of 35 ft width by 8 ft depth to accommodate all door boarding and alighting. The relocation shall conform to the WMATA Guidelines for the Design and Placement of bus stops as depicted on the preliminary site plan.
 - b. The applicant shall also provide and install a City-standard bus stop shelter at the relocated bus stop location. The placement of the shelter shall not obstruct or encroach upon the required ADA boarding area (5ft by 8ft) and shall be coordinated with and approved by DASH and the Director of T&ES.
49. Any street trees located near bus stops should use the following guidelines to avoid conflicts with buses serving bus stops and other vehicles per the City's Landscape Guidelines, specifically: (P&Z) (T&ES) *
 - a. No trees should be planted within three feet of the curb line and within 10-ft. of the pad for a bus stop.
 - b. Ensure vertical clearance of at least 15-ft to the tree canopy and prune branches out of the vehicle lanes as well as the bus stop zone which shall include the bus stop no parking zone.

III. PUBLIC WORKS

A. UTILITIES

50. If the applicant does not have a franchise agreement with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
51. Underground all overhead power and communication lines fronting the development prior to the Performance Bond release. (T&ES) ****

52. Do not locate transformers and switch gears in the public right-of-way. (T&ES)
53. The City shall own and maintain all new fire hydrants on public streets. The applicant or their representative shall own, inspect, test, and maintain all hydrants on private streets. Install hydrants prior to issuance of the first Certificate of Occupancy. (T&ES) ***

B. SOLID WASTE

54. Meet all the minimum street standards for the City to provide solid waste collection service per City Code Title 5, Chapter 1 (Solid Waste Control). Collection vehicles must be able to pick up solid waste without backing up. Store containers inside the units or within an enclosure that completely screens them from view. (T&ES)
55. Obtain approval from the Director of T&ES to opt-out of the City approved trash and recycling collection to allow for privately contracted collection. The point of collection shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic, or pedestrians. All trash collectors for the project site must take their trash to the Alexandria/Arlington waste-to-energy facility (T&ES)
56. Place all trash and recycling with lids closed at the official set-out location(s) as approved by the Director of T&ES. (T&ES)

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

57. The City of Alexandria's stormwater management regulations for water quality are: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. Treat the Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area, in a Best Management Practice (BMP) facility. (T&ES) *
58. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *

59. Design all stormwater (BMPs to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *
60. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *
61. All BMP's must be accessible for regular maintenance and inspections. The final building design must include access points and maintenance accessibility for the BMPs as applicable. (T&ES) (OCA)
62. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by the City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) ****
63. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are: (T&ES) ****
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized.
64. Submit the stormwater quality BMP and/or Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
65. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/or owner, the applicant shall: (T&ES) ****

- a. Execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA, master association, and/or owner.
 - b. Include a copy of the contract in the BMP Operation and Maintenance Manual.
 - c. Submit a copy of the maintenance contract to T&ES prior to Performance Bond release.
66. Provide the Homeowner's Association (HOA), and/or master association, with an Owner's Operation and Maintenance Manual for all on site BMPs. The manual shall include at a minimum: (T&ES)
- a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including any mechanical or electrical equipment,
 - d. Manufacturer contact names and phone numbers,
 - e. A copy of the executed maintenance service contract, and
 - f. A copy of the maintenance agreement with the City.
67. Provide each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA), and/or master association, with respect to maintenance requirements. Upon activation of the HOA, the applicant shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES)
68. The applicant/owner shall install stormwater BMPs. The applicant/owner will maintain the BMPs located on private property and the City will maintain the BMPs located on public property. The applicant/owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all BMPs on the project. The manual shall include at a minimum: (T&ES) ****
- a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names, and phone numbers, and
 - d. A copy of the executed maintenance service contract.
69. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****

70. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not affected adversely by construction operations prior to Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, describe the maintenance measures performed. (T&ES) ****

B. WATERSHED, WETLANDS, & RPAs

71. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
72. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
73. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site): (T&ES)
 - a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
 - b. Highly erodible and highly permeable soils,
 - c. Steep slopes greater than 15 percent in grade,
 - d. Known areas of contamination; springs, seeps, or related features, and
 - e. A listing of all wetlands permits required by law.
74. Prepare a Water Quality Impact Assessment per Article XIII of the Zoning Ordinance to the satisfaction of the Director of T&ES. (T&ES) *
75. Prepare a Stormwater Pollution Prevention Plan with enhanced protective measures from site sources to the proximity of the RPA(s) to the project. (T&ES) *

C. CONTAMINATED LAND

76. Indicate on the site plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
77. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no

construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *

- a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. A Risk Assessment indicating any risks associated with the contamination.
 - c. A Remediation Plan detailing any contaminated soil and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Describe the environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
78. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Development Site Inspector and Office of Environmental Quality and the Fire Marshall’s Office immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. Include the preceding text as a note on the Final Site Plan. (T&ES) (Code) (Fire) *
79. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such

measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. If a vapor barrier and ventilation system is required, the schematic shall be signed by a professional engineer and included in the Final Site Plan. (T&ES) (Code) *

80. If a Soils Management Plan is required by the Site Characterization report, then the plan shall be included in the Final Site Plan. (T&ES) *

D. SOILS

81. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

E. NOISE

82. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release. (T&ES) *
83. If the noise study identified noise impacted areas, conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. Submit the building shell analysis and the noise commitment letter for review and approval prior to Final Site Plan release. (P&Z) (T&ES) *
84. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked, including construction vehicles, per 9 VAC 5-40-5670 of the Virginia State Code. (T&ES)

F. AIR POLLUTION

85. Control odors and any other air pollution sources resulting from construction operations at the site and prevent them from leaving the property to the greatest extent possible or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)

V. CONSTRUCTION MANAGEMENT

86. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
 - a. Do not remove streetlights without authorization from the City of Alexandria,

- b. If streetlights are to be removed from the public right-of-way, then provide temporary lights until the installation and commissioning of new lights, *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *
 - g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
 - i. Post copies of the plan in the construction trailer and give it to each subcontractor before they start work. ***
87. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall: (P&Z) (T&ES) *
- a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction worker parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected.

