



Chairman and Members of the Planning Commission  
301 King Street  
Alexandria VA 22314

Re: Docket Item #4, November 1, 2016 – Floor and Décor

Madam Chair, Members of Planning Commission:

The Eisenhower Partnership is pleased to support the application for Development Site Plan and Special Use Permits by Floor and Décor. We received a presentation from the applicant's attorney and discussed this project twice at our Board meetings. This use is compatible with the Eisenhower West Small Area Plan, which contemplates more flexibility in locating "big box" stores in the vicinity of the Clermont Interchange.

Further, this use will attract much-needed activity to this portion of Eisenhower Avenue and has the potential to attract Alexandria residents north of the railroad tracks to Eisenhower Avenue to shop. This is a good use of an existing warehouse until market forces indicate the area is ripe for redevelopment.

We also support the requested parking reduction, as it is clear from the description that the number of cars on the site would be far lower than what is anticipated in retail use regulations. The applicant will also greatly improve the southern and western facades along Eisenhower Avenue, as well as providing additional landscaping in the area.

We understand that the applicant has worked with the Cameron Station community in adjusting its hours of operation for loading, and has generally accommodated requests from residents and City staff.

For these reasons, we are ready to welcome Floor and Décor to Eisenhower Avenue.  
Sincerely yours,

Frank Cole  
President  
Eisenhower Partnership