2003 Plan
The 2003 Eisenhower East SAP established a vision for a vibrant new, urban, mixed-use community centered on the Eisenhower Avenue Metro Station.
Land Use
2003 Land Use
As Amended

Legend:
- Residential
- Office
- Entertainment & Hotel
- Hotel/Office
- Residential/Office

- Hotel
- AMC
- NSF
- PTO
- AlexRenew
- Eisenhower Ave.
- Dulany St.
- Mill Rd.
- Telegraph Rd.
- Holland Ln.
- I-495/Capital Beltway

1/4 Mile Pedestrian Walkshed
10 minute walk
Proposed 2019 Land Use

• Commercial (office, retail, hotel, senior housing)
• Institutional (permitted on all blocks)

- Required commercial percentages may be distributed over both blocks – 2A/2B, 3A/3B, 9A/9B, and 15A/15B

Neighborhood 1
4.4 SF – Commercial (12K employees)
8.0 SF – Residential (12K residents)

Neighborhood 2
5.4 SF – Commercial (18K employees)
7.2 SF – Residential (11K residents)
Open Space
2003 EESAP
Required
Open Space
2019 Additional Open Space

Note: Illustrative Only - Location/design determined through future process
Mobility
Street Network

- Complete street-grid
- Transportation study underway
- Recommendations for all modes of transportation
Bike Network

- Existing/Planned (Approved) Bike Facility
- 2019 Proposed Dedicated Bike Facility
- 2019 Proposed Shared Lane Markings
Eisenhower East Small Area Plan - Priorities

1. Affordable housing
2. Schools
3. Pedestrian Bike Safety/Access
4. New/Improved Open Spaces
5. Enhance Metro Access
6. Neighborhood Connection (Concourse)
7. Open Space Under Metrorail Tracks
Housing Opportunity

Today:
- HTF contributions (or equivalent) provided with each new construction project
- Bonus density and height
  - 164 committed affordable rental units (~2.5% of 6,678 rental units);
  - 0 committed affordable homeownership units (0% of 883 homeownership units)
- Alexandria Shelter and Alexandria Substance Abuse Center

Opportunities to expand and deepen housing affordability:
- Additional density
- Public-private-nonprofit partnerships
- Co-location w/civic or other uses
- Senior housing
- Visitability/accessibility