88. In the construction management plan, include chapters on: (T&ES) *
- a. **Maintaining pedestrian access.** Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry 04-18 or to the satisfaction of the Director of T&ES throughout the construction of the project.
 - b. **Maintaining access to transit stops.** Stops shall remain open to the extent feasible for the duration of construction. If construction requires closing a stop at Stop ID: 4000804, then install a temporary ADA accessible stop. Coordinate with the T&ES Transportation Planning Division at 703.746.4088 as well as the transit agency serving the stop. Install signs noting the closure and the location of the temporary stop prior to ending service at the current stop.
 - c. **Waste control program.** This program shall control waste (e.g., discarded building materials, concrete truck washout, chemicals, litter or trash, sanitary waste) and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment. Dispose of all waste offsite per all applicable federal, state, and local laws. Provide documentation as required per the City's Green Building Policy and conditions therein.
89. Conduct these pre-construction meetings: (P&Z) (T&ES) (Code) *, **
- a. Walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection and Code Administration staff to document existing conditions prior to Final Site Plan release.
 - b. An in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any building or grading permits are issued.
 - c. An in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work.
90. Identify these individuals prior to Final Site Plan release: (P&Z) (T&ES) *
- a. Certified Land Disturber (CLD) in a letter to the Division Chief of Permits & Inspections prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets. If the CLD changes during the project, then note the change in a letter to the Division Chief.

- b. Community liaison for the duration of the project. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes.
91. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches the proposed finished grade. Ensure the wall check shows: (P&Z) **
 - a. Key dimensions of the building as shown on the approved Final Site Plan,
 - b. Key dimensions from the future face of finished wall above to the property line and any adjacent structures on the property,
 - c. Extent of any below-grade structures,
 - d. Foundation wall in place, and
 - e. Future face of finished wall above.
92. Submit a stamped electronic copy of an as-built development site plan survey, per the *As-Built Development Site Plan Survey Checklist* prior to applying for a Certificate of Occupancy permit. A registered architect, engineer, or surveyor shall prepare the as-built plan. (P&Z) (T&ES) ***
93. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) ****

VI. CONTRIBUTIONS

94. Contribute \$20,000 to the City prior to the Final Site Plan release for a Capital Bikeshare Station, for additional bicycles, and/or systems operations. Make all payments to the City of Alexandria and submit them to the Department of Transportation & Environmental Services with a cover letter to include the project name, case number, and explanation of the contribution amount in the payment submittal. (T&ES) *
95. Contribute \$956,015 to the City's Housing Trust Fund prior to receipt of a Certificate of Occupancy. Make all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the

project name, case number, and explanation of the contribution amount, if phased. (Housing) ***

96. Pursuant to the Eisenhower West/Landmark Van Dorn Implementation Developer Contributions Policy, a contribution is required to the Eisenhower West/Landmark Van Dorn Implementation Fund:
 - a. \$3.28 2026\$ (Catalyst) per gross square foot of new development, excluding parking square footage and square footage achieved through the application of Zoning Ordinance § 7-700.
 - i. In-kind contributions are preferred.
 - b. Contribution rates are subject to an annual escalation clause equivalent to the CPIU for the Washington Metro area. Contribution rates will be recalculated in January of each year. The final contribution amount shall be calculated and verified by the Department of Planning and Zoning at the time of the Certificate of Occupancy. Payments shall be made prior to the release of the first certificate of occupancy. (P&Z) ***

VII. PUBLIC ART

97. Work with City Staff to incorporate on-site public art elements or provide an equivalent monetary contribution for public art within the Small Area Plan per the City's Public Art Policy, adopted December 13, 2014, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)
98. Identify the location, type, and goals for public art in the Final Site Plan. Select the artist, finalize locations and medium, and provide a schedule for the art installation prior to Final Site Plan release. (P&Z) (RP&CA) *
99. Install the art prior to issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (P&Z) (RP&CA) ***
100. The in-lieu contribution shall be \$0.30 per gross square foot, with a maximum contribution of \$75,000 prior to issuance of the first Certificate of Occupancy. On-site public art shall be of equivalent value to the contribution. (P&Z) (RP&CA) ***

VIII. DISCLOSURE REQUIREMENTS

101. Submit all condominium association covenants for review and approval by the Director of P&Z and the City Attorney prior to applying for the first Certificate of Occupancy. Include the conditions listed below in a dedicated section of the association covenants. The language shall establish and state that these conditions cannot be changed except by an

amendment to this DSUP approved by the City Council. (P&Z) (T&ES)
(City Attorney) ***

- a. The principal use of parking spaces shall be for passenger vehicles garaged at the address; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
- b. All landscaping and open space areas within the development shall be maintained by the Condominium/Homeowner’s Association.
- c. Obtain approval for any exterior building improvements or changes from the City, as determined by the Director of P&Z.
- d. Develop a noise control by-law to control noise levels in the development and resolve noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
- e. Inspect and maintain stormwater facility BMPs to ensure proper functioning.

102. Disclose to potential buyers the items listed below to the satisfaction of the Director of P&Z and the City Attorney: (P&Z) (T&ES) (City Attorney)

- a. Heavy industrial uses, the City Waste-To-Energy Plant, the Police Firing Range, Metrorail tracks, and other railway operations are within the immediate vicinity of the project, are permitted to continue indefinitely, and will generate truck traffic, including empty garbage trucks emanating odors, on the public streets surrounding the project.
- b. Eisenhower Avenue is a major arterial and future traffic is expected to increase significantly as development along Eisenhower Avenue continues.

Asterisks denote:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to the release of the building permit
- *** Condition must be fulfilled prior to the issuance of the Certificate of Occupancy
- **** Condition must be fulfilled prior to release of the bond

Attachment B: Townhouse Elevations



RUST ORLING ARCHITECTURE
1215 CAMDEN STREET
ALEXANDRIA, VA 22304
P: 703.836.3355
A: 703.836.3355
WWW.RUSTORLING.COM

**EISENHOWER POINTE PHASE II
TOWNHOUSE DEVELOPMENT
ALEXANDRIA, VIRGINIA**

25.006

REVISIONS	
DATE	DESCRIPTION

COMPLETENESS
12.12.2025

TOWNHOUSE
BUILDING "E"
ELEVATIONS

SHEET NO.
A021



SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"

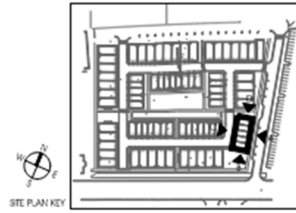


FRONT ELEVATION
1/8" = 1'-0"

B

A

NOTE: THESE DRAWINGS AND IMAGES ARE CONCEPTUAL AND ARE INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDING, QUALITY OF CONSTRUCTION AND QUALITY OF MATERIALS. THESE DRAWINGS AND IMAGES ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT OF SPECIFIC DIMENSIONS OR BUILDING ELEMENTS, INCLUDING, BUT NOT LIMITED TO, THE ROOF LINE AND THE NUMBER & PLACEMENT OF WINDOWS, WALLS, VENTS AND DOORS. FINAL DESIGN INCLUDING COLOR SELECTIONS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.



