

# eisenhower east

a blueprint for a complete community



CITY OF ALEXANDRIA, VA

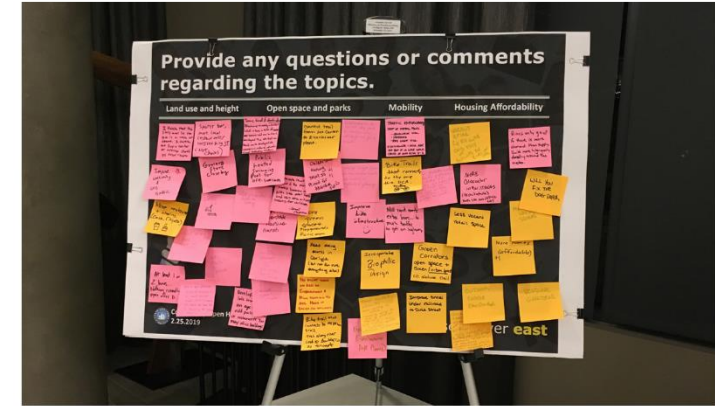


# WHAT WE HEARD

Mobility



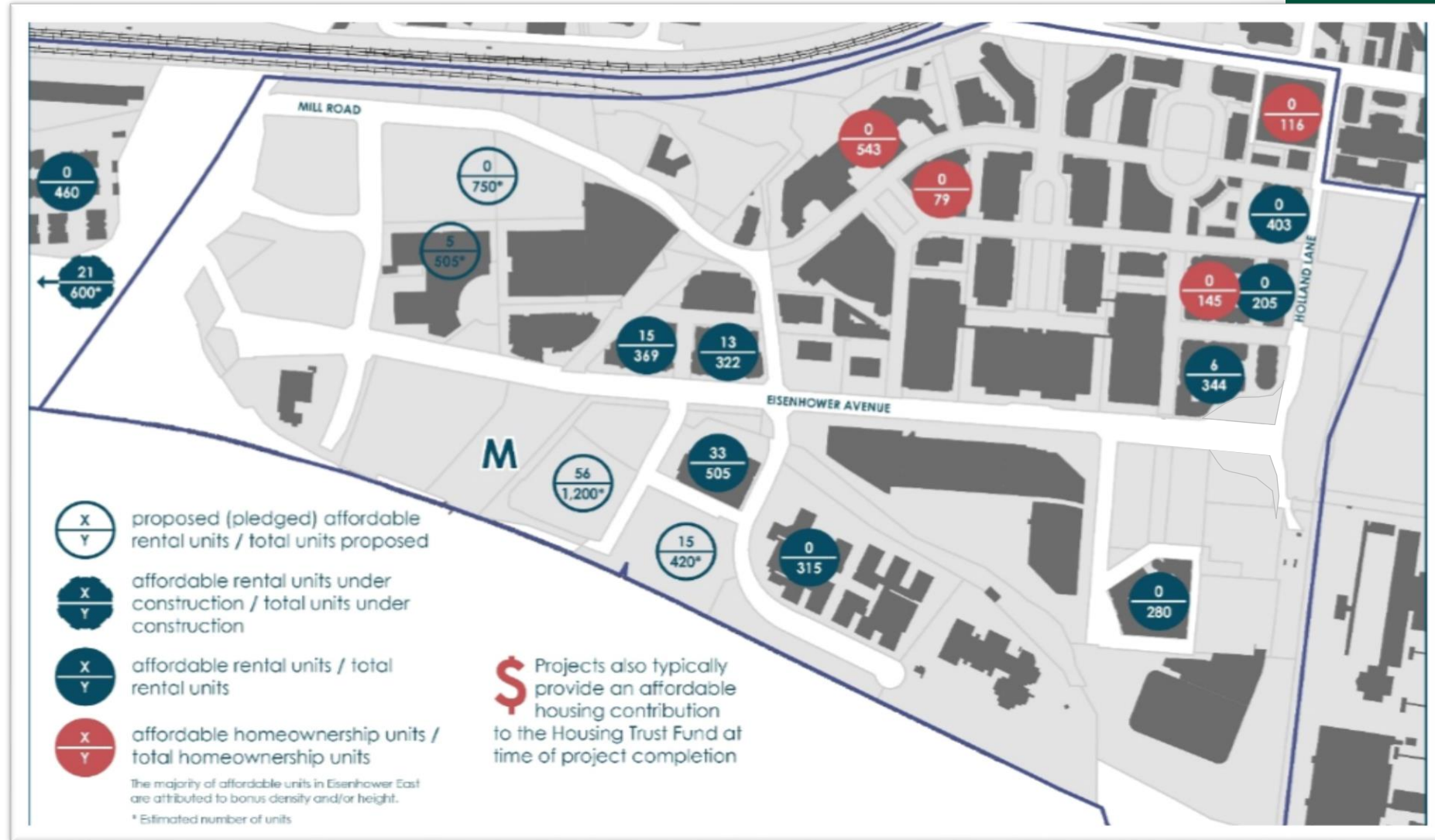
Housing



# housing affordability

## Existing Housing Opportunity in Eisenhower East/Carlyle:

- 67 constructed + 76 pledged committed affordable rental units (2.5% of 5,618 units)
- 0 committed affordable ownership units (0% of 883 units)
- 65-bed Alexandria Shelter; and Substance Abuse Center
- Housing Trust Fund contributions with prior developments





# housing affordability

- Developers to provide 10% of new residential rental development as committed affordable rental housing (for-sale units of equivalent value)
  - Modifications to requirement may be considered if unanticipated changes to market and/or atypical site conditions impact project feasibility, but in no case less than five percent
- Achieve more committed affordable housing through public-private-nonprofit partnerships and/or colocation of affordable housing with future municipal uses, including schools and/or shelter
- Developers to provide contributions on new commercial development and on base development
- Bonus density in excess of 30% allowed to encourage production of additional affordable units



