

City of Alexandria Development Fact Sheet

Eisenhower East

Mill Race—2318 Mill Road

DSUP2016-0028

PROJECT DESCRIPTION

An applicant proposes to amend an existing DSUP to allow flexibility for office or retail uses in 4,555 SF of ground floor commercial space. Currently, only retail is allowed on the ground floor.

The ground floor commercial space is located within the 13-story Carlyle Overlook office building on the northwest corner of Mill and Gristmill Roads. The office building is bounded by Residence Inn to the north, the Eisenhower Center II complex to the east, Carlyle Place Apartments to the South, and the WMATA Yellow Line tracks to the west.

KEY ISSUES

A key issue is relate to allow office uses within space designated for retail.

- DSUP #2002-0002 and DSUP #2002-0003 for Mill Race specifically restricts the ground floor space for retail use only.
- Because of a lack of visibility and foot traffic, the applicant has been unable to lease the retail space for the past 8 years.
- Staff supports allowing the flexibility to allow office uses within space designated for ground floor retail because it is located off of the main retail corridors in the East Eisenhower Small Area.



Mill Race—2318 Mill Road

DSUP2016-00028

Eisenhower East

Site Address: 2318 Mill Road		
Current Zone: CDD #2		
	Existing	Proposed
Building SF (net)	227,479 SF	Unchanged
Office SF (net)	223,573 SF	Unchanged**
Retail SF (net)	3,906 SF	Unchanged**
Parking	392— reserved 74—short-term users	Unchanged
Height	179 feet	Unchanged

** will change if office is provided on the ground floor

PROJECT TIMELINE

- > **Fall 2016:** Applicant outreach with community stakeholders
- > **October 2016:** Project is presented to Planning Commission and City Council (tentative).

CONTACT INFORMATION

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