Why a Plan Update?

1. Flexibility in land uses that adapt to the existing and future market
2. Additional square footage and height to promote transit oriented development
3. Retail/entertainment serving two neighborhoods and regional visitors
4. Additional open space and connectivity
5. Safety and accessibility
6. Additional affordable housing
7. Community facilities and schools
WHAT WE HEARD

Open Space
- Seating and gathering places
- More open space and recreation for people of all ages

Mobility
- Improve walkability and pedestrian safety - including tunnels
- Improve bicycle connectivity - tunnels, trails

Land Use
- Variety of use types - more activity
- Interesting architecture

Amenities
- Event programming for all ages
- Dog parks
- Farmers markets

Retail
- Variety of options for all ages
- More restaurants / bars - destinations

Housing
- Affordable housing
- Larger units for families

Develop empty lots - and put density near Metro

Provide any questions or comments regarding the topics.
Walkable Neighborhoods
Retail/Entertainment Focus Areas

King Street Metrorail Station

Eisenhower Avenue Metrorail Station

Duke Street

King Street Metrorail Station

Eisenhower Avenue

I-495/Capital Beltway

Telegraph Road

Neighborhood 1

Neighborhood 2

Retail Focus Area (Ground Floor active retail required)

Block Designation

Dominion Energy Easement
Building Heights

King Street Metrorail Station

Eisenhower Avenue Metrorail Station

# Maximum height
( # ) Minimum height
# Block Designation
Dominion Energy Easement
Building Volume
(Building Setbacks + Max. height)
26 AC of Publicly Accessible Open Space

King Street Metrorail Station

Eisenhower Avenue Metrorail Station

Open Space Connection
Existing Public Open Space
Proposed Publicly Accessible Open Space
Block Designation
Enhanced Streetscape Connection
Potential Tunnel Enhancements
trails

under metrorail tracks park

recreational

playgrounds

rooftop

urban plazas
Placemaking
People- Oriented Public Realm

Figure 12: Parking Screening Requirements

- **Active Uses**
- **Indistinguishable from Occupied Space**
- **Architectural Treatment**
- **One Level Below Grade**

Figure 13: Preferred Passenger/ Delivery drop-off or pickup

- Drop-off or Pickup Area
- Building Footprint
- Open Space
Parking Screening
Convertible Parking

Elements
- Ceiling Height
- Depth
- Scope of Ramps
- Load Bearing on floor and ceiling
# Eisenhower East Parking Requirements Compared to Other Plans

<table>
<thead>
<tr>
<th>Plan</th>
<th>Location</th>
<th>Screening</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eisenhower East</td>
<td>- 1 underground level</td>
<td>- Active use</td>
</tr>
<tr>
<td>(2019 proposed)</td>
<td></td>
<td>- Architectural</td>
</tr>
<tr>
<td>Landmark</td>
<td>- Underground preferred</td>
<td>- Active use</td>
</tr>
<tr>
<td></td>
<td>(levels not specified)</td>
<td></td>
</tr>
<tr>
<td>North Potomac Yard</td>
<td>- Minimum 1 level</td>
<td>- Active use</td>
</tr>
<tr>
<td>Eisenhower West</td>
<td>- Underground preferred</td>
<td>- Active use</td>
</tr>
<tr>
<td></td>
<td>(levels not specified)</td>
<td>- Architectural</td>
</tr>
<tr>
<td>Oakville</td>
<td>- Underground</td>
<td>- Active use</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Architectural</td>
</tr>
</tbody>
</table>
Housing Affordability

Opportunities to expand and deepen housing affordability:

- Designate % of additional residential density as affordable
- Public-private-nonprofit partnerships
- Co-location w/civic or other uses, such as schools and Alexandria Shelter and Alexandria Substance Abuse Center
- Senior housing
- Visitability/accessibility

Tools:

- Housing Trust Fund contributions (or equivalent) provided with each new construction project
- Bonus density and height

Existing Housing Opportunity w/in SAP:

- 67 constructed + 76 pledged committed affordable rental units (2.5% of 5,618 units)
- 0 committed affordable homeownership units (0% of 883 units)
Eisenhower East Process and Next Steps

Next Steps:

- Nov. 22: Post Plan to webpage for public review; eNews
- December 5: AHAAC Briefing
- January 7: Planning Commission Public Hearing
- January 25: City Council Public Hearing