

## Carlyle/Eisenhower East Design Review Board (DRB)

*Keep this sheet for your records.*

**Filing Deadline:** Dec. 19, 2023

**DRB Public Hearing Date:** Jan. 18, 2023

### **STAFF REPORTS**

Staff reports outlining staff's recommendation to the Board for approval or deferral of each case will be emailed to applicants approximately five (5) days prior to the hearing date. Staff reports may also be available on the City's website at <http://alexandriava.gov/planning/info/default.aspx?id=43130>. Call the Department of Planning and Zoning at (703) 746-4666 with questions.

### **AFTER THE HEARING**

After final approval is granted, staff will email the updated staff report with the Design Review Board determination to the applicant. Most projects require building permits before construction can begin. Contact the Department of Code Administration at (703) 746-4200 to determine if a building permit is needed.

# Carlyle/Eisenhower East Design Review Board (DRB) Application

PROJECT NAME: Hoffman CDD #2 BLOCKS: 2, 3, 7, 14, 9, 11, 12, 20

ADDRESS OF PROJECT: See attached "Property Description Attachment"

**APPLICATION FOR REVIEW OF:** *(Check one)*

- Building  Concept  Final  
 Sign  
 Awning  
 Other: CDD Concept Plan

APPLICANT Name: Hoffman Companies & Paradigm Development Cos.

Address: 2461 Eisenhower Ave. Alexandria, VA & 1515 N. Courthouse Rd. Ste. 600, Arl. VA

Phone: Ken Wire 202-431-3624 (Hoffman) Email Address: kwire@wiregill.com  
Mary Catherine Gibbs 703-835-1922 (Paradigm) mcgibbs@wiregill.com

ARCHITECT/DESIGNER Name: N/A

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

PROPERTY OWNER Name: See attached "Property Description Attachment"

(if different from APPLICANT)


Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

DESCRIBE THE REQUEST BRIEFLY: CDD #2 Concept Plan

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**Note: Per condition #67 of the Carlyle SUP #2253, as amended by SUP #2007-0094, all applicants will be responsible for the costs associated with DRB review of the application. Fees are determined based upon the number of applicants per hearing. Applicants will be notified by Planning and Zoning staff of the amount owed after the filing deadline has passed and the agenda for the hearing has been finalized. Payment is expected prior to the request being acted upon by the DRB.**

Applicant Attorney Signature: 

Date: 12/19/23

Applicant Printed Name: Kenneth W. Wire

## Property Description Attachment

<b>Tax Map No.</b>	<b>Address</b>	<b>Owner</b>	
072.02-02-12	2425 Mill Road	Hoffman Family LLC	Block 3A & 3B
072.03-04-09	312 Taylor Drive	Hoffman Management Inc.	Block 2A & 2B
072.04-04-08	315 Stovall St.	Hoffman Family LLC	Blocks 2A & 2B
072.04-03-38	206 Hoffman St.	Hoffman Family LLC	Block 7
072.04-03-26	2380 Mill Road	Town Center Garage LLC	Block 14
078.02-01-08	2400 Eisenhower Ave.	Hoffman Family LLC	Block 9A & 9B
075.02-01-13	2300 Dock Lane	Hoffman Towers Block 11 LLC	Block 11
078.02-01-09	2356 Eisenhower Ave.	Hoffman Towers Block 12 LLC	Block 12
<b>Paradigm Properties</b>	<i>*See Application under Separate cover*</i>		
078.02-01-22	2250 Dock Lane	Mill Road Block 20 LLC, c/o Paradigm Development Company, LLC	Block 20
078.02-01-23	2200 Dock Lane	Block 20 A LLC, c/o Paradigm Development Company, LLC	Block 20

# Carlyle/Eisenhower East Design Review Board (DRB) Filing Instructions

## Filing Deadlines

- Applications for DRB review must be submitted no later than thirty (30) calendar days prior to the scheduled DRB meeting.
- Contact the DRB staff at the number below at least a week prior to filing to coordinate submissions by the filing deadline. DRB staff will request that PDFs of draft submissions be emailed to P&Z for pre-review and comment. Staff will notify applicants of any suggested design/content revisions to submissions to be made by the filing deadline.
- A schedule of submission dates is maintained in the Department of Planning and Zoning and is also posted at: <http://alexandriava.gov/planning/info/default.aspx?id=43130>
- All applications are due by 5:00 p.m. on the day of the application filing deadline.
- If no applications are received by the submission deadline for a given hearing, that hearing will be cancelled.

## Application Support Materials

- All supporting materials (see attached checklist) must be submitted by the **filing deadline (see above)**. **New material may not be submitted or presented at the DRB hearing.**
- Applications without the required supporting materials are deemed incomplete and will not be heard by the DRB.

**For assistance with any of these procedures contact P&Z  
Development Staff at (703) 746-4666.**

# **Carlyle/Eisenhower East Design Review Board (DRB)**

## **Application Checklist for Buildings in CONCEPT REVIEW\*:**

N/A Physical massing model at minimum 1"=30', showing existing and proposed buildings for all adjacent properties

**N/A Submit the following plan copies containing all of the information on this checklist:**

N/A Twelve (12) 11"x17" collated, stapled color sets

N/A One (1) 24"x36" collated, stapled, color sets, and

X One (1) 11"x17" 120 dpi PDF file

X Number all sheets in plan set

Zoning tabulations (for each element, list zoning ordinance requirement and number proposed):

X Zoning of the site

X Existing uses on the site

X Proposed uses for the site

X Lot area(s) (and minimum lot area required under zoning, if applicable)

X Number of dwelling units (list by number of bedrooms for multifamily)

X Units per acre for residential

X Gross square feet (GSF) of building area, total and listed by use (with area devoted to parking included and listed separately)

N/A, unknown Net square feet (NSF) of floor area, total and listed by use

N/A, unknown Existing and proposed floor-area-ratios

X Open space total provided and broken down by ground-level space and usable space provided

N/A, unknown Average finish grade for each building

X Height of each building above average finish grade

X Building setbacks with required and proposed listed separately

N/A Frontage with required and proposed listed separately

N/A Parking spaces (listed by compact, standard, handicapped size and total)

N/A Loading spaces (number required and number proposed)

Site plan/architecture:

N/A Color Site plan at appropriate scale, showing approved uses & heights for adjacent properties

N/A Color Landscape concept plan showing hardscape and planting areas, trees, street furniture, etc.

N/A Color typical floor plans at min. 1/16" = 1'-0" for all levels including roof

N/A Building elevations in color at min. 1/16" = 1'-0" of all building faces with materials labeled, rendered with shadows and keyed to plans

N/A Building/site sections showing grade changes in relationship to buildings and/or retaining walls, rendered with shadows and keyed to plans and showing average finish grade line and heights, including penthouses

N/A Enlarged details (plan/section/elevation) of typical bays at pedestrian level as required

N/A Street-level perspective views in color

N/A Building solid/void area ratio calculation drawings and tabulations

# **Carlyle/Eisenhower East Design Review Board (DRB)**

## **Application Checklist for Buildings in FINAL REVIEW\*:**

- \_\_\_\_\_ Detailed physical building model at appropriate scale
- \_\_\_\_\_ **Submit the following plan copies containing all of the information on this checklist:**
- \_\_\_\_\_ **Twelve (12) 11"x17" collated, stapled color sets**
- \_\_\_\_\_ **One (1) 24"x36" collated, stapled, color sets, and**
- \_\_\_\_\_ **One (1) 11"x17" 120 dpi PDF file**
- \_\_\_\_\_ **Number all sheets in plan set**

Zoning tabulations (for each element, list zoning ordinance requirement and number proposed):

- \_\_\_\_\_ Zoning of the site
- \_\_\_\_\_ Existing uses on the site
- \_\_\_\_\_ Proposed uses for the site
- \_\_\_\_\_ Lot area(s) (and minimum lot area required under zoning, if applicable)
- \_\_\_\_\_ Number of dwelling units (list by number of bedrooms for multifamily)
- \_\_\_\_\_ Units per acre for residential
- \_\_\_\_\_ Gross square feet (GSF) of building area, total and listed by use (with area devoted to parking included and listed separately)
- \_\_\_\_\_ Net square feet (NSF) of floor area, total and listed by use
- \_\_\_\_\_ Existing and proposed floor-area-ratios
- \_\_\_\_\_ Open space total provided and broken down by ground-level space and usable space provided
- \_\_\_\_\_ Average finish grade for each building
- \_\_\_\_\_ Height of each building above average finish grade
- \_\_\_\_\_ Building setbacks with required and proposed listed separately
- \_\_\_\_\_ Frontage with required and proposed listed separately
- \_\_\_\_\_ Parking spaces (listed by compact, standard, handicapped size and total)
- \_\_\_\_\_ Loading spaces (number required and number proposed)

Site plan/architecture:

- \_\_\_\_\_ Color Site plan at appropriate scale, showing approved uses & heights for adjacent properties
- \_\_\_\_\_ Color Landscape concept plan showing hardscape and planting areas, trees, street furniture, etc.
- \_\_\_\_\_ Color typical floor plans at min. 1/16" = 1'-0" for all levels including roof
- \_\_\_\_\_ Building elevations in color at min. 1/16" = 1'-0" of all building faces with materials labeled, rendered with shadows and keyed to plans
- \_\_\_\_\_ Building/site sections showing grade changes in relationship to buildings and/or retaining walls, rendered with shadows and keyed to plans and showing average finish grade line and heights, including penthouses
- \_\_\_\_\_ Street-level perspective views in color
- \_\_\_\_\_ Building solid/void area ratio calculation drawings and tabulations
- \_\_\_\_\_ Landscape details, referenced to Color Landscape plan
- \_\_\_\_\_ Enlarged details (plan/section/elevation) of all building setbacks with dimensions
- \_\_\_\_\_ Wall sections with enlarged details indicating different conditions at building setbacks
- \_\_\_\_\_ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: \_\_\_\_\_