+/- 430 Units

+ P-P-P Units  
+ HTF contributions



+/- 137 Units

+ HTF contributions



New Affordable Housing Policy in EE

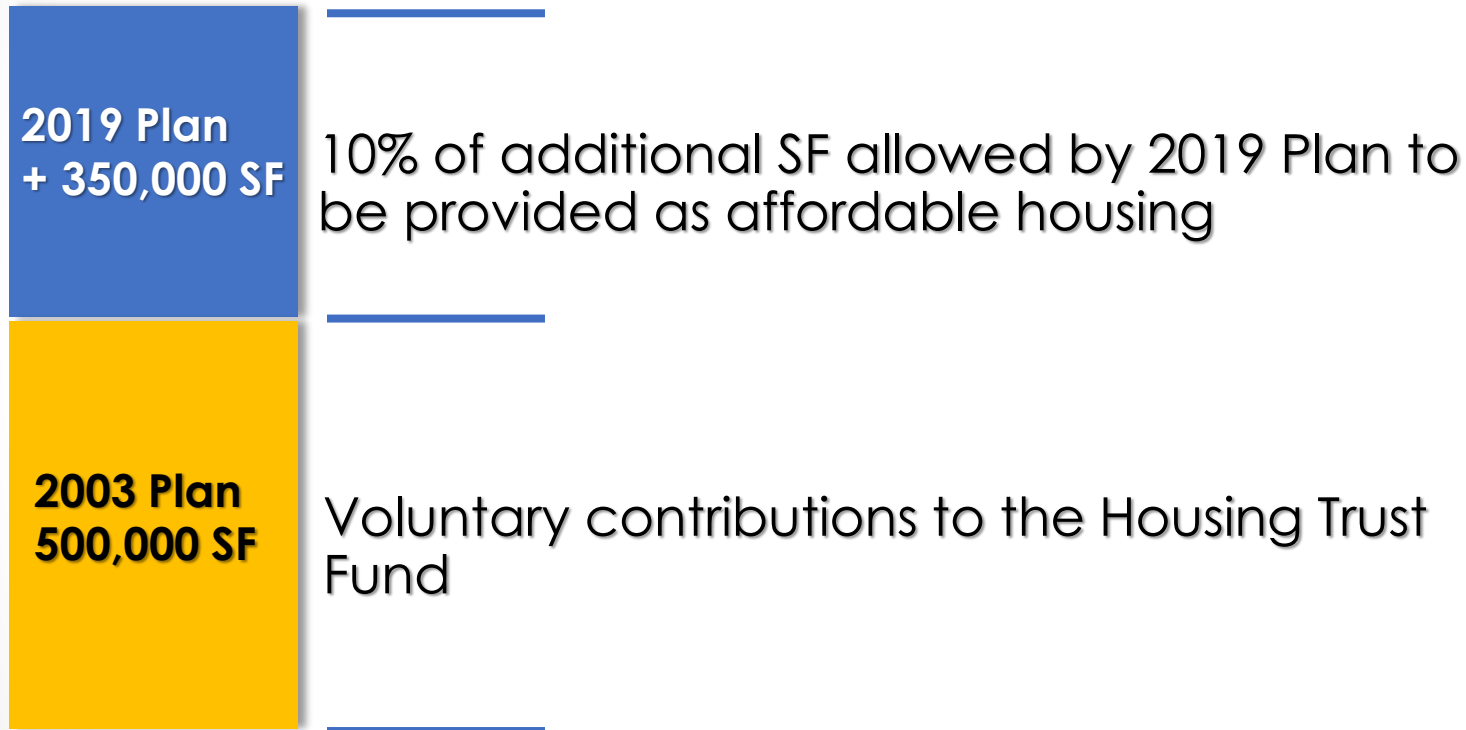


Existing/Pledged Affordable Housing in EE