APPROVED
SPECIAL USE PERMIT NO. _____
BY: _____
DATE: _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLANNING



RUST ORLING
ARCHITECTURAL
1215 CANTON STREET
ALEXANDRIA, VA 22314
TEL: 703.836.3355
OFFICE: 703.836.3355
WWW.RUSTORLING.COM

**EISENHOWER POINTE PHASE II
TOWNHOUSE DEVELOPMENT
ALEXANDRIA, VIRGINIA**

25.006

REVISIONS	
DATE	DESCRIPTION

COMPLETENESS
12.12.2025

TOWNHOUSE
BUILDING "K"
ELEVATIONS

SHEET NO.
A022



REAR ELEVATION
1/8" = 1'-0"

ⓐ



SIDE ELEVATION
1/8" = 1'-0"

ⓑ



FRONT ELEVATION
1/8" = 1'-0"

ⓐ



APPROVED	
SPECIAL USE PERMITS NO.	
DEPARTMENT OF PLANNING AND ZONING	
SITE PLAN NO.	

NOTE: THESE DRAWINGS AND IMAGES ARE CONCEPTUAL AND ARE INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDING, QUALITY OF CONSTRUCTION AND QUALITY OF MATERIALS. THESE DRAWINGS AND IMAGES ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT OF SPECIFIC DIMENSIONS OR BUILDING ELEMENTS, INCLUDING, BUT NOT LIMITED TO, THE ROOF LINE AND THE NUMBER & PLACEMENT OF WINDOWS, MILLIONS, VENTS AND DOORS. FINAL DESIGN INCLUDING COLOR SELECTIONS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.

Attachment C: Back-to-Back Elevations



RUST ORLING
ARCHITECTURE

1215 CARRINGTON STREET
ALEXANDRIA, VA 22304

P: 703.638.3005
A: rust@rustorling.com
www.rustorling.com

**EISENHOWER POINTE PHASE II
TOWNHOUSE DEVELOPMENT
ALEXANDRIA, VIRGINIA**

25.006

REVISIONS	
DATE	DESCRIPTION

COMPLETENESS
12.12.2025

BACK-TO-BACK
BUILDING "C"
ELEVATIONS

SHEET NO.
A023



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # CDSP2025-00008 **Project Name:** Eisenhower Pointe Phase 2

PROPERTY LOCATION: 4701-4801 Eisenhower Ave.

TAX MAP REFERENCE: 069.01-01-01 and 068.04-01-03 **ZONE:** OCM-100

APPLICANT:

Name: Tri Pointe Homes DC Metro, Inc

Address: [REDACTED]

PROPERTY OWNER:

Name: ICOV II EISENHOWER OWNER LLC

Address: [REDACTED]

SUMMARY OF PROPOSAL The Applicant is seeking approval of a development special use permit with site plan to construct 37 townhomes and 80 back-to-back units with an accompanying subdivision for the fee simple townhouses.

MODIFICATIONS REQUESTED Modification of Open Space Requirement due to difference between zoning ordinance and small area plan, Modification of rear yard setback and Modification to permit parking over more than 50% of the required yards.

SUP's REQUESTED SUP for residential use within 1000 feet of Eisenhower Ave., SUP for fee simple townhouses without frontage on a public street, and a technical parking reduction to count tandem spaces in certain garages in the plan.

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

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

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

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

Mary Catherine Gibbs
Signature

[REDACTED]

[REDACTED]

Mailing/Street Address

Telephone # Fax #

[REDACTED]

[REDACTED]

City and State Zip Code

Email address

12/12/2025

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY	
Application Received: _____	Received Plans for Completeness: _____
Fee Paid and Date: _____	Received Plans for Preliminary: _____
ACTION - PLANNING COMMISSION: _____	
ACTION - CITY COUNCIL: _____	

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 Lessee or Other: _____ of the subject property.

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

See attached ownership and disclosure form.

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

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Tri Pointe Homes DC Metro, Inc.		
2. Tri Pointe Holdings, Inc.		100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4701-4801 Eisenhower Ave. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ICOV II EISENHOWER OWNER LLC		100% of Property
2. Island Club Orlando Ventures II-A, LLC		100% of Entity
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Tri Pointe Homes DC Metro, Inc.	None	None
2. Tri Pointe Holdings, Inc.	None	None
3. ICOV II EISENHOWER OWNER LLC	None	None
4. Island Club Orlando Ventures II-A, LLC	None	None

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.

12/12/2025
Date

Mary Catherine Gibbs
Printed Name


Signature

*

- 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.)

Tri Pointe Homes DC Metro, Inc. is proposing the redevelopment of the site located at 4701–4801 Eisenhower Avenue, replacing an existing two-story office complex with a vibrant new residential community. The property, situated immediately east of the Commonwealth One Federal Credit Union Building, is zoned OCM-100, which permits residential development of this nature. The project is designed to align with the Eisenhower West Small Area Plan (EWSAP) and will contribute to the transformation of the corridor into a more livable, connected neighborhood.

The proposed development includes 37 townhomes and 80 back-to-back units, offering a mix of housing options to meet diverse community needs. Approximately 24% of the site will be dedicated to open space at ground level, with an additional 4% provided on rooftops, creating opportunities for outdoor recreation and gathering. The plan also introduces a new street grid consistent with EWSAP, featuring the extension of Cumberland Street (East/West) and a new North/South street, enhancing connectivity and walkability. A new public open space will be located at the intersection of Eisenhower Avenue and the new North/South street (Public Street A), serving as a focal point for community interaction.

Parking will be accommodated through two spaces per unit in attached garages, supplemented by new on-street parking. The design emphasizes accessibility and integration with surrounding infrastructure, while reducing vehicular impact: traffic analysis indicates a net decrease in vehicular trips compared to the existing use, eliminating the need for a multimodal transportation study.

This redevelopment represents a significant step toward revitalizing Eisenhower Avenue, creating a thoughtfully designed residential community that prioritizes open space, connectivity, and sustainable growth.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

24 hours a day, 7 days a week.

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

NA

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
NA			

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Typical levels of noise from a residential development of this size.

B. How will the noise from patrons be controlled?

NA

7. Describe any potential odors emanating from the proposed use and plans to control them:

NA

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 type from a residential development of this size.

B. How much trash and garbage will be generated by the use?

Typical amount from a residential development of this size.

C. How often will trash be collected?

Once a week by a private collection service.

D. How will you prevent littering on the property, streets and nearby properties?

HOA/Condo association will maintain the common areas/open spaces with a requisite maintenance company.

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?

Yes. No.