*\*Color and material boards and samples to be provided at Board hearing*

- \_\_\_\_\_ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: \_\_\_\_\_

## **Carlyle/Eisenhower East Design Review Board (DRB) Application Checklist for Signs, Awnings, Other:**

\_\_\_\_\_ **Submit twelve (12) 11"x17" (minimum size) collated, stapled color sets (w/pages numbered) and one (1) 11"x17" 120 dpi resolution PDF file of the following:**

\_\_\_\_\_ Color Site plan at a measurable scale showing:

- location(s) of proposed element(s)
- dimensions of storefront and building widths [FOR SIGNS & AWNINGS ONLY]

\_\_\_\_\_ Large-scale elevations and sections with enlarged details

\_\_\_\_\_ Elevations in color at min. 1/16" = 1'-0", with materials labeled, rendered with shadows and keyed to plans

\_\_\_\_\_ Street-level perspective photomontages in color (daytime view)

\_\_\_\_\_ Street-level perspective photomontages in color (nighttime view) [FOR SIGNS ONLY]

\_\_\_\_\_ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: \_\_\_\_\_

Design guidelines (provide information needed to assess compliance):

\_\_\_\_\_ If located within the Carlyle CDD, information required by the *Carlyle Design Guidelines* and the *Carlyle Streetscape Design Guidelines*

\_\_\_\_\_ If located in the Eisenhower East CDD, information required by the *Eisenhower East Design Guidelines*

**GENERAL NOTES**

1. THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP NUMBERS FOR THIS SITE ARE 078.02-01-08, 078.02-01-09, 078.02-01-13, 078.02-01-22, 078.02-01-23, 072.02-02-12, 072.04-03-26, 072.04-03-38 072.03-04-08 AND 072.04-04-09.
2. THE SITE CONTAINS APPROXIMATELY 78.90 ACRES (ENTIRE CDD #2).
3. THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants, Ltd. BETWEEN THE YEARS OF 1998 AND 2021.
4. THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM christopher consultants, Ltd. BETWEEN THE DATES OF 1998 AND 2021.
5. THE SITE IS CURRENTLY DEVELOPED AS THE HOFFMAN TOWN CENTER. THERE ARE NO NATURAL FEATURES ON THE SITE THAT NEED TO BE PRESERVED OR PROTECTED. THERE IS A RESOURCE PROTECTION AREA (RPA) BUFFER ON SITE. MODIFICATIONS TO THIS AREA WILL BE IN ACCORDANCE WITH CURRENT CITY OF ALEXANDRIA REQUIREMENTS FOR REDEVELOPMENT WITHIN THE RPA. THERE IS A WETLAND OF MINIMAL ECOLOGICAL VALUE ON THE PROPERTY AND ANY PERMITS REQUIRED FROM THE COE WILL BE OBTAINED.
6. ADVERSE IMPACTS TO NEIGHBORING PROPERTIES FROM INTENSITY OF DEVELOPMENT RESULTING FROM A FUTURE DSUP WILL BE MITIGATED THROUGH GREEN BUILDING PRACTICES, TMPS, AFFORDABLE HOUSING, DEVELOPER CONTRIBUTIONS, NEW ROADWAYS AND STREETSCAPES, OPEN SPACE, DEVELOPMENT CONDITIONS, ETC. ALL SPECIFIED DURING THE DSUP PUBLIC REVIEW PROCESS.
7. REFER TO THE TABLE ON SHEET C200 FOR THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE.
8. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS PART OF THE DSUP PROCESS FOR EACH BLOCK. (5-604-C (8)).
9. SIGNIFICANT GROUND LEVEL PUBLIC OPEN SPACE TO BE CREATED AS PART OF THE PROJECT. SUSTAINABILITY GOALS, STORMWATER MANAGEMENT IMPROVEMENTS AND SPECIFIC AMENITIES FOR EACH BLOCK TO BE DETERMINED AT EACH DSUP SUBMISSION. (5-604-C (9)), (5-604-C (11)). REFER TO THE CHART ON SHEET C200 FOR AMOUNT OF OPEN SPACE PROVIDED. AS PART OF THIS CDD, THERE WILL BE PEDESTRIAN AND BICYCLE NETWORK IMPROVEMENTS. THE DETAILS OF THE IMPROVEMENTS WILL BE PROVIDED AT THE TIME OF THE DSUP PROCESS FOR EACH BLOCK, BUT REFER TO SHEET C500 FOR A SCHEMATIC LAYOUT OF BICYCLE NETWORK IMPROVEMENTS.
10. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE. (5-604-C (14)).
11. TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE. (5-604-C (15)).
12. FOR BLOCKS 2, 3 AND 9 THERE MAY BE UNUSUAL AND SPECIFIC SITUATIONS, SUCH AS BLOCK SHAPE, SIZE, AND GEOMETRY, WHERE THE APPLICANT CAN DEMONSTRATE IT IS INFEASIBLE TO PROVIDE ACTIVE SCREENING OR ARCHITECTURAL TREATMENTS THAT ARE INDISTINGUISHABLE FROM ACTIVE SCREENING AS RECOMMENDED BY THE PLAN. IN THOSE CASES THE APPLICANT WILL DEMONSTRATE HOW THE PROJECT MEETS THE SAP URBAN DESIGN GOALS.

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

VICINITY MAP  
SCALE 1"= 350'



**PROJECT NARRATIVE**

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

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

SHEET INDEX

C000	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C200	PROPERTY OWNERSHIP INFORMATION
C300	CDD CONCEPT PLAN
C301	BLOCK 3 ALTERNATE LAYOUT EXHIBIT
C400	OPEN SPACE EXHIBIT
C500	BIKE CONNECTION EXHIBIT
C600	STREET CROSS SECTION EXHIBIT
C700	STREET HIERARCHY
C701	SOUTHERN STREET UNDER WMATA TRACKS EXHIBIT

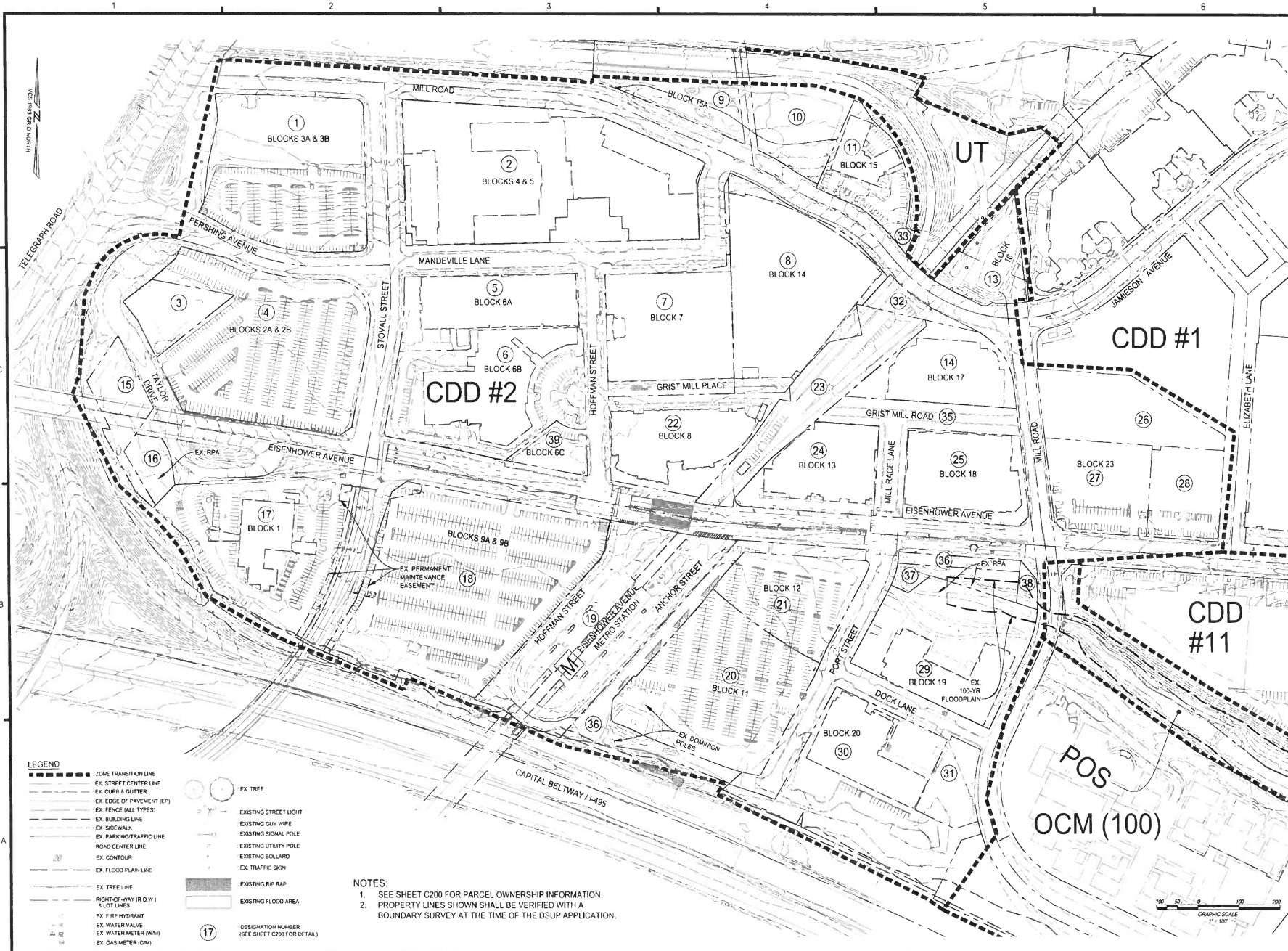
PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	02-11-2022	FIRST SUBMISSION
	07-07-2022	SECOND SUBMISSION
	09-25-2023	THIRD SUBMISSION
	11-03-2023	FOURTH SUBMISSION

