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 (12M+7M)
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**
Flexible Land Use + Retail Focus Areas
Increased Building Heights

King Street Metrorail Station

Eisenhower Avenue Metrorail Station

# Maximum height
(#) Existing maximum height
# Block Designation
Dominion Energy Easement
26 AC of Publicly Accessible Open Space

18 ac + 8 ac

Ground Level Public Open Space

King Street Metrorail Station

Duke Street

Eisenhower Avenue Metrorail Station

I-495/Capital Beltway

Open Space Connection

Existing Public Open Space

Proposed Publicly Accessible Open Space

Block Designation

Enhanced Streetscape Connection

Potential Tunnel Enhancements
Housing Affordability

Existing Housing Opportunity in Eisenhower East/Carlyle:

- 67 constructed + 76 pledged committed affordable rental units (2.5% of 5,618 units)
- 0 committed affordable homeownership units (0% of 883 units)
- 65-bed Alexandria Shelter; and Substance Abuse Center
- Housing Trust Fund contributions with prior developments
Housing Affordability

- Developers to provide 10% of new residential rental development as committed affordable rental housing (for-sale units of equivalent value)
  - Modifications to requirement may be considered if unanticipated changes to market and/or atypical site conditions impact project feasibility, but in no case less than five percent
- Achieve more committed affordable housing through public-private-nonprofit partnerships and/or colocation of affordable housing with future municipal uses, including schools and/or shelter

+/- 430 Units
  + P-P-P Units
  + HTF contributions

+/- 137 Units
  + HTF contributions

New Affordable Housing Policy in EE
Existing/Pledged Affordable Housing in EE
Housing Affordability

- Developers to provide 10% of new residential rental development as committed affordable rental housing (for-sale units of equivalent value)
  - Modifications to requirement may be considered if unanticipated changes to market and/or atypical site conditions impact project feasibility, but in no case less than five percent
- Achieve more committed affordable housing through public-private-nonprofit partnerships and/or colocation of affordable housing with future municipal uses, including schools and/or shelter

- Developers to provide contributions on new commercial development and on base development
- Bonus density in excess of 30% allowed to encourage production of additional affordable units
Added Value

- Flexibility of Land Uses
- Additional Density 12M + 7M SF
- Conversion of Uses
- Flexibility of Parking
- Modified Form-Based
- Additional Height

Public benefits

- Public Realm and Mobility
  - Welcoming social spaces
  - System of diverse parks and trails
  - Network of multimodal connectivity
- Affordable Housing
  - 10% on increment above existing plan
  - Flexibility where conditions warrant
- Public School
Strategies for Implementation

Developer Contributions

- Affordable Housing – 10% of net new residential SF contribution to housing trust fund
- $5.00 per net new square foot of additional development *
- Public Parks

* Additional development permitted through the 2019 Eisenhower East Plan.
Next Steps:

- January 7: Planning Commission Public Hearing
- January 25: City Council Public Hearing