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

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

This is a new residential development that will provide the standard safety provisions in each of the homes.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide 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?

160 Required, 154 provided (not including 25 new on street spaces on the new public streets.)

B. How many parking spaces of each type are provided for the proposed use:

154 Standard spaces

80 Compact spaces Not Counted Toward total parking provided because they are tandem in the Back to Back units, hence the technical parking reduction.

 Handicapped accessible spaces

 Other

- 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 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.

- 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? 0
- B. How many loading spaces are available for the use? 0
- C. Where are off-street loading facilities located? NA
- D. During what hours of the day do you expect loading/unloading operations to occur?
NA
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
NA

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?

Street access is adequate, and a pedestrian refuge zone is proposed in the median of Eisenhower as requested by Staff.



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

2. Provide a statement of justification for the proposed parking reduction.

3. Why is it not feasible to provide the required parking?

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. _____ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a *Parking Management Plan* which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

Green Building Narrative

Eisenhower Phase II by Tri Pointe Homes

General Approach

The 2020 National Green Building Standard (NGBS; ICC-700), verified at the Silver level with sufficient Performance Points achieved per the 2019 City of Alexandria Green Building Policy, is proposed for green building compliance.

Energy

- Dwelling-unit-specific energy models are being completed to ensure all involved building components contribute to achieving sufficient Performance Points for project energy use. These incorporate passive solar heating design elements by including in energy calculations all orientations, areas, and solar heat gain coefficients (SHGC's) of exterior fenestrations.
- Smart thermostatic controls optimize energy consumption and occupant comfort.
- Passive cooling during cooling-dominant seasons is assessed on account of trees planted to provide natural shading over community life cycle.
- Plantings will also serve as vegetative wind breaks, enhancing the units' Shelter Class, already contributing to energy efficiency on account of relative development density.
- This residential development does not utilize mass assemblies.
- Building envelope will be verified to have Grade 1 insulation and Climate Zone 4- compliant U-Factor and SHGC fenestration values to help reduce the energy demand of the home.
- LED lighting promotes significant home energy use reduction, while extending the lifetime of lighting fixtures.
- Plug (television, microwave, computer equipment, etc.) and process (water heater, clothes washer and dryer, refrigerator, etc.) loads are accounted for in all power load summaries on a per lot basis.
- Performance compliance for the most energy-intensive model type in the community will be carried out through one of three proposed options:
 - **Heat Pump space conditioning at 9.2 HSPF2, 18.8 SEER2** - \$62 in savings (3.7%) according to Virginia 2021 USBC Performance Code's reference home, and \$385 in savings (19.3%) in line with NGBS 2020 Performance Path's reference home.
 - **ERV Broan B150E75NT 1.3 cfm/W with an ACH of 2.8** - \$177 in savings (9.2%) according to Virginia 2021 USBC Performance Code's reference home, and \$387 in savings (18.5%) in line with NGBS 2020 Performance Path's reference home.
 - **Energy Star Washer with an ACH of 2.8** - \$82 in savings (4.8%) according to Virginia 2021 USBC Performance Code's reference home, and \$353 in savings (17.7%) in line with NGBS 2020 Performance Path's reference home.
- Renewable energy production is projected in the form of 1 block of RECs as offered by Dominion Energy's Block Option for delivering renewable photovoltaic energy to the project's service area.
- Based on computed power loads for each mode type in the community and Dominion Energy's Block Option offering 167 kilowatt-hours (kWh) of renewable energy per block, purchasing 1

block per month (12 per year) for the community’s most energy-intensive model type will account for 12.8% of the homes power load, easily satisfying the 2019 City of Alexandria Green Building Policy’s 5% minimum requirement.

- Each home at Eisenhower Pointe is to be commissioned in accordance with the Mortgage Industry National Home Energy Rating Standard (MINHERS) and National Green Building Standard (NGBS) requirements to ensure all MINHERS’ Minimum Rated Features and NGBS practices involved in the project Green Building Plan are contained and installed appropriately.
- Units will be individually metered per standard utility service for single-family developments.

Water

- Irrigation demand will be minimized through the planting of native species in the landscaping throughout this community such that no irrigation systems will be required.
- Indoor water efficiency strategies meeting a 40% water use reduction compared to the LEED baseline are three-fold, through a) the installation of low-flow plumbing fixtures in kitchens and lavatories, b) ENERGY STAR labels specified for installed dishwashers and clothes washers, and c) suggestions for water use reduction provided to homeowners in “Your Green Home” homeowner manuals.

Proposed Flow Rates	
showerheads	1.5 gpm
lavatory faucets	1.0 gpm
kitchen faucets	1.5 gpm
toilets	1.28 gpf

Indoor Environmental Quality

- The project will be monitored at all key stages of construction to verify that best management practices are present in the following areas:
 1. installation of clean, uncontaminated products
 2. All installed structural plywood made with moisture-resistant adhesives
 3. protection of installed ductwork during construction with temporary MERV 8+ filters placed in all return grilles

Indoor Environmental Quality *continued*

4. Indoor air quality assessment to be performed post-completion per ASTM D7338 Section 6.3 and ASTM D7338 Section 7.4.3
- ASHRAE 62.2-compliant mechanical ventilation system specified
 - All spot ventilation vented directly to outdoors
 - Verification of spot and whole-house mechanical ventilation rates
 - Low/no-emitting site-applied finish components and insulation materials
 - Prefinished building flooring, siding, and fenestration components
 - MERV 8+ filters to be specified for HVAC system
 - No solid-fuel-burning appliances
 - No carpeting in bathrooms



January 15, 2026

- There are no requirements for a daylight analysis regarding this project according to Alexandria's 2019 Green Building Policy.

Virginia 2021 USBC Performance Compliance



Property

TBD
ALEXANDRIA, VA 22304
Model: 60R2
Community: Hensley at Eisenhower Poi

Organization

PEG
Justin Krupa

Inspection Status

Results are projected

Builder

Tri Pointe Homes

Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
WC end (Option 1)

This report is based on a proposed design and does not confirm field enforcement of design elements.

Annual Energy Cost

Design	Virginia 2021 USBC Performance	As Designed
Heating	\$514	\$468
Cooling	\$210	\$216
Water Heating	\$301	\$301
SubTotal - Used to determine compliance	\$1,026	\$986
Lights & Appliances	\$634	\$611
Onsite generation	\$0	\$0
Total	\$1,659	\$1,597

Source Energy Exception: The proposed home uses 6.68 MBtu LESS source energy than the reference home.