<p>APPLICANT</p> <p><b>HOFFMAN FAMILY, LLC</b> 2034 EISENHOWER AVE, SUITE 290 ALEXANDRIA, VA. 22331</p>	<p>APPLICANT</p> <p><b>PARADIGM DEVELOPMENT COMPANY, LLC</b> 1515 NORTH COURTHOUSE ROAD, SUITE 600 ARLINGTON, VA 22201</p>
<p>CIVIL ENGINEER</p> <p><b>CHRISTOPHER CONSULTANTS, LTD.</b> 4035 RIDGE TOP ROAD SUITE 601 FAIRFAX, VIRGINIA 22030</p>	<p>ATTORNEY</p> <p><b>WIRE GILL</b> 700 N FAIRFAX ST SUITE 600 ALEXANDRIA, VA 22314 <small>(NEW WIRE REPRESENTING HOFFMAN FAMILY, LLC) (MARY CATHY RINE CROSS REPRESENTING PARADIGM DEVELOPMENT COS)</small></p>
	<p>ARCHITECT</p> <p><b>COOPER CARRY</b> 625 N WASHINGTON ST., STE. 200, ALEXANDRIA, VA 22314</p>

Block	Principle Land Use	Minimum Percentage Commercial	Maximum Building Height (ft.)	Minimum Building Height (ft.)	Required On-Site Accessible Open Space (sq. ft.)	Approximate Block Area (Ac.)	Approximate Block Area (sq. ft.)	Project Total GSF Without GSF Garage (sf)	Retail Focus Areas	Proposed For Redevelopment
Block 1	Residential and Commercial	N/A	150'	N/A	18,500	2.79	121,532	101,000	No	No
Block 2A/B	Residential and Commercial	30%	300' <small>(See Note 2)</small>	150'	41,500	4.2	184,694	1,500,000	No	Yes
Block 3A/B	Residential and Commercial	30%	150'	125'		3.0	129,809	1,250,000	No	Yes
Block 4/5	Residential and Commercial	30%	150'	125'	10,900	5.1	220,849	1,755,000	Yes	No
Block 6A	Residential	0%	300'	150'	0	1.5	64,033	665,512	Yes	No
Block 6B/C	Residential and Commercial	60%	300'	150'	16,000	3.1	136,712	162,066	Yes	No
Block 7	Commercial	100%	300'	150'	0	2.3	91,040	79,000	Yes	No
Block 8	Commercial	100%	350'	175'	0	1.8	77,517	697,471	Yes	No
Block 9A	Residential and Commercial	30%	300'	150'	200'	1.5	66,647	600,000	No	Yes
Block 9B	Residential and Commercial	60%	400'	200'	24,000	1.8	78,408	1,600,000	Yes	Yes
Block 10A	U/I/Open Space	0%	50'	N/A	0	3.1	133,424	8,000	No	Yes
Block 10B	U/I/Open Space	0%	50'	N/A	64,000	0.2	10,716	0	No	No
Block 11	Residential and Commercial	0%	400'	200'	40,000	2.4	104,544	1,300,000	No	Yes
Block 12	Residential and Commercial	0%	350'	175'	0	1.3	56,182	1,250,000	No	Yes
Block 13	Residential	0%	300'	150'	0	1.7	57,194	490,000	No	No
Block 14	Commercial	100%	250'	125'	0	2.8	120,661	18,000	No	No
Block 15/15A	Residential and Commercial	30%	200'	100'	0	2.3	100,188	490,772	No	No
Block 16	Commercial	100%	150'	75'	0	0.8	33,062	127,000	No	No
Block 17	Commercial	100%	250'	125'	0	1.3	56,450	406,000	No	No
Block 18	Residential	0%	300'	150'	0	1.5	63,598	525,000	No	No
Block 19	Residential	0%	300'	150'	55,000	2.3	101,495	432,000	No	No
Block 20	Residential and/or Commercial	0%	300'	150'	35,300	3.0	132,427	385,000	No	Yes
Block 21	Residential and/or Commercial	0%	250'	125'	0	1.2	53,979	402,000	No	No

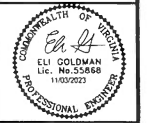
Notes:  
 1. Minimum percentage commercial area can be allocated between blocks to achieve minimum commercial area above.  
 2. Open space can be transferred among blocks.  
 3. Blocks highlighted in gray are included in this CDD Conceptual Design Plan.  
 4. All properties above are located in CDD #2 zone.





**NOTES:**  
 1. SEE SHEET C200 FOR PARCEL OWNERSHIP INFORMATION.  
 2. PROPERTY LINES SHOWN SHALL BE VERIFIED WITH A BOUNDARY SURVEY AT THE TIME OF THE DSUP APPLICATION.

**christopher consultants**  
 4035 ridge top rd  
 suite 601  
 Fairfax, VA 22030  
 p. 703.273.8620  
 engineering • surveying • land planning



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

NO.	DATE	DESCRIPTION
1	03/11/2022	CDD AMENDMENT SUBMISSION #1
2	07/14/2022	CDD AMENDMENT SUBMISSION #2
3	06/26/2023	CDD AMENDMENT SUBMISSION #3
4	11/03/2023	CDD AMENDMENT SUBMISSION #4

PROJECT No. 20005.005.00  
 DRAWING No. 111404  
 DATE 02/11/22  
 SCALE SEE SHEET  
 DESIGN: EG  
 DRAWN: HQ  
 CHECKED: QMW

**EXISTING CONDITIONS PLAN**

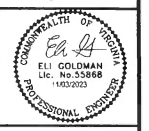
SHEET No. **C100**

**CURRENT PROPERTY OWNERS**

DESIGNATION	BLOCK	MAP #	ADDRESS	OWNER	USES	PROPOSED FOR REDEVELOPMENT
1	Blocks 3A & 3B	072.02-02-12	2425 Mill Rd.	Hoffman Family LLC	Vacant Land Commerc. (941)	YES
2	Blocks 4 & 5	072.04-03-41	2424 Mill Rd.	HTC 4/5 Project Owner LLC	General Commercial (400)	NO
3	Blocks 2A & 2B	072.03-04-09	312 Taylor Dr.	Hoffman Management Inc.	Vacant Land Commerc. (941)	YES
4	Blocks 2A & 2B	072.04-04-08	315 Stoval Sr.	Hoffman Family LLC	Vacant Land Commerc. (941)	YES
5	Block 6A	072.04-03-35	2472 Mandeville La.	Foundry Associates Owner LLC	Hi-Rise (7 ST and Up (330))	NO
6	Block 6B	072.04-03-34	2461 Eisenhower Av.	2461 Eisenhower Acquisitions LLC	Office Buildings (487)	NO
7	Block 7	072.04-03-38	206 Hoffman St.	Hoffman Family LLC	General Commercial (400)	NO
8	Block 14	072.04-03-26	2380 Mill Rd.	Town Center Garage LLC	Parking Garage (449)	NO
9	Block 15A	072.02-02-22	2425 Mill Rd.	Washington Metropolitan Area Transit Authority	Currently Not Available	NO
10	Block 15A	072.02-02-21	2401 Mill Rd.	Washington Metropolitan Area Transit Authority	Currently Not Available	NO
11	Block 15	072.02-02-10	2355 Mill Rd.	City of Alexandria	City Govt Bldgs (730)	NO
12	-	072.02-02-20	2395 Mill Rd.	Currently Not Available	Currently Not Available	NO
13	Block 16	072.04-02-19	2345 Mill Rd.	MFH Alexandria V LLC	Extended Stay (472)	NO
14	Block 17	072.04-0A-00	2318 Mill Rd.	Carlyle Overlook Condominium	Currently Not Available	NO
-	-	072.04-0A-ASCO-A	2318 Mill Rd.	American Society of Clinical Oncology Inc.	Currently Not Available	NO
-	-	072.04-0A-ASCO-B	2318 Mill Rd.	American Society of Clinical Oncology Inc.	Currently Not Available	NO
-	-	072.04-0A-RETAIL	2318 Mill Rd.	Carlyle Overlook Owner LLC	Currently Not Available	NO
-	-	072.04-0A-RP-MRP	2318 Mill Rd.	Carlyle Overlook Owner LLC	Currently Not Available	NO
15	-	072.03-04-11	310 Telegraph Rd.	Alexandria VA hotel Partners LLC	Vacant Land Commerc. (941)	NO
16	-	072.03-04-10	2468 Eisenhower Av.	Alexandria VA hotel Partners LLC	Vacant Land Commerc. (941)	NO
17	Block 1	072.04-04-07	2460 Eisenhower Av.	Alexandria VA hotel Partners LLC	Hotel and Motel (470)	NO
18	Blocks 9A & 9B	078.02-01-08	2400 Eisenhower Av.	Hoffman Family LLC	Vacant Land Commerc. (941)	YES
19	BLOCK 10A	078.02-01-02	2390 Eisenhower Av.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	YES
20	Block 11	078.02-01-13	2300 Dock La.	Hoffman Towers Block 11 LLC	Vacant Land - APT (930)	YES
21	Block 12	078.02-01-09	2356 Eisenhower Av.	Hoffman Towers Block 12 LLC	Vacant Land - APT (930)	YES
22	Block 8	072.04-03-32	2415 Eisenhower Av.	USGBF NSF LLC	Office Buildings (487)	NO
23	-	072.04-03-12	2391 Eisenhower Av.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO
24	Block 13	072.04-03-23	2351 Eisenhower Av.	Eisenhower Residential LP	Hi-Rise (7 ST and Up (330))	NO
25	Block 18	072.04-03-21	2251 Eisenhower Av.	Carlyle Place Associates LLC	Hi-Rise (7 ST and Up (330))	NO
26	Block 23	073.03-01-07	2331 Mill Rd.	Eisenhower Mill Properties LLC	Currently Not Available	NO
27	Block 23	073.03-01-09	2121 Eisenhower Av.	Simpson Development Co.	Office Buildings (487)	NO
28	Block 23	073.03-01-08	2111 Eisenhower Av.	211 Eisenhower Avenue Limited Partnership	Office Buildings (487)	NO
29	Block 19	078.02-01-21	750 Port St.	Paradigm 2250 Mill LLC	Hi-Rise (7 ST and Up (330))	NO
30	Block 20	078.02-01-22	2250 Dock La.	Mill Road Block 20 LLC, C/O Paradigm Development Company, LLC	Hi-Rise (7 ST and Up (330))	YES
31	Block 20	078.02-01-23	2200 Dock La.	Block 20 A LLC, C/O Paradigm Development Company, LLC	Hi-Rise (7 ST and Up (330))	YES
32	-	072.04-03-08	2360 Mill Rd.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO
33	BLOCK 15B	072.04-02-14	2375 Mill Rd.	City of Alexandria	City Govt Bldgs (730)	NO
34	-	072.04-02-20	2365 Mill Rd.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO
35	-	072.04-03-22	2316 Mill Rd.	Mill Race Property Oners Association	Vacant Land Com Area (980)	NO
36	BLOCK 19	078.02-01-19	2310 Eisenhower Av.	Hoffman Family LLC	Vacant Land - APT (930)	NO
37	BLOCK 19	078.02-01-15	2250 Eisenhower Av.	Hoffman Family LLC	Vacant Land - APT (930)	NO
38	BLOCK 19	078.02-01-07	2290 Mill Rd.	City of Alexandria	City Pks/Playgrounds (731)	NO
39	Block 6C	072.04-03-33	2425 Eisenhower Av.	2425 Eisenhower Acquisitions LLC	Vacant Land Commerc. (941)	NO