# housing affordability



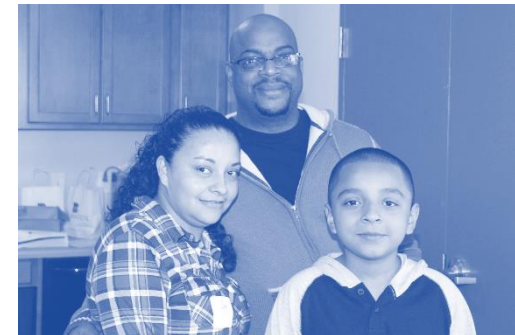
## Block "X"



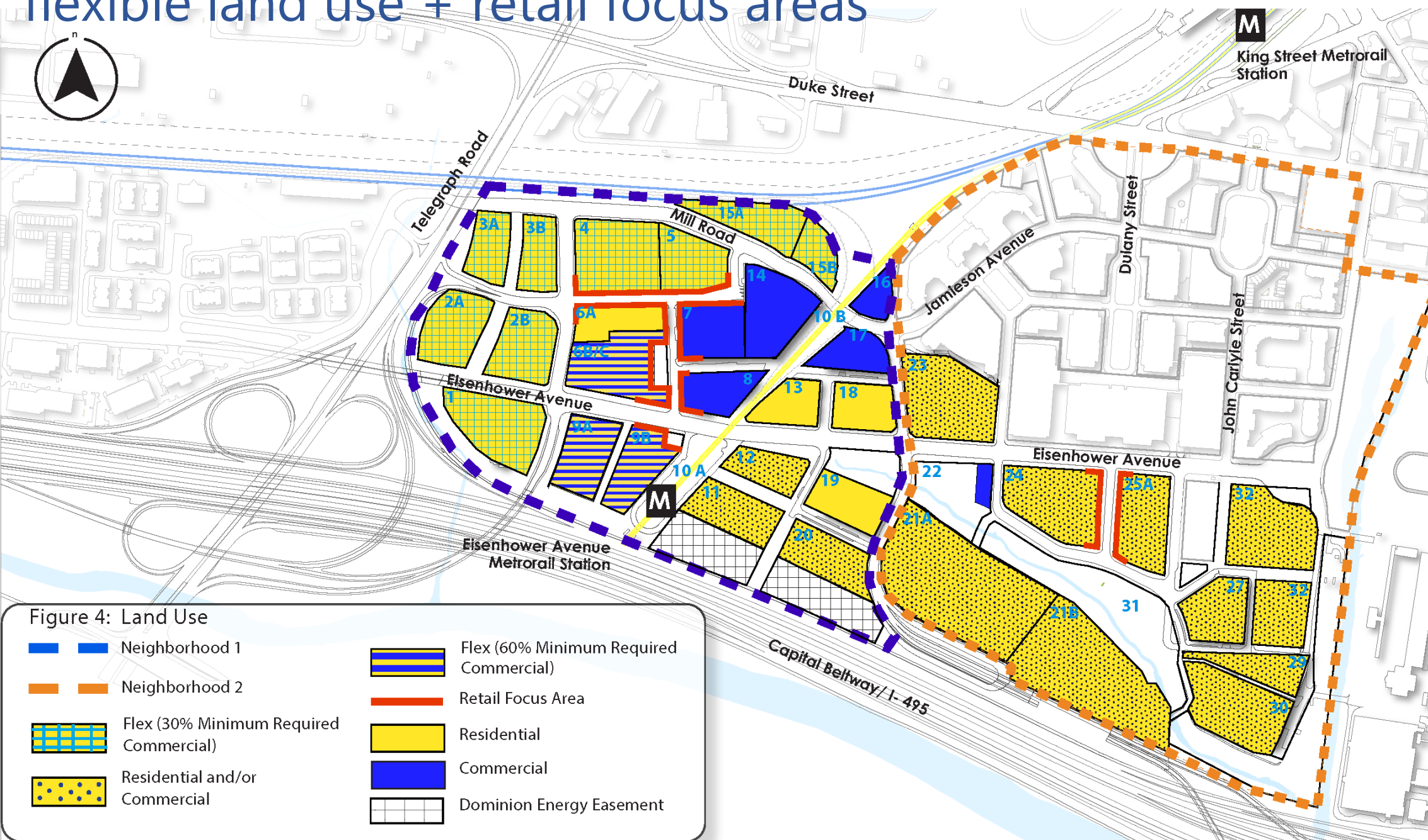
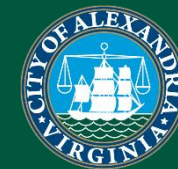
- 2019 Additional Residential
- 2003 Residential/Commercial