Requirements

✔	R405.2	Performance-based compliance passes by 5.9%	The proposed house meets the Virginia 2021 USBC Performance reference energy bill requirement by \$62.73 (6.68 MBtu).
✔	R405.2 Item 2 (IECC 2009)	Total UA alternative compliance passes by 26.2%.	The proposed home meets the UA requirement by 26.2%
✔	R405.2 Item 2 (IECC 2009)	Glazed Fenestration SHGC	
✔	R402.4.1.2	Air Leakage Testing	
✔	R403.3.1	Duct Insulation	All ducts are inside the thermal envelope or outside and insulated to at least R8.0.
✔	R403.3.5	Duct Testing	
✔	R403.6	Mechanical Ventilation	
✔	R404.1	Lighting Equipment	
✔	Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.	2021 IECC Required Items must be checked as complete.
✔	R403.6.2	Mechanical Ventilation Efficacy	
✔	R403.6.1	Mechanical Ventilation Energy Recovery	
✔	R402.5	Area-weighted average fenestration SHGC	Area-weighted average fenestration SHGC is 0.31. The maximum allowed value is [No Limit].
✔	R402.5	Area-weighted average fenestration U-Factor	
✔	R401.2.5 Option 2	Additional energy efficiency	R401.2.5: 2.2 - 95% Threshold Met.

Design exceeds requirements for Virginia 2021 USBC Performance compliance by 5.9%.

As a 3rd party extension of the code jurisdiction utilizing these reports, I certify that this energy code compliance document has been created in accordance with the requirements of Chapter 4 of the adopted International Energy Conservation Code based on ALEXANDRIA CITY County. If rating is Projected, I certify that the building design described herein is consistent with the building plans, specifications, and other calculations submitted with the permit application. If rating is Confirmed, I certify that the address referenced above has been inspected/tested and that the mandatory provisions of the IECC have been installed to meet or exceed the intent of the IECC or will be verified as such by another party.

Name: Justin Krupa
Organization: PEG

Signature: *Justin Krupa*
Digitally signed: 12/11/25 at 2:34 PM

Ekotrope RATER - Version 5.2.1.3763

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NGBS 2020 Performance

Property

TBD
ALEXANDRIA, VA 22304
Model: 60R2
Community: Hensley at Eisenhower Poi

Organization

PEG
Justin Krupa

Inspection Status

Results are projected



Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
WC end (Option 1)

Builder

Tri Pointe Homes

Annual Energy

Reference

As Designed

Type	Cost (\$/yr)	MBtu	Cost (\$/yr)	MBtu
Heating	\$535	18.0	\$473	16.0
Cooling	\$246	8.3	\$214	7.2
Water Heating	\$344	11.6	\$351	11.8
Lights & Appliances	\$872	29.4	\$620	20.9
Onsite Generation	-\$0	0.0	-\$45	1.5
Total	\$1,997	67.3	\$1,612	54.4

Note: MBtu values reflective of site energy consumption

For projects registered on or after February 15, 2025, the 2020 NGBS Performance reference home in this version is no longer valid for certification. Please use version 4.2.3 or later and contact Home Innovation with any questions.

NGBS Points: 68

The As Designed home consumes 19% less energy than the NGBS Reference Home and MEETS the requirements of the 2020 NGBS Section 702 for Chapter 7, Energy Efficiency, Performance path and is eligible for 68 points in section 702.2.2. This energy use summary compares the NGBS Proposed Design to the NGBS Reference Design. The NGBS Proposed Design includes improvements in building envelope, air infiltration, heating system efficiencies, cooling system efficiencies, ventilation system efficiencies, duct sealing, water heating system efficiencies, lighting, appliances, and on-site renewable energy production. Points are assigned using the following formula: Points = 30 + (percent above NGBS Reference Design) * 2.

Energy Rating Index (ERI)

Index With PV	53
Index Without PV	55

General Information

Conditioned Area	2,674.5 ft ²
Conditioned Volume	28,802.7 ft ³
House Type	Townhouse, end unit
Foundation	Slab
Bedrooms	4

NGBS 2020 Performance

Property

TBD
 ALEXANDRIA, VA 22304
 Model: 60R2
 Community: Hensley at Eisenhower Poi

Organization

PEG
 Justin Krupa

Inspection Status

Results are projected



Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
 WC end (Option 1)

Builder

Tri Pointe Homes



Mechanical Systems Features

Heating:	Air Source Heat Pump • Electric • 9.2 HSPF2
Cooling:	Air Source Heat Pump • Electric • 18.8 SEER2
Water Heating:	Residential Water Heater • Electric • 0.92 UEF
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Ventilation System:	121 CFM • 34.36 Watts • Air Cyclor (CFIS)
Programmable Thermostat:	Yes

Building Shell Features

Ceiling Flat	N/A
Vaulted Ceiling	R-49
Above Grade Walls	R-21
Foundation Walls	N/A
Slab	R-10
Exposed Floor	R-38
Window Type	U-Value: 0.3, SHGC: 0.31
Infiltration Rate	3 ACH50
Method	Blower-door tested

Lights and Appliances Features

% Interior LED Lighting	100%
% Garage LED Lighting	100%
Refrigerator (kWh/yr)	640.0
Dishwasher Efficiency	240 kWh
Range/Oven Fuel	Electric
Clothes Dryer Fuel	Electric
Clothes Dryer CEF	3.0
Ceiling Fan	None

Virginia 2021 USBC Performance Compliance



Property

TBD
ALEXANDRIA, VA 22304
Model: 60R2
Community: Hensley at Eisenhower Poi

Organization

PEG
Justin Krupa

Inspection Status

Results are projected

Builder

Tri Pointe Homes

Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
WC end (Option 2)

This report is based on a proposed design and does not confirm field enforcement of design elements.

Annual Energy Cost

Design	Virginia 2021 USBC Performance	As Designed
Heating	\$641	\$496
Cooling	\$280	\$264
Water Heating	\$301	\$301
SubTotal - Used to determine compliance	\$1,222	\$1,061
Lights & Appliances	\$695	\$678
Onsite generation	\$0	\$0
Total	\$1,916	\$1,739

Source Energy Exception: The proposed home uses 17.6 MBtu LESS source energy than the reference home.

