2425 Eisenhower Avenue, Block 6C Retail
DSUP#2018-00013

PROJECT DESCRIPTION

An applicant proposes through a Development Special Use Permit (DSUP) to construct a 7,752 square foot, one-story retail building at the property known as Hoffman Town Center – Block 6C, located at 2425 Eisenhower Avenue. The development will complete the semi circle of existing retail buildings at the Town Center Plaza and include:

- High-quality and contemporary building design and architecture;
- Five retail entrances along the north and west side of the building; and,
- Six existing off-street parking spaces.

KEY ISSUES

Key issues that have been addressed by City Staff, include screening of the proposing loading area at the southwest corner of the building.
2425 Eisenhower Avenue, Block 6C Retail

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**Eisenhower East Small Area Plan**

### Site Address: 2425 Eisenhower Avenue

**Lot Area:** 0.36 acres (15,849 SF)

<table>
<thead>
<tr>
<th><strong>Current Zone:</strong> CDD #2</th>
<th><strong>Proposed Zone:</strong> CDD #2</th>
<th><strong>Current Use:</strong> Vacant</th>
<th><strong>Proposed Use:</strong> Retail</th>
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<tr>
<th><strong>Existing</strong></th>
<th><strong>Permitted/Required</strong></th>
<th><strong>Proposed</strong></th>
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<tbody>
<tr>
<td><strong>Maximum Allowable Floor Area</strong></td>
<td>0 SF</td>
<td>7,882 SF</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>6 spaces</td>
<td>Maximum of 16 spaces</td>
</tr>
</tbody>
</table>
| **Yards / Setbacks** | n/a | n/a | North: 44.5 feet
| East: 9.4 feet|
| South: 2.7 feet|
| West: 20.4 feet |
| **Open Space** | n/a | n/a | 2,765 SF (17% of site) |
| **Height** | none | 150 feet | 29.54 feet |

Requested Zoning Modifications and Special Use Permits (SUPs): none

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**PROJECT TIMELINE**

- **July 19, 2018.** Carlyle/Eisenhower East Design Review Board meeting.
- **September 27, 2018.** Carlyle/Eisenhower East Design Review Board meeting.
- **December 6, 2018.** Project is presented to Planning Commission.
- **December 15, 2018.** Project is presented to City Council.

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**CONTACT INFORMATION**

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City of Alexandria

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