# housing affordability feasibility analysis

- Economic analysis considered:
  - Added land value created by new density and land use flexibility
  - Cost of construction
  - Market rents
  - Investor rates of return
- Based on the findings, staff continues to believe that 10% is reasonable and achievable
- Modifications to the requirement may be considered due to factors such as unanticipated changes to market, atypical site conditions, income producing properties, and the total community benefit package



# flexible land use + retail focus areas



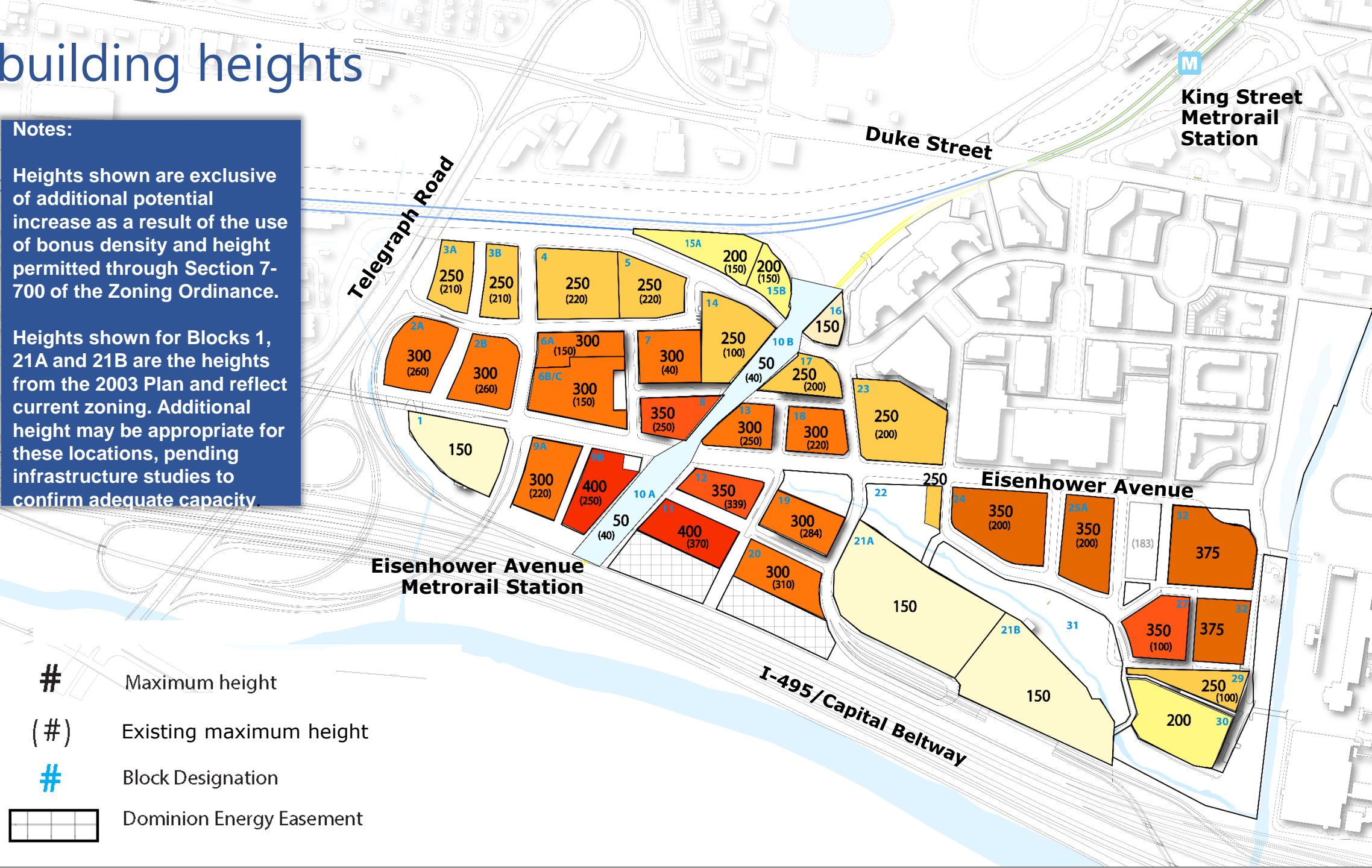


# building heights

## Notes:

Heights shown are exclusive of additional potential increase as a result of the use of bonus density and height permitted through Section 7-700 of the Zoning Ordinance.

Heights shown for Blocks 1, 21A and 21B are the heights from the 2003 Plan and reflect current zoning. Additional height may be appropriate for these locations, pending infrastructure studies to confirm adequate capacity.



#

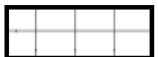
Maximum height

(#)

Existing maximum height

#

Block Designation



Dominion Energy Easement





# publicly accessible open space



Note:  
Depicted are the required publicly accessible open spaces. Shapes in this map are for illustrative purposes. The final shape and programming will be determined as part of the development review process, subject to compliance with the minimum size requirements described in Table 1.

Design and construction of the park under the metrorail tracks on Block 10B will require coordination and approval by WMATA, the property owner, and all other applicable approvals.