**NOTES :**

- ALL PROPERTIES LISTED ABOVE ARE LOCATED IN THE CDD #2 ZONE.
- BLOCKS HIGHLIGHTED IN GRAY ARE INCLUDED IN THIS CDD CONCEPTUAL DESIGN PLAN.



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

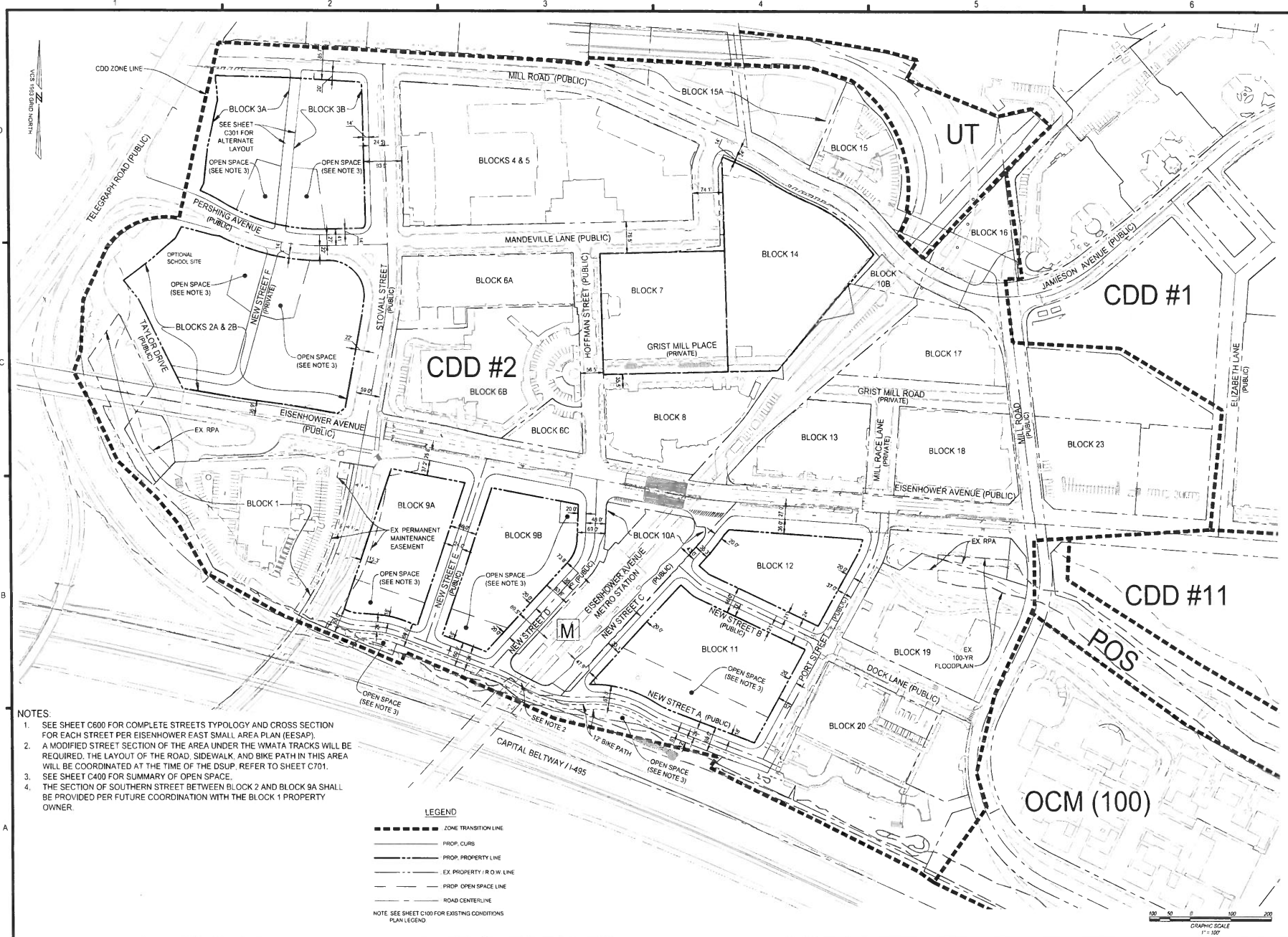
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2	07/27/2022	CDD AMENDMENT SUBMISSION #2
3	06/28/2023	CDD AMENDMENT SUBMISSION #3
4	11/03/2023	CDD AMENDMENT SUBMISSION #4

PROJECT No. 8889.065.00  
DRAWING No. 111404  
DATE: 02.11.22  
SCALE: N/A  
DESIGN: EC  
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CHECKED: MMW

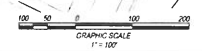
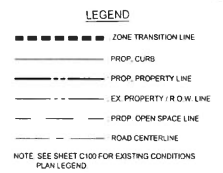
PROPERTY OWNERSHIP INFORMATION

SHEET No.  
**C200**

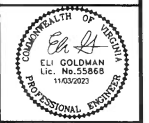




- NOTES**
- SEE SHEET C600 FOR COMPLETE STREETS TYPOLOGY AND CROSS SECTION FOR EACH STREET PER EISENHOWER EAST SMALL AREA PLAN (EESAP).
  - A MODIFIED STREET SECTION OF THE AREA UNDER THE WMATA TRACKS WILL BE REQUIRED. THE LAYOUT OF THE ROAD, SIDEWALK, AND BIKE PATH IN THIS AREA WILL BE COORDINATED AT THE TIME OF THE DSUP. REFER TO SHEET C701.
  - SEE SHEET C400 FOR SUMMARY OF OPEN SPACE.
  - THE SECTION OF SOUTHERN STREET BETWEEN BLOCK 2 AND BLOCK 9A SHALL BE PROVIDED PER FUTURE COORDINATION WITH THE BLOCK 1 PROPERTY OWNER.