Requirements

✔	R405.2	Performance-based compliance passes by 13.0%	The proposed house meets the Virginia 2021 USBC Performance reference energy bill requirement by \$165.6 (17.6 MBtu).
✔	R405.2 Item 2 (IECC 2009)	Total UA alternative compliance passes by 26.2%	The proposed home meets the UA requirement by 26.2%
✔	R405.2 Item 2 (IECC 2009)	Glazed Fenestration SHGC	
✔	R402.4.1.2	Air Leakage Testing	
✔	R403.3.1	Duct Insulation	All ducts are inside the thermal envelope or outside and insulated to at least R8.0.
✔	R403.3.5	Duct Testing	
✔	R403.6	Mechanical Ventilation	
✔	R404.1	Lighting Equipment	
✔	Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.	2021 IECC Required Items must be checked as complete.
✔	R403.6.2	Mechanical Ventilation Efficacy	
✔	R403.6.1	Mechanical Ventilation Energy Recovery	
✔	R402.5	Area-weighted average fenestration SHGC	Area-weighted average fenestration SHGC is 0.31. The maximum allowed value is [No Limit].
✔	R402.5	Area-weighted average fenestration U-Factor	
✔	R401.2.5 Option 2	Additional energy efficiency	R401.2.5: 2.2 - 95% Threshold Met.

Design exceeds requirements for Virginia 2021 USBC Performance compliance by 13%.

As a 3rd party extension of the code jurisdiction utilizing these reports, I certify that this energy code compliance document has been created in accordance with the requirements of Chapter 4 of the adopted International Energy Conservation Code based on ALEXANDRIA CITY County. If rating is Projected, I certify that the building design described herein is consistent with the building plans, specifications, and other calculations submitted with the permit application. If rating is Confirmed, I certify that the address referenced above has been inspected/tested and that the mandatory provisions of the IECC have been installed to meet or exceed the intent of the IECC or will be verified as such by another party.

Name: Justin Krupa
Organization: PEG

Signature: *Justin Krupa*
Digitally signed: 12/11/25 at 2:24 PM

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NGBS 2020 Performance

Property

TBD
ALEXANDRIA, VA 22304
Model: 60R2
Community: Hensley at Eisenhower Poi

Organization

PEG
Justin Krupa

Inspection Status

Results are projected



Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
WC end (Option 2)

Builder

Tri Pointe Homes

Annual Energy

Reference

As Designed

Type	Cost (\$/yr)	MBtu	Cost (\$/yr)	MBtu
Heating	\$600	20.2	\$495	16.7
Cooling	\$256	8.6	\$247	8.3
Water Heating	\$344	11.6	\$351	11.8
Lights & Appliances	\$887	29.9	\$652	22.0
Onsite Generation	-\$0	0.0	-\$45	1.5
Total	\$2,087	70.4	\$1,700	57.3

Note: MBtu values reflective of site energy consumption

For projects registered on or after February 15, 2025, the 2020 NGBS Performance reference home in this version is no longer valid for certification. Please use version 4.2.3 or later and contact Home Innovation with any questions.

NGBS Points: 68

The As Designed home consumes 19% less energy than the NGBS Reference Home and MEETS the requirements of the 2020 NGBS Section 702 for Chapter 7, Energy Efficiency, Performance path and is eligible for 68 points in section 702.2.2. This energy use summary compares the NGBS Proposed Design to the NGBS Reference Design. The NGBS Proposed Design includes improvements in building envelope, air infiltration, heating system efficiencies, cooling system efficiencies, ventilation system efficiencies, duct sealing, water heating system efficiencies, lighting, appliances, and on-site renewable energy production. Points are assigned using the following formula: Points = 30 + (percent above NGBS Reference Design) * 2.

Energy Rating Index (ERI)

Index With PV	54
Index Without PV	56

General Information

Conditioned Area	2,674.5 ft ²
Conditioned Volume	28,802.7 ft ³
House Type	Townhouse, end unit
Foundation	Slab
Bedrooms	4

NGBS 2020 Performance

Property

TBD
ALEXANDRIA, VA 22304
Model: 60R2
Community: Hensley at Eisenhower Poi

Organization

PEG
Justin Krupa

Inspection Status

Results are projected



Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
WC end (Option 2)

Builder

Tri Pointe Homes



Mechanical Systems Features

Heating:	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling:	Air Source Heat Pump • Electric • 14.3 SEER2
Water Heating:	Residential Water Heater • Electric • 0.92 UEF
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Ventilation System:	121 CFM • 90 Watts • ERV
Programmable Thermostat:	Yes

UNCONFIRMED

Building Shell Features

Ceiling Flat	N/A
Vaulted Ceiling	R-49
Above Grade Walls	R-21
Foundation Walls	N/A
Slab	R-10
Exposed Floor	R-38
Window Type	U-Value: 0.3, SHGC: 0.31
Infiltration Rate	2.8 ACH50
Method	Blower-door tested

Lights and Appliances Features

% Interior LED Lighting	100%
% Garage LED Lighting	100%
Refrigerator (kWh/yr)	640.0
Dishwasher Efficiency	240 kWh
Range/Oven Fuel	Electric
Clothes Dryer Fuel	Electric
Clothes Dryer CEF	3.0
Ceiling Fan	None

Virginia 2021 USBC Performance Compliance



Property

TBD
ALEXANDRIA, VA 22304
Model: 60R2
Community: Hensley at Eisenhower Poi

Organization

PEG
Justin Krupa

Inspection Status

Results are projected

Builder

Tri Pointe Homes

Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
WC end (Option 3)

This report is based on a proposed design and does not confirm field enforcement of design elements.

Annual Energy Cost

Design	Virginia 2021 USBC Performance	As Designed
Heating	\$573	\$511
Cooling	\$247	\$253
Water Heating	\$301	\$301
SubTotal - Used to determine compliance	\$1,121	\$1,065
Lights & Appliances	\$592	\$566
Onsite generation	\$0	\$0
Total	\$1,713	\$1,631

Source Energy Exception: The proposed home uses 8.78 MBtu LESS source energy than the reference home.

Requirements

✔	R405.2	Performance-based compliance passes by 7.1%	The proposed house meets the Virginia 2021 USBC Performance reference energy bill requirement by \$82.35 (8.78 MBtu).
✔	R405.2 Item 2 (IECC 2009)	Total UA alternative compliance passes by 26.2%.	The proposed home meets the UA requirement by 26.2%
✔	R405.2 Item 2 (IECC 2009)	Glazed Fenestration SHGC	
✔	R402.4.1.2	Air Leakage Testing	
✔	R403.3.1	Duct Insulation	All ducts are inside the thermal envelope or outside and insulated to at least R8.0.
✔	R403.3.5	Duct Testing	
✔	R403.6	Mechanical Ventilation	
✔	R404.1	Lighting Equipment	
✔	Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.	2021 IECC Required Items must be checked as complete.
✔	R403.6.2	Mechanical Ventilation Efficacy	
✔	R403.6.1	Mechanical Ventilation Energy Recovery	
✔	R402.5	Area-weighted average fenestration SHGC	Area-weighted average fenestration SHGC is 0.31. The maximum allowed value is [No Limit].
✔	R402.5	Area-weighted average fenestration U-Factor	
✔	R401.2.5 Option 2	Additional energy efficiency	R401.2.5: 2.2 - 95% Threshold Met.