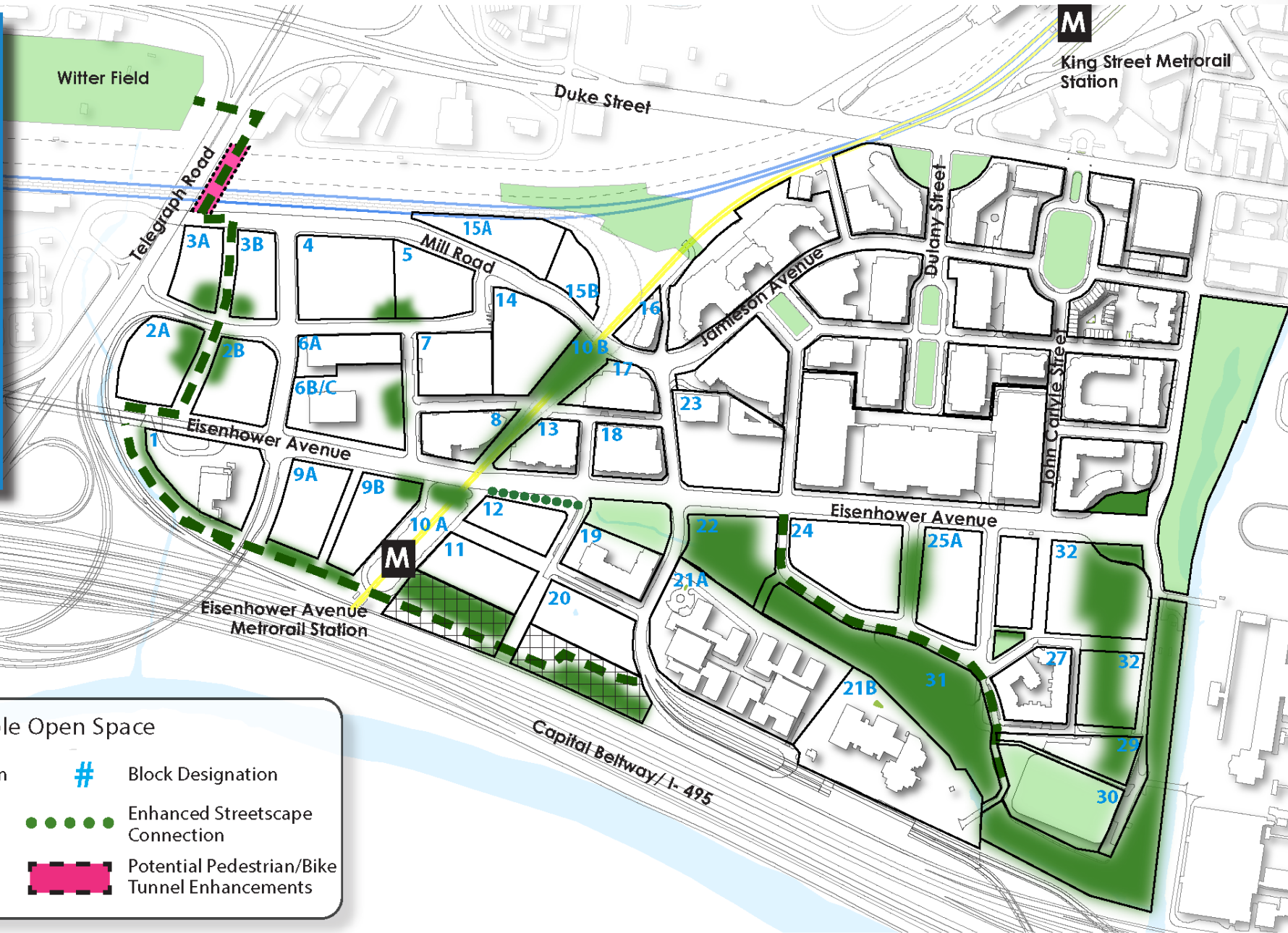