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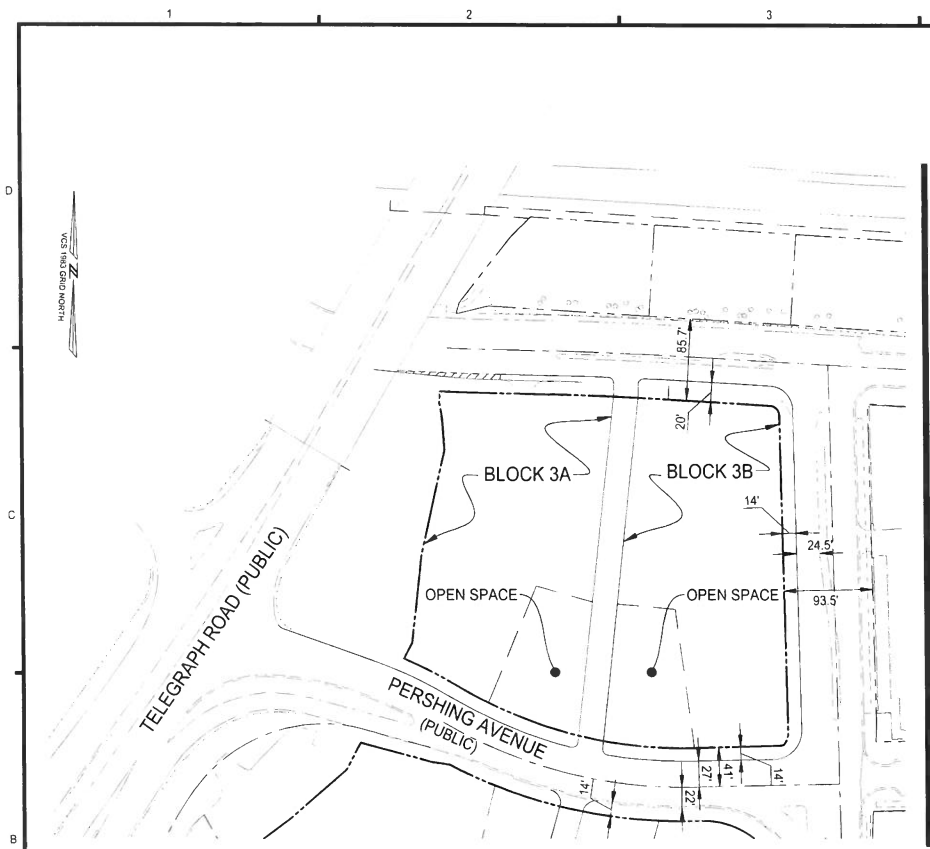
**COORDINATED DEVELOPMENT DISTRICT #2**  
**CONCEPTUAL DESIGN PLAN**  
 CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION
1	02/13/2022	CDD AMENDMENT SUBMISSION #1
2	07/17/2022	CDD AMENDMENT SUBMISSION #2
3	08/26/2023	CDD AMENDMENT SUBMISSION #3
4	11/03/2023	CDD AMENDMENT SUBMISSION #4

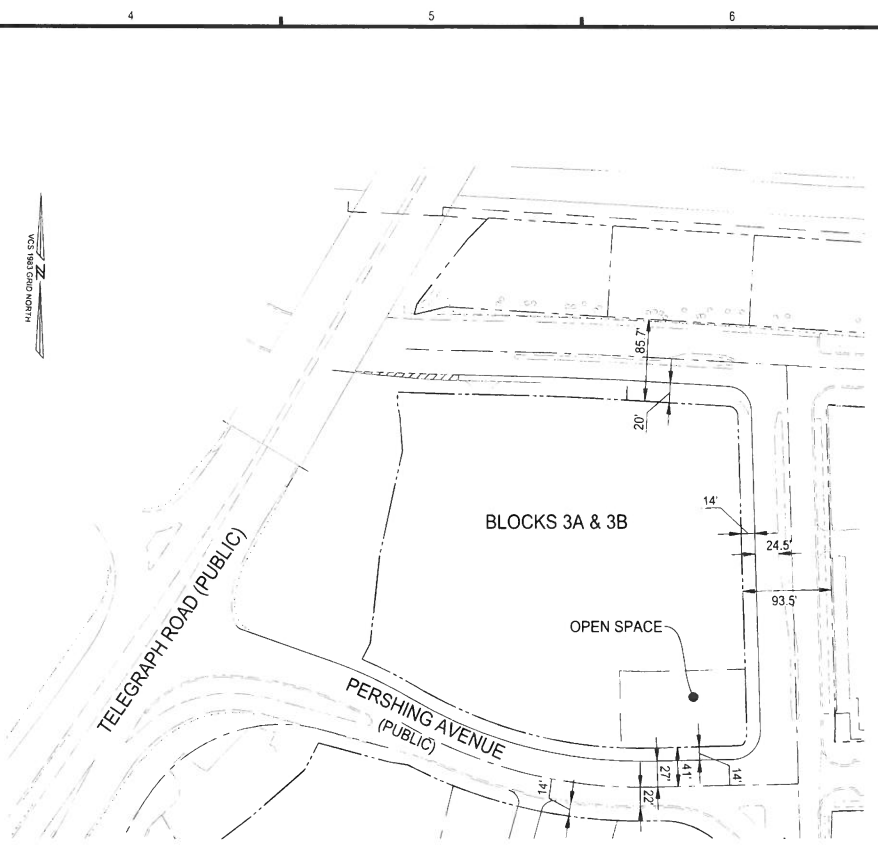
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 DRAWING No. 111404  
 DATE 02/11/22  
 SCALE: SEE SHEET  
 DESIGN: EJD  
 DRAWN: MJD  
 CHECKED: WJW

SHEET TITLE  
**CDD CONCEPT PLAN**

SHEET No.  
**C300**



BLOCK 3 LAYOUT - WITH ROAD

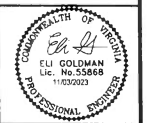


BLOCK 3 LAYOUT - WITHOUT ROAD

NOTE: INTERNAL ROAD NOT REQUIRED PROVIDED THAT PROPOSED DEVELOPMENT PROVIDES 45,000 SF OF GROUND FLOOR OR MULTI-FLOOR NON-RESIDENTIAL USE AND 10,000 SF OF AT-GRADE OPEN SPACE.

- LEGEND**
- ZONE TRANSITION LINE
  - PROP. CURB
  - PROP. PROPERTY LINE
  - EX. PROPERTY / R.O.W. LINE
  - PROP. OPEN SPACE LINE
  - ROAD CENTERLINE
- NOTE: SEE SHEET C100 FOR EXISTING CONDITIONS PLAN LEGEND.

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

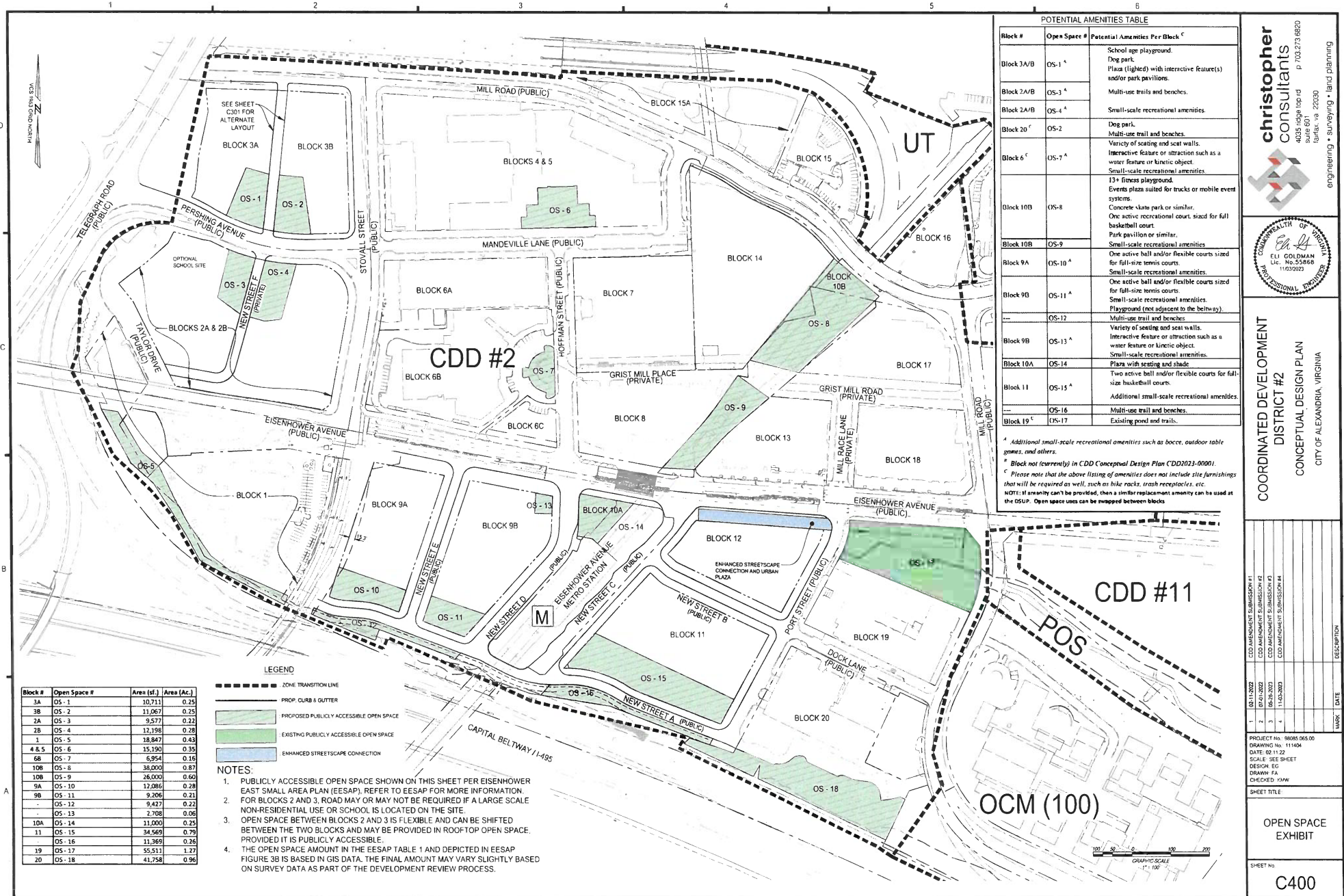
NO.	DATE	DESCRIPTION
1	02/11/2022	CDD AMENDMENT SUBMISSION #1
2	07/01/2022	CDD AMENDMENT SUBMISSION #2
3	05/26/2023	CDD AMENDMENT SUBMISSION #3
4	11/03/2023	CDD AMENDMENT SUBMISSION #4