Design exceeds requirements for Virginia 2021 USBC Performance compliance by 7.1%.

As a 3rd party extension of the code jurisdiction utilizing these reports, I certify that this energy code compliance document has been created in accordance with the requirements of Chapter 4 of the adopted International Energy Conservation Code based on ALEXANDRIA CITY County. If rating is Projected, I certify that the building design described herein is consistent with the building plans, specifications, and other calculations submitted with the permit application. If rating is Confirmed, I certify that the address referenced above has been inspected/tested and that the mandatory provisions of the IECC have been installed to meet or exceed the intent of the IECC or will be verified as such by another party.

Name: Justin Krupa
Organization: PEG

Signature: *Justin Krupa*
Digitally signed: 12/11/25 at 2:45 PM

Ekotrope RATER - Version 5.2.1.3763

Virginia 2021 USBC Performance compliance results calculated using Ekotrope RATER's energy and code compliance algorithm, including appropriate amendments. Ekotrope RATER is a RESNET Accredited HERS Rating Tool. All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

NGBS 2020 Performance

Property

TBD
ALEXANDRIA, VA 22304
Model: 60R2
Community: Hensley at Eisenhower Poi

Organization

PEG
Justin Krupa

Inspection Status

Results are projected



Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
WC end (Option 3)

Builder

Tri Pointe Homes

Annual Energy

Reference

As Designed

Type	Cost (\$/yr)	MBtu	Cost (\$/yr)	MBtu
Heating	\$528	17.8	\$509	17.2
Cooling	\$246	8.3	\$250	8.4
Water Heating	\$344	11.6	\$351	11.8
Lights & Appliances	\$872	29.4	\$573	19.3
Onsite Generation	-\$0	0.0	-\$45	1.5
Total	\$1,990	67.1	\$1,637	55.2

Note: MBtu values reflective of site energy consumption

For projects registered on or after February 15, 2025, the 2020 NGBS Performance reference home in this version is no longer valid for certification. Please use version 4.2.3 or later and contact Home Innovation with any questions.

NGBS Points: 66

The As Designed home consumes 18% less energy than the NGBS Reference Home and MEETS the requirements of the 2020 NGBS Section 702 for Chapter 7, Energy Efficiency, Performance path and is eligible for 66 points in section 702.2.2. This energy use summary compares the NGBS Proposed Design to the NGBS Reference Design. The NGBS Proposed Design includes improvements in building envelope, air infiltration, heating system efficiencies, cooling system efficiencies, ventilation system efficiencies, duct sealing, water heating system efficiencies, lighting, appliances, and on-site renewable energy production. Points are assigned using the following formula: Points = 30 + (percent above NGBS Reference Design) * 2.

Energy Rating Index (ERI)

Index With PV	54
Index Without PV	56

General Information

Conditioned Area	2,674.5 ft ²
Conditioned Volume	28,802.7 ft ³
House Type	Townhouse, end unit
Foundation	Slab
Bedrooms	4

NGBS 2020 Performance

Property

TBD
 ALEXANDRIA, VA 22304
 Model: 60R2
 Community: Hensley at Eisenhower Poi

Organization

PEG
 Justin Krupa

Inspection Status

Results are projected



Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
 WC end (Option 3)

Builder

Tri Pointe Homes

Mechanical Systems Features

Heating:	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling:	Air Source Heat Pump • Electric • 14.3 SEER2
Water Heating:	Residential Water Heater • Electric • 0.92 UEF
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Ventilation System:	121 CFM • 34.36 Watts • Air Cyclor (CFIS)
Programmable Thermostat:	Yes

Building Shell Features

Ceiling Flat	N/A
Vaulted Ceiling	R-49
Above Grade Walls	R-21
Foundation Walls	N/A
Slab	R-10
Exposed Floor	R-38
Window Type	U-Value: 0.3, SHGC: 0.31
Infiltration Rate	2.8 ACH50
Method	Blower-door tested

Lights and Appliances Features

% Interior LED Lighting	100%
% Garage LED Lighting	100%
Refrigerator (kWh/yr)	640.0
Dishwasher Efficiency	240 kWh
Range/Oven Fuel	Electric
Clothes Dryer Fuel	Electric
Clothes Dryer CEF	3.0
Ceiling Fan	None



7 April 2026

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYs of Northern Virginia, we are excited to see three significant housing developments on today's docket, and we ask you to vote yes on all of them. Together, these developments will add **212** desperately needed new homes to Alexandria.

Docket item 4, the Elbert Avenue extension, will redevelop a 1940s affordable apartment building with new homes for existing residents, as well as 63 net new homes. This will more than triple the number of desperately needed deeply affordable homes at the Elbert Avenue Apartments.

Docket item 7, Eisenhower Pointe Phase 2, will redevelop an underutilized 1980s office park into 117 homes. This development, along with others nearby, will help to turn Eisenhower West from a place that you drive through into a thriving neighborhood like others that make Alexandria a great place to live. The development will benefit its neighbors with publicly accessible open space as well as significant streetscape improvements. We'd like to note that a Special Use Permit is required to build housing within 1,000 feet of Eisenhower Avenue. We are not aware of a similar requirement for any other street in Alexandria. Since the Eisenhower West and Eisenhower East Small Area Plans both rightly plan for many new homes, we hope you will remove this requirement to make it easier to welcome more neighbors to Eisenhower Avenue.

Docket item 8, 300 North Lee and 333 North Fairfax, will replace 1960s and 70s office buildings with 32 homes, including two large family-sized committed affordable homes in Old Town. The development will benefit its neighbors with a pocket park and improved sidewalks. We'd like to note that many recent townhouse developments, including both of the ones on today's docket, have required a Special Use Permit for lots without frontage on a public street. This is because it's common, as in these developments, for some townhouses to have frontage on a central courtyard, while a private alley provides garage access. We hope you will consider changing this requirement from an SUP requiring Council approval to a staff approval or a modification, to make it easier to build this style of neighborhood with shared open space that neighbors can enjoy.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Peter Sutherland, Stephanie Elms and Yasir Nagi
YIMBYs of Northern Virginia Alexandria leads



Mary Catherine Gibbs
mcgibbs@wiregill.com
703-835-1922

March 31, 2026

Ms. Melissa McMahon, Chair
and Members of the Planning Commission
c/o Paul Stoddard, Director
Department of Planning & Zoning
City of Alexandria
301 King Street
Alexandria, VA 22314