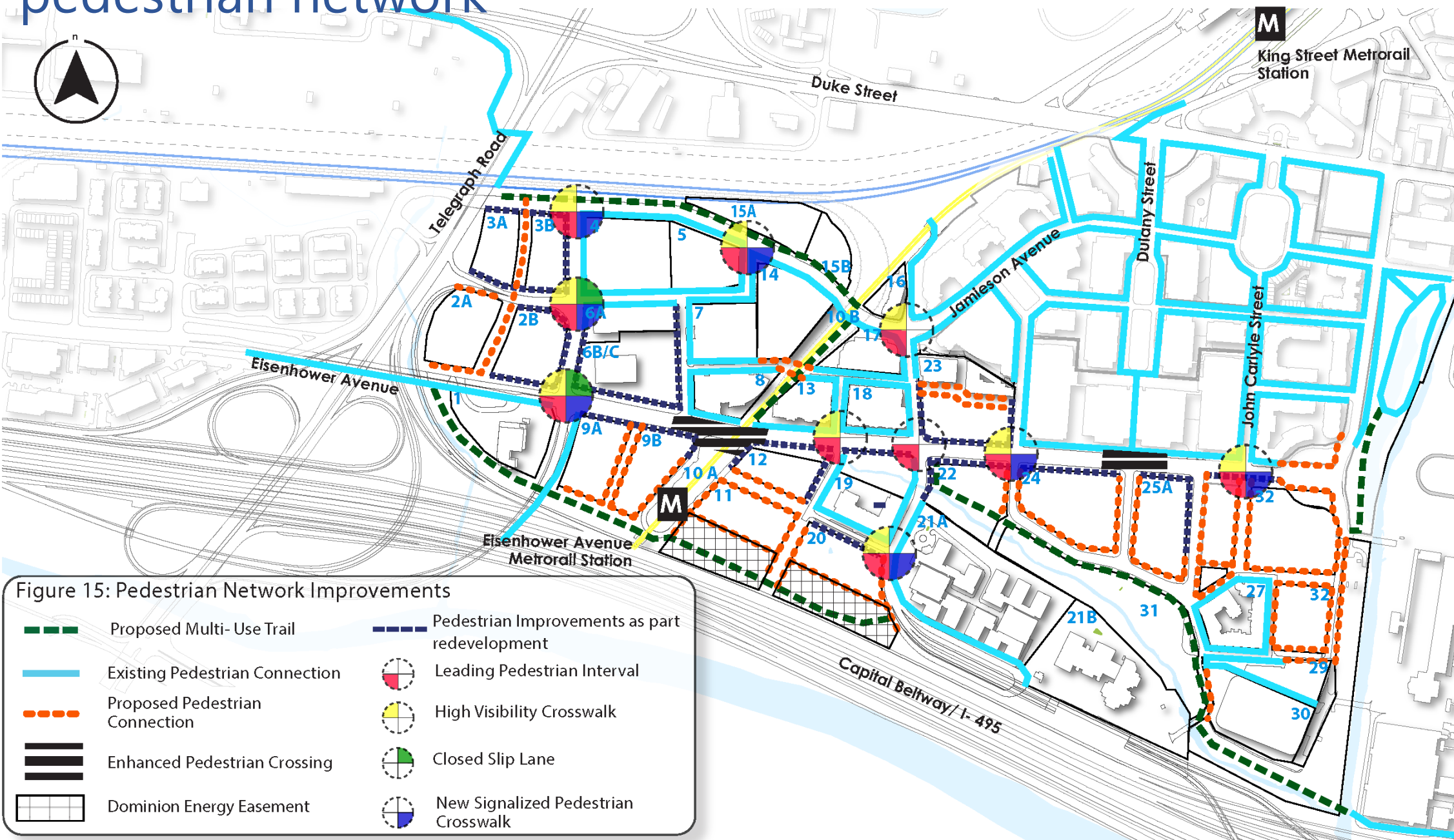
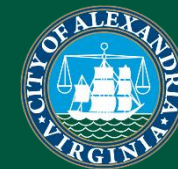