PROJECT No.: 98085-065-00  
 DRAWING No.: 111404  
 DATE: 02/11/22  
 SCALE: SEE SHEET  
 DESIGN: EG  
 DRAWN: MQ  
 CHECKED: MMW

SHEET TITLE:  
**BLOCK 3  
 ALTERNATE  
 LAYOUT**

SHEET No.  
**C301**





Block #	Open Space #	Potential Amenities For Block <sup>c</sup>
Block 3A/B	OS-1 <sup>a</sup>	School age playground. Dog park. Plaza (lighted) with interactive feature(s) and/or park pavilions.
Block 2A/B	OS-3 <sup>a</sup>	Multi-use trails and benches.
Block 2A/B	OS-4 <sup>a</sup>	Small-scale recreational amenities.
Block 20 <sup>c</sup>	OS-2	Dog park. Multi-use trail and benches.
Block 6 <sup>c</sup>	OS-7 <sup>a</sup>	Variety of seating and seat walls. Interactive feature or attraction such as a water feature or kinetic object. Small-scale recreational amenities. 13+ fitness playground. Events plaza suited for trucks or mobile event systems. Concrete skate park or similar. One active recreational court, sized for full basketball court.
Block 10B	OS-8	Park pavilion or similar.
Block 10B	OS-9	Small-scale recreational amenities.
Block 9A	OS-10 <sup>a</sup>	One active ball and/or flexible courts sized for full-size tennis courts. Small-scale recreational amenities.
Block 9B	OS-11 <sup>a</sup>	One active ball and/or flexible courts sized for full-size tennis courts. Small-scale recreational amenities. Playground (not adjacent to the beltway).
---	OS-12	Multi-use trail and benches.
Block 9B	OS-13 <sup>a</sup>	Variety of seating and seat walls. Interactive feature or attraction such as a water feature or kinetic object. Small-scale recreational amenities.
Block 10A	OS-14	Plaza with seating and shade
Block 11	OS-15 <sup>a</sup>	Two active ball and/or flexible courts for full-size basketball courts. Additional small-scale recreational amenities.
---	OS-16	Multi-use trail and benches.
Block 19 <sup>d</sup>	OS-17	Existing pond and trails.

<sup>a</sup> Additional small-scale recreational amenities such as bocce, outdoor table games, and others.  
<sup>b</sup> Block not (currently) in CDD Conceptual Design Plan CDD2023-00001.  
<sup>c</sup> Please note that the above listing of amenities does not include site furnishings that will be required as well, such as bike racks, trash receptacles, etc.  
 NOTE: If an amenity can't be provided, then a similar replacement amenity can be used as the USUP. Open space uses can be swapped between blocks.

Block #	Open Space #	Area (sq. ft.)	Area (Ac.)
3A	OS-1	10,711	0.25
3B	OS-2	11,067	0.25
2A	OS-3	9,577	0.22
2B	OS-4	17,198	0.39
1	OS-5	18,847	0.43
4 & 5	OS-6	15,150	0.35
6B	OS-7	6,954	0.16
10B	OS-8	38,000	0.87
10B	OS-9	26,000	0.60
9A	OS-10	17,086	0.39
9B	OS-11	9,206	0.21
---	OS-12	9,427	0.22
---	OS-13	2,708	0.06
10A	OS-14	11,000	0.25
11	OS-15	34,569	0.79
---	OS-16	11,369	0.26
19	OS-17	55,511	1.27
20	OS-18	41,758	0.95

**LEGEND**

- ZONE TRANSITION LINE
- PROP. CURB & GUTTER
- PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE
- EXISTING PUBLICLY ACCESSIBLE OPEN SPACE
- ENHANCED STREETScape CONNECTION

- NOTES**
- PUBLICLY ACCESSIBLE OPEN SPACE SHOWN ON THIS SHEET PER EISENHOWER EAST SMALL AREA PLAN (EESAP). REFER TO EESAP FOR MORE INFORMATION.
  - FOR BLOCKS 2 AND 3, ROAD MAY OR MAY NOT BE REQUIRED IF A LARGE SCALE NON-RESIDENTIAL USE OR SCHOOL IS LOCATED ON THE SITE.
  - OPEN SPACE BETWEEN BLOCKS 2 AND 3 IS FLEXIBLE AND CAN BE SHIFTED BETWEEN THE TWO BLOCKS AND MAY BE PROVIDED IN ROOFTOP OPEN SPACE PROVIDED IT IS PUBLICLY ACCESSIBLE.
  - THE OPEN SPACE AMOUNT IN THE EESAP TABLE 1 AND DEPICTED IN EESAP FIGURE 3B IS BASED IN GIS DATA. THE FINAL AMOUNT MAY VARY SLIGHTLY BASED ON SURVEY DATA AS PART OF THE DEVELOPMENT REVIEW PROCESS.

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

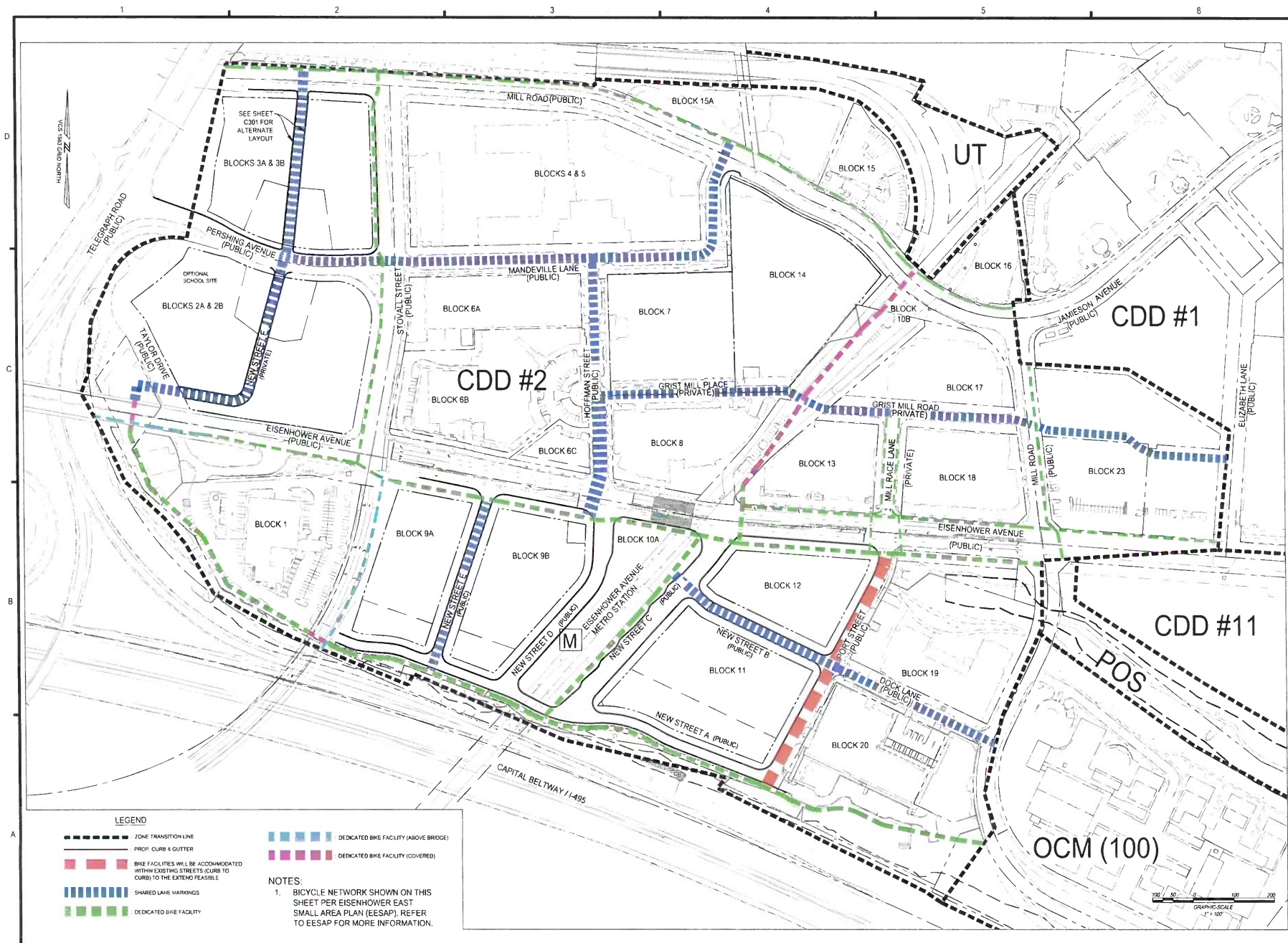
**CDD AMENDMENT SUBMISSION #1**  
 CDD AMENDMENT SUBMISSION #2  
 CDD AMENDMENT SUBMISSION #3  
 CDD AMENDMENT SUBMISSION #4

NO.	DATE	DESCRIPTION
1	03/11/2022	
2	07/21/2022	
3	08/24/2023	
4	11/02/2023	

PROJECT No: 98085/06500  
 DRAWING No: 111404  
 DATE: 02/11/22  
 SCALE: SEE SHEET  
 DESIGN: EG  
 DRAWN: FA  
 CHECKED: JMW

SHEET TITLE: **OPEN SPACE EXHIBIT**

SHEET No: **C400**



**LEGEND**

- ZONE TRANSITION LINE
- PROP' CURB & GUTTER
- BIKE FACILITIES WILL BE ACCOMMODATED WITH EXISTING STREETS (CURB TO CURB) TO THE EXTENT FEASIBLE
- SHARED LANE MARKINGS
- DEDICATED BIKE FACILITY
- DEDICATED BIKE FACILITY (ABOVE BRIDGE)
- DEDICATED BIKE FACILITY (COVERED)

**NOTES:**

- BICYCLE NETWORK SHOWN ON THIS SHEET PER EISENHOWER EAST SMALL AREA PLAN (EESAP). REFER TO EESAP FOR MORE INFORMATION.