RE: Docket Item No. 7, DSUP2025-10033 – Eisenhower Pointe Phase II (“the Project”)
Request for Condition Amendment to Provide Credit for Cumberland Street Extension
Construction Cost

Dear Ms. McMahon and Members of the Alexandria Planning Commission,

On behalf of Tri Pointe Homes (Tri Pointe), I am writing to respectfully request that the Planning Commission amend condition 96 of the above-referenced DSUP 2025-10053 to provide for a 50% credit for the cost of constructing the extension of Cumberland Street associated with the proposed development against the developer contribution required under the Implementation Policy of the Eisenhower West Small Area Plan. The Applicant is requesting that the condition be updated to include similar language included in the approval of Phase One of Eisenhower Pointe in DSUP 2020-10035, condition 111:

111. Up to 50% of the cost of constructing the northern road and installing the HAWK signal on Eisenhower Ave may be credited against the Eisenhower West Developer Contribution. The credit will be determined prior to release of the final site plan in coordination with staff and the developer. (T&ES) *

For all the reasons in my letter dated March 4, 2026, to Paul Stoddard, Director of Planning & Zoning (copy attached) and consistency with the approval of the first phase of Eisenhower Pointe, the Applicant requests that language be added to Condition 96 in a new subsection (c) to state that, “Up to 50% of the cost of constructing the extension of Cumberland Street may be credited against the Eisenhower West Developer Contribution.”

As stated in the attached letter, providing this credit would align with the City's past practice of treating developer-built public infrastructure as offsets when they advance adopted transportation and infrastructure priorities. Granting the credit ensures these improvements are fairly recognized under the Small Area Plan while continuing to support the City's long-term vision for Eisenhower West.

Sincerely,

A handwritten signature in cursive script that reads "Mary Catherine Gibbs".

Mary Catherine Gibbs

Attachment

cc: Greg Ruff, Director of Land Entitlements, Tri Pointe Homes



Mary Catherine Gibbs
mcgibbs@wiregill.com
703-836-5757

March 4, 2026

Paul Stoddard, Director
Department of Planning & Zoning
City of Alexandria
301 King Street
Alexandria, VA 22314

RE: Request for Credit for Cumberland Street Extension Construction Cost
DSUP2025-10033 – Eisenhower Pointe Phase II (“the Project”)

Dear Mr. Stoddard,

On behalf of Tri Pointe Homes (Tri Pointe), I am writing to respectfully request that the City allow the cost of constructing the extension of Cumberland Street associated with the proposed development to be credited against the developer contribution required under the Implementation Policy of the Eisenhower West Small Area Plan.

The extension of Cumberland Street represents a critical element of the transportation and block network envisioned in the Eisenhower West Small Area Plan. The Plan emphasizes the creation of a connected street grid to improve multimodal mobility, enhance block permeability, support transit-oriented development near the Van Dorn Metro Station, and facilitate safe and efficient circulation for vehicles, pedestrians, and cyclists throughout the neighborhood. The proposed street extension directly advances these planning objectives.

As part of the development process, the applicant is undertaking the design and construction of the Cumberland Street extension within and adjacent to the Project. This improvement provides substantial public infrastructure that will benefit not only the subject development but also the broader Eisenhower West neighborhood by:

- Completing an important segment of the planned street grid identified in the Small Area Plan
- Improving local circulation and connectivity between existing and future development parcels

- Enhancing pedestrian and bicycle mobility consistent with the City’s Complete Streets policies
- Supporting future redevelopment and economic activity in the Eisenhower West area
- Reducing reliance on a limited number of existing access points and improving overall network resiliency

The construction of this street segment represents a significant capital investment in public infrastructure. By delivering this infrastructure as part of the current development, the applicant is advancing a key element of the Small Area Plan ahead of the broader buildout of the district and helping to catalyze the realization of the planned street network.

Allowing the cost of constructing the Cumberland Street extension to be credited toward the required developer contribution is consistent with the intent of the Eisenhower West Implementation Policy, which is to ensure that development contributes proportionately to the infrastructure necessary to support growth in the area. Because the proposed street extension constitutes a major piece of that planned infrastructure, providing a credit appropriately recognizes the applicant’s direct delivery of improvements that benefit the public and the larger planning area.

Providing such a credit would also align with the City’s past practice of recognizing developer-constructed public infrastructure improvements as eligible offsets toward area plan implementation contributions when those improvements directly advance adopted transportation and public infrastructure priorities. Granting the requested credit will ensure that the infrastructure improvements delivered through this project are fairly accounted for within the framework of the Small Area Plan’s implementation policies while continuing to support the City’s long-term vision for Eisenhower West.

Sincerely,



Mary Catherine Gibbs

cc: Greg Ruff, Director of Land Entitlements, Tri Pointe Homes



March 23, 2026

Paul Stoddard, Director
Alexandria Department of Planning and Zoning
301 King Street, Suite 2100
Alexandria, VA 22314

Re: Eisenhower Pointe Phase II Redevelopment (4701 to 4801 Eisenhower Avenue)
Tri Pointe Homes

Dear Mr. Stoddard,

The Eisenhower Partnership heard from the development team for the 4701-4801 Redevelopment Project (“the Project”) by Tri Pointe Homes at our January 16, 2026 Board Meeting. The Eisenhower Partnership advocates for a future focused community built with economically vibrant, high-density, walkable neighborhoods that offer a strong sense of place. This project meets all those goals through its incorporation of the following:

1. Increased home ownership residential opportunities in the Eisenhower West neighborhood with 117 proposed new homes with a variety of building types (traditional townhomes and back-to-back units);
2. Complement existing Eisenhower Pointe Phase I townhomes and future Victory Center residential redevelopment, which will bring a sense of community to this area of the neighborhood to the west;
3. Enhanced streetscape through Eisenhower Avenue improvements, to include a 12-foot shared use path and relocation of an existing bus stop;
4. Implementation of the street grid envisioned in the Eisenhower West Small Area Plan;
5. New public and private open space with approximately 43,000 square-feet of open space at corner of Eisenhower Avenue and new Public Street A, and an open lawn with landscaped internal pathways for residents;
6. High quality architecture along Eisenhower Avenue and new public street; and
7. Replacement of existing office park with surface parking with new residential homes and landscaped open space.

For the aforementioned reasons, the Eisenhower Partnership Board lends their support for the approval of this Project and requests that the Planning Commission and City Council favorably receive and approve it when it comes forward for public hearings in April.

Sincerely,

A handwritten signature in black ink that reads "Eli Goldman".

Eli Goldman, President
On Behalf of The Eisenhower Partnership

Cc: Greg Ruff, Tri Pointe Homes
Mary Catherine Gibbs, Wire Gill, LLP