Figure 3B: Publicly Accessible Open Space

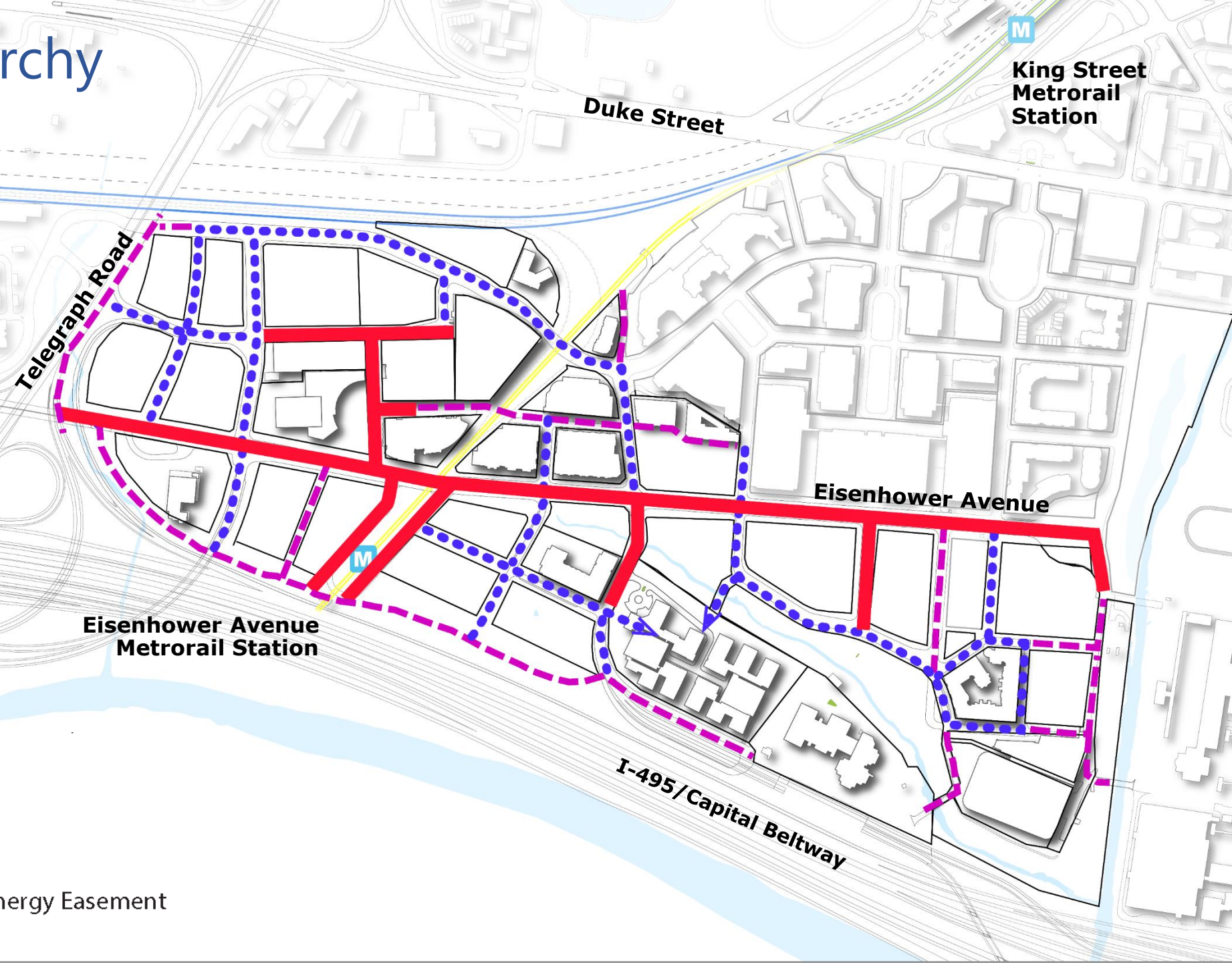
- |                                                                                                                              |                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
|  Open Space Connection                    |  Block Designation                             |
|  Existing Publicly Accessible Public Open |  Enhanced Streetscape Connection               |
|  Proposed Publicly Accessible Open Space  |  Potential Pedestrian/Bike Tunnel Enhancements |





