



CARLYLE-EISENHOWER EAST DESIGN REVIEW BOARD

Hoffman Coordinated Development District (CDD) Conceptual Design Plan Amendment

Eisenhower East Blocks 2, 3, 7, 9A, 9B, 11, 12, 14 and 20

Application	General Data	
<p>Project Name: Hoffman Coordinated Development District (CDD) Conceptual Design Plan Amendment</p> <p>Location: Blocks 2, 3, 7, 9A, 9B, 11, 12, 14, and 20 of Eisenhower East</p> <p>Applicant: Hoffman Companies, represented by Ken Wire, attorney Paradigm Companies, represented by Mary Catherine Gibbs, attorney</p>	DRB Date:	January 18, 2024
	Site Area:	See Table #1
	Existing Zone:	CDD #2
	Proposed Zone:	CDD #2
	Existing Use:	Undeveloped Land, Residential and Commercial
	Proposed Use:	Residential and Commercial
	Gross Floor Area:	See Table #1
<p>Purpose of Application: Presentation of a Coordinated Development District (CDD) Conceptual Design Plan Amendment at several Eisenhower East development blocks. Application is for informational purposes only – no DRB action is required.</p>		
<p>Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov</p>		

I. Background

The geographic jurisdiction for the Carlyle-Eisenhower East Design Review Board (DRB) comprises the areas zoned Coordinated Development District (CDD) #1 (Carlyle) and CDD#2 / CDD#11 (Eisenhower East). Coordinated Development Districts (CDDs) are a zoning tool, provided for under Section 5-600 of the Alexandria Zoning Ordinance, that is intended to coordinate the redevelopment of various properties in the City, particularly when such sites are owned by different entities. CDDs are a blend of traditional zoning with special features. One of those special features is the required approval of a CDD Conceptual Design Plan at Planning Commission and City Council prior to redevelopment approval for individual sites.

The CDD Conceptual Design Plan is a framework plan for future development that includes only limited items – such as the property boundaries for individual development blocks, the location of public rights-of-way, anticipated future building height, anticipated future floor area/FAR, and anticipated future uses. Generally speaking, no information about building massing, building design, architectural details, streetscape design, or other urban design matters are included in CDD Conceptual Design Plans. Those elements, and many others typically included in development approvals, are instead included in future applications for Development Special Use Permits (DSUPs) for individual sites.

Section 5-604(J) of the Zoning Ordinance stipulates that DSUPs must be filed for development of individual sites in a CDD zone within two years of the date of City Council approval of the CDD Conceptual Design Plan approval – unless a different period is specified in the CDD approval. The CDD approval expires for any development on individual sites for which DSUP approval has not been filed (and subsequently approved) within the specified period of time.

In the case of CDD#2, City Council has granted several CDD Conceptual Design Plans for individual development blocks, or groups of blocks, over the years. The first CDD Conceptual Design Plan was approved in 1998 for most Eisenhower East development blocks, including all of those in the current request. That approval included an expiration date, extended through CDD amendments over the years to December 31, 2020, by which DSUPs needed to be filed for individual blocks. New development occurred at many sites, including Blocks 7 and 14. However, most of the remaining blocks in this request (Blocks 2, 3, 9A, 9B, 11 and 12) did not obtain DSUP approval prior to the expiration date and the CDD approval therefore expired for them. More recently, City Council approved a Conceptual Design Plan amendment (CDD#2017-0003) specifically for Block 20 in December 2017. That approval anticipated development of the site with the multi-unit building now nearing completion at the site as well as a second building in which a hotel would be located.

II. Proposal

The applicant now seeks CDD Conceptual Design Plan approval from City Council as a framework plan for the future development of several blocks in Eisenhower East. In addition to the procedural matter of obtaining CDD approval for Blocks 2, 3, 9A, 9B, 11 and 12 where none exists today, the applicant has proposed increased floor area and building heights for these blocks compared to the previous CDD Conceptual Design Plan. The applicant has also requested a small

increase in floor area for the Block 20 portion of the current CDD request. Blocks 7 and 14 have been included in the current request for administrative reasons and no changes to previous approvals or new development have been anticipated in the most recent submission.

The current CDD Conceptual Design Plan request includes the floor area, building height, and uses for these blocks as shown in Table #1 on the following page.

Table #1

Block Number	Land Area	Gross Floor Area (Max)*	Building Height		Proposed Uses
			Maximum	Minimum	
2	184,694 SF	1,500,000 SF	300 feet	150 feet	Residential and Commercial
3	129,809 SF	1,250,000 SF	250 feet	125 feet	
7**	91,040 SF	79,000 SF	300 feet	150 feet	Commercial
9A & 9B	145,055 SF	1,600,000 SF	300/400 feet	150/200 feet	Residential and Commercial
11	104,544 SF	1,300,000 SF	400 feet	200 feet	
12	56,192 SF	1,250,000 SF	350 feet	175 feet	
14**	120,661 SF	18,000 SF	250 feet	125 feet	Commercial
20	137,422 SF	585,000 SF	300 feet	150 feet	Residential and/or Commercial

* Not including garage square footage

** Existing developed square footage is used, no changes anticipated

A copy of the CDD Conceptual Design Plan is attached to the applicant’s submission package. It provides additional details regarding the framework plan for all blocks included in this request – including the proposed location of public rights-of-way, open spaces, and a potential new school site.

The most recent staff-level review of the project occurred at the Completeness stage, with staff providing comments to the applicant in early December 2023. The project is expected to be heard at public hearings of the Planning Commission and City Council as early as this spring.

III. Recommendation / Conclusion

The DRB does not need to take any action on this CDD Conceptual Design Plan amendment request. It has been brought to the DRB as an informational item only given that it is located in the geographical area under the jurisdiction of the DRB. It is also important to note that future development projects at individual sites would need to obtain separate, additional approval from the DRB, Planning Commission, and City Council.