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**COORDINATED DEVELOPMENT DISTRICT #2**  
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 CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION
1	05/11/2022	CDD AMENDMENT SUBMISSION #1
2	07/01/2022	CDD AMENDMENT SUBMISSION #2
3	08/25/2023	CDD AMENDMENT SUBMISSION #3
4	11/03/2023	CDD AMENDMENT SUBMISSION #4

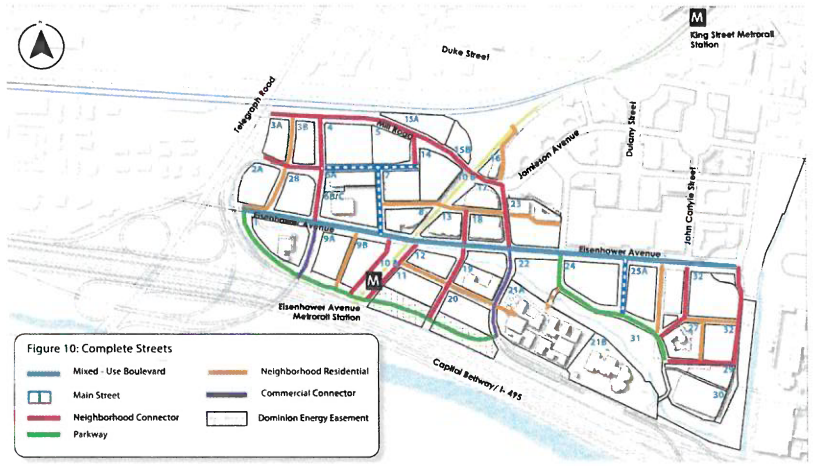
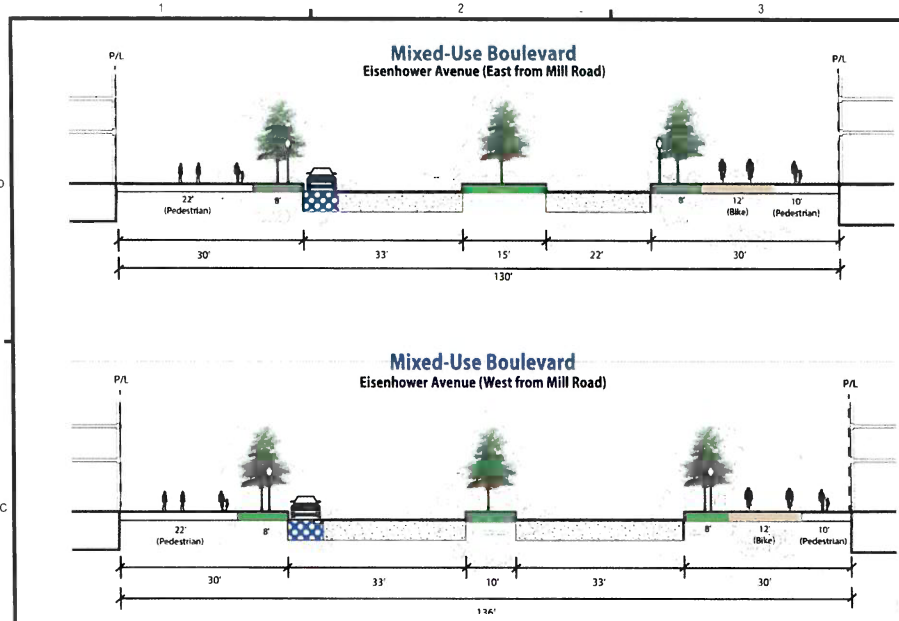
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 DRAWING No: 111404  
 DATE: 02/11/22  
 SCALE: SEE SHEET  
 DESIGN: EC  
 DRAWN: FA  
 CHECKED: KHW

SHEET TITLE

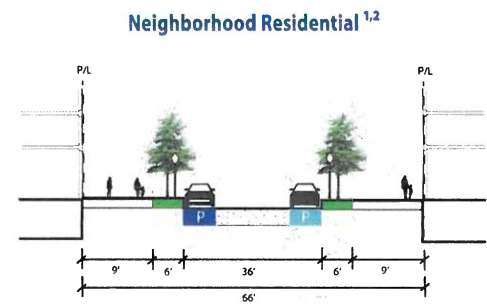
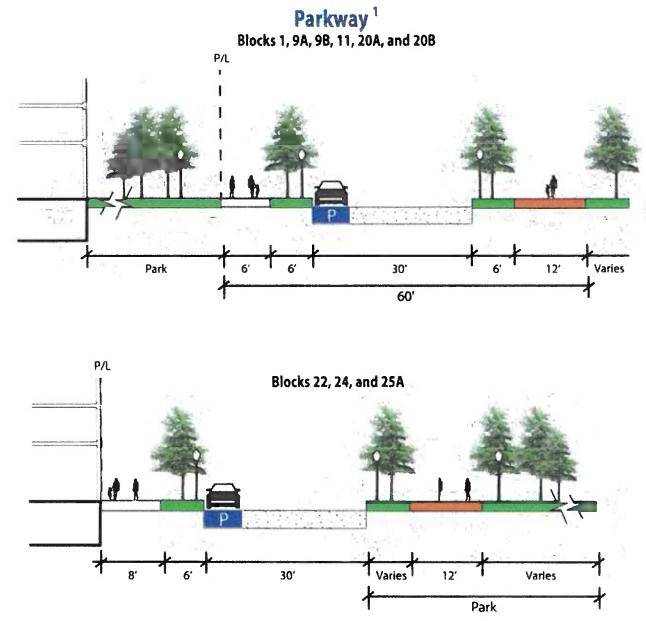
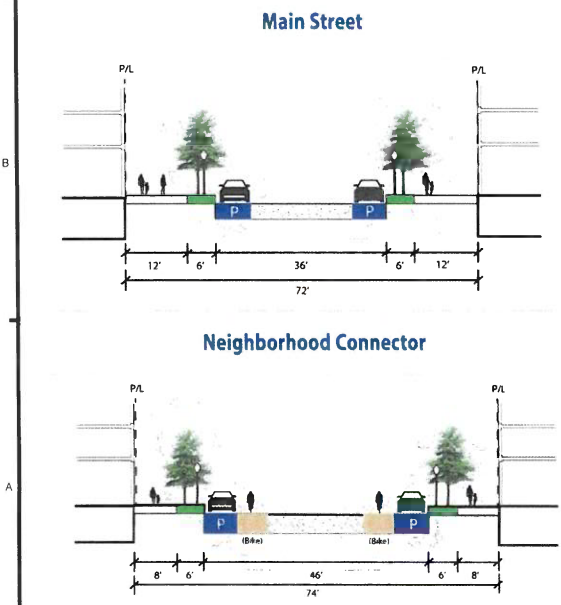
**BIKE CONNECTION EXHIBIT**

SHEET No: **C500**





NOTE: THE STREET SECTIONS ADJACENT TO THE EISENHOWER METRO WILL BE MODIFIED VERSIONS OF THE NEIGHBORHOOD CONNECTOR AND PARKWAY STREET SECTIONS. THE STREET SECTIONS WILL NEED TO BE COORDINATED AND AGREED UPON WITH WMATA.