# pedestrian network

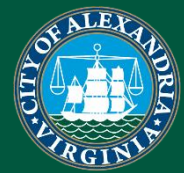




# street hierarchy



-  "A" Streets
-  "B" Streets
-  "C" Streets
-  Dominion Energy Easement



# parking screening

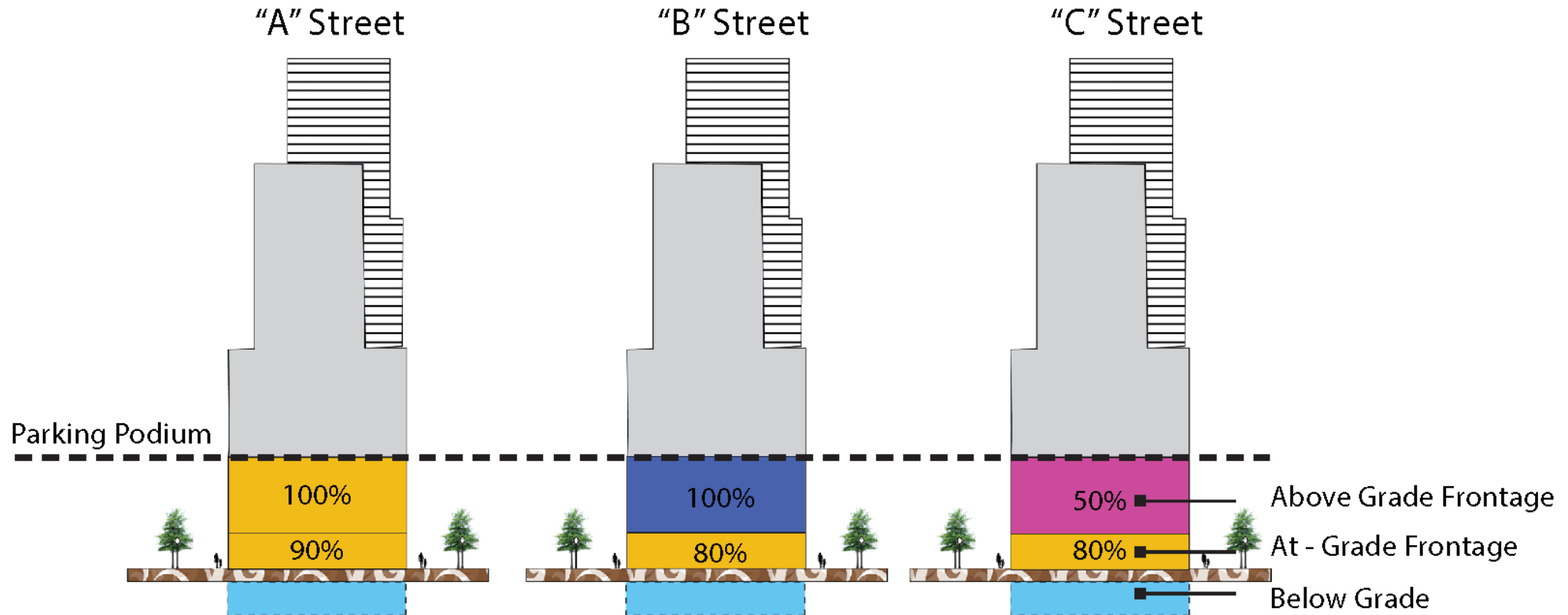


Figure 12: Parking Screening Requirements





# parking screening

untreated  
not recommended

screened  
not recommended

active – indistinguishable  
recommended