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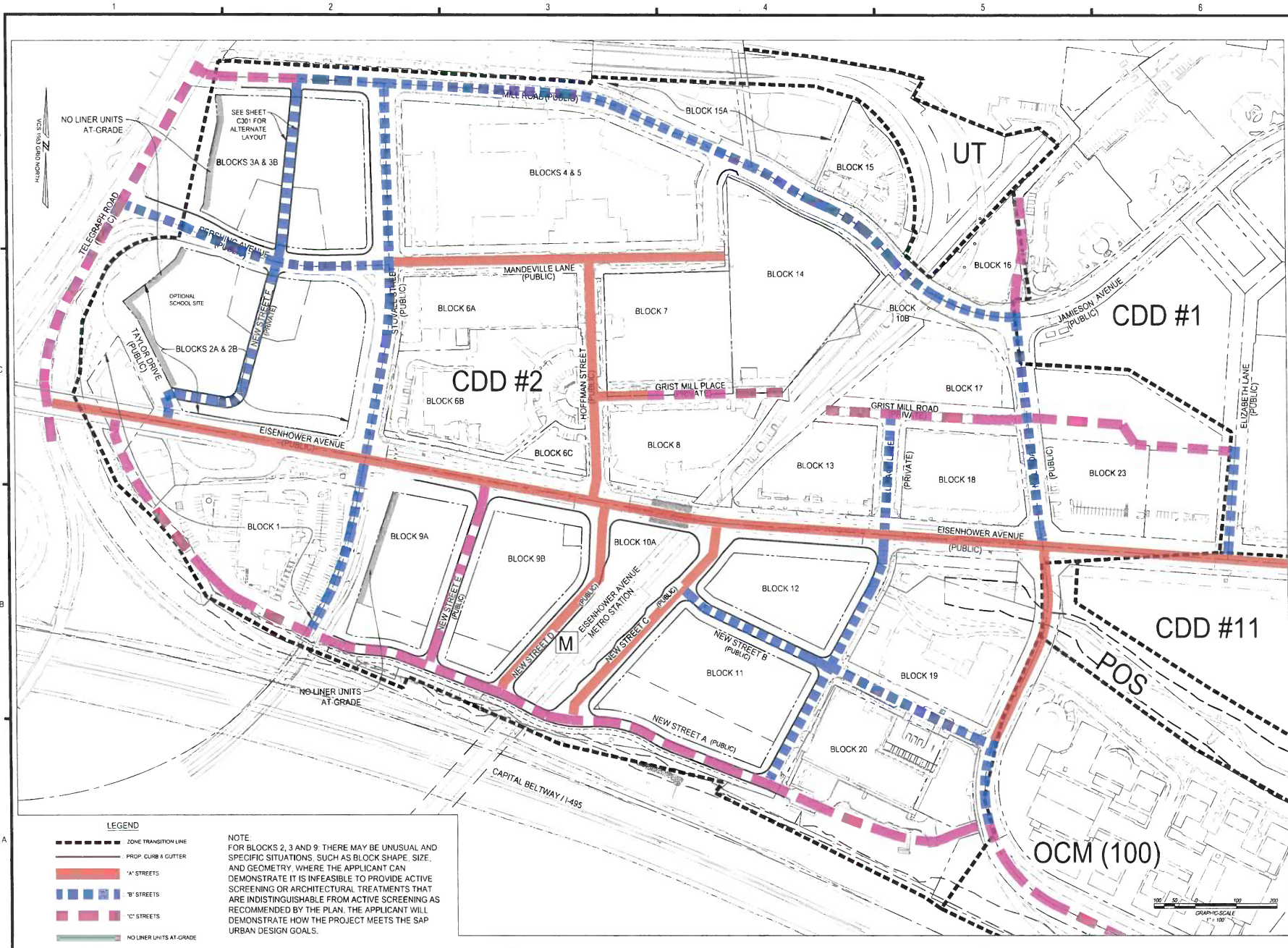


COORDINATED DEVELOPMENT  
DISTRICT #2  
CONCEPTUAL DESIGN PLAN  
CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	MARK	DESCRIPTION
1	05/11/2022		CDD AMENDMENT SUBMISSION #1
2	07/01/2022		CDD AMENDMENT SUBMISSION #2
3	05/26/2023		CDD AMENDMENT SUBMISSION #3
4	11/02/2023		CDD AMENDMENT SUBMISSION #4

PROJECT No. 98085.000.00  
DRAWING No. 111404  
DATE 02/11/22  
SCALE N.A.  
DESIGN E.C.  
DRAWN M.Q.  
CHECKED P.H.W.  
SHEET TITLE  
**STREET CROSS SECTION EXHIBIT**

SHEET No.  
**C600**



**LEGEND**

- ZONE TRANSITION LINE
- PROP. CURB & GUTTER
- 'A' STREETS
- 'B' STREETS
- 'C' STREETS
- NO LINER UNITS AT-GRADE

NOTE:  
FOR BLOCKS 2, 3 AND 9, THERE MAY BE UNUSUAL AND SPECIFIC SITUATIONS, SUCH AS BLOCK SHAPE, SIZE, AND GEOMETRY, WHERE THE APPLICANT CAN DEMONSTRATE IT IS INFEASIBLE TO PROVIDE ACTIVE SCREENING OR ARCHITECTURAL TREATMENTS THAT ARE INDISTINGUISHABLE FROM ACTIVE SCREENING AS RECOMMENDED BY THE PLAN. THE APPLICANT WILL DEMONSTRATE HOW THE PROJECT MEETS THE SAP URBAN DESIGN GOALS.

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

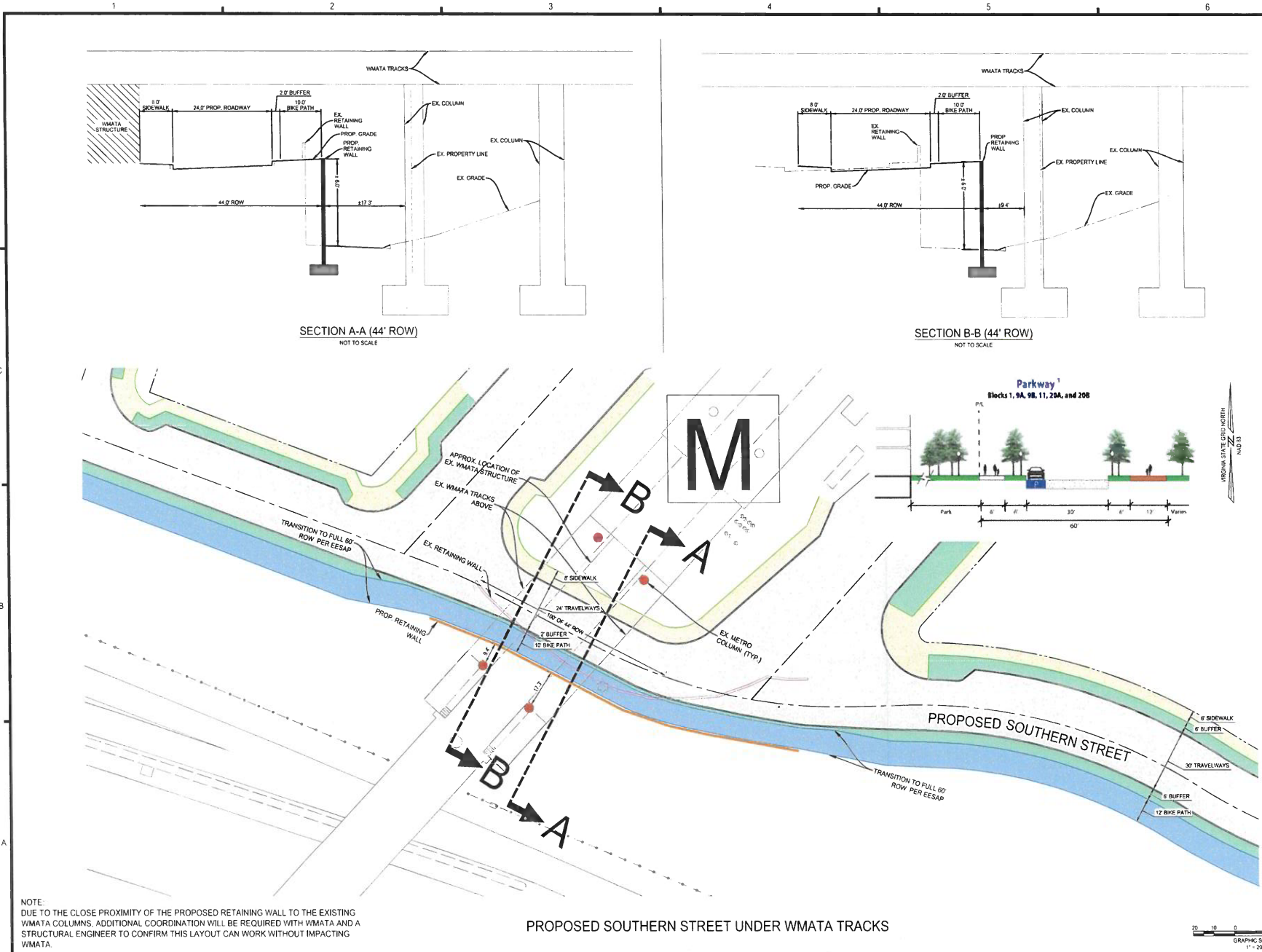
NO.	DATE	DESCRIPTION
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2	07-01-2022	CDD AMENDMENT SUBMISSION #2
3	06-29-2023	CDD AMENDMENT SUBMISSION #3
4	11-03-2023	CDD AMENDMENT SUBMISSION #4

PROJECT No.: 98085.006.00  
 DRAWING No.: 111404  
 DATE: 02/11/22  
 SCALE: SEE SHEET  
 DESIGN: EG  
 DRAWN: HL  
 CHECKED: KAW

**STREET HIERARCHY EXHIBIT**

SHEET No. **C700**



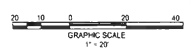


SECTION A-A (44' ROW)  
NOT TO SCALE

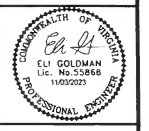
SECTION B-B (44' ROW)  
NOT TO SCALE

PROPOSED SOUTHERN STREET UNDER WMATA TRACKS

NOTE:  
DUE TO THE CLOSE PROXIMITY OF THE PROPOSED RETAINING WALL TO THE EXISTING WMATA COLUMNS, ADDITIONAL COORDINATION WILL BE REQUIRED WITH WMATA AND A STRUCTURAL ENGINEER TO CONFIRM THIS LAYOUT CAN WORK WITHOUT IMPACTING WMATA.



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3	05/16/2023	CDD AMENDMENT SUBMISSION #3
4	11/03/2023	CDD AMENDMENT SUBMISSION #4

PROJECT No. 9806.006.00  
DRAWING No. 111404  
DATE: 02/11/22  
SCALE: SEE SHEET  
DESIGN: EG  
DRAWN: JGD  
CHECKED: RMW

SHEET TITLE  
**SOUTHERN STREET UNDER WMATA TRACKS EXHIBIT**

SHEET No.  
**C701**