

LAND USE AND CIRCULATION

recently been constructed in the Washington, DC Metro area, and Clarendon, Bethesda, and Silver Spring. These models can serve as examples of quality planned retail environments.

Hoffman Town Center

The Eisenhower East Plan includes a major retail entertainment center as an integral part of the Hoffman Town Center. To achieve the maximum synergy between the entertainment and retail facilities and the office and residential uses, the Plan envisions the City working closely with the property owner to create a detailed plan and implementation strategy for a retail center stretching from the Metro station and Metro Square northward along Swamp Fox Road past the AMC theater complex and anchored on the north by a quality new hotel.

The AMC theater complex is key to establishing a retail/entertainment center that will not only serve the residents of Eisenhower East and the City of Alexandria, but will serve the entire region. Studies conducted by the City indicate that already the AMC complex, without the support of additional restaurants and retail, is a regional draw. The theater has attracted more than 1.128 million people in its first year of operation and envisions attracting 1.4 million people in the coming year. As indicated in the figure below, Hoffman Town Center Retail Complex, the Plan envisions that new retail, restaurant and entertainment venues will build outward from the theater complex.

Property Name/Owner	Block	Net Development Site Area*	Principal Use	Allowable Gross Floor Area	Building Height (Stories)	Maximum Tower Height (in feet)	Ground Floor Retail
Park	22	116,000	Open Space				
Hoffman	24	61,100	Office	176,007	10-15	200	
Hoffman	24	48,200	Residential	224,920	10-15	200	
So. Dulany Gardens		15,300	Open Space				
Hoffman	25A	60,400	Residential	175,840	10-15	200	
Carlyle Plaza Two	26A ²	93,500	Office Residential	755,114 56,056	10-15	200	
Alexandria Sanitation Authority	26B ²	41,000	Residential	364,717	4-8	400	
So. Carlyle Square			Open Space				
Alex Mini-Storage	27	73,300	Residential	293,944	4-8	100	
Virginia Concrete	28 ²	63,600	Residential	241,283	4-8	400	
Alexandria Sanitation Authority	29 ^{1,2**}	55,500	Utility & Office	60,000 ³	4-8	100	
Alexandria Sanitation Authority	30 ^{1,2**}	114,000	Utility	542,000	10-15	200	
Carlyle Plaza Two	32^{2,6}	271,222	Office Residential (w/ Hotel option)	755,114⁵ 632,056	5-37	375	^z

* The net development site area does not reflect surveyed information and is based on best available information. This site area may be adjusted in the actual creation of the block areas.

Figure 4-10 Development Controls CDD 11

¹The Principal Use for these blocks may also be wastewater treatment facility/Public Utility if approved by a special use permit. The Alexandria Sanitation Authority's development of Block 29 and 30 with utility uses shall incorporate a continuous public amenity space located on the top of any above ground storage tanks and associated mechanical equipment.

²It is recognized that these blocks have unique site constraints, including documented contaminated soils, deed restrictions prohibiting below grade construction, and adjacency to the ASA site. Due to these constraints and if a significant public benefit is provided, including no less than 4.5 acres of high, quality, integrated public space across Blocks 32 26A, 26B, 28, 29, and 30 with connections to the bike path, then parking for these blocks shall not be included in the Allowable Gross Floor Area.

³The square footage allocated for this block is park of the existing square footage on the ASA plant site. It is only permitted in South Carlyle if the administration building is relocated from the existing site to Block 29 only. The relocation of the building is encouraged provided that the building is located along the northern edge of Block 29.

⁴The B street that separates Block 23B and Block 28 and the eastern portion of the C street between Block 28 and 29 may not be required provided that the redevelopment approvals for these blocks demonstrate that doing so will not have an adverse traffic impact. The A street west and south of Blocks 29 and 30, the B street east of Blocks 29 and 30, and the C street south of Block 29 are no longer required. **land/or additional residential**

⁵The City Council may approve a reallocation of the allowable gross floor area between properties, adjustments to the maximum building height, and a conversion of a portion of the residential office floor area **may be converted** to hotel uses as part of future amendments to this plan **to be used within Block 32**.

⁶ **This new block, which is a consolidation of previous Blocks 26A, 26B, and 28, will be developed as one master planned development per the Carlyle Plaza Design Guidelines and the CDD concept plan. Floor area will be constructed in one office building, with two towers and two residential buildings per the two massing schemes outlined in the Design Guidelines. The height of each building, number of stories, and the variation of heights between building shall comply with the requirements of the Carlyle Plaza Design Guidelines.**

^z**Retail is not required for these blocks; however, should retail be added, the locations will be consistent with the Carlyle Plaza Design Guidelines and the floor area shall come out of the total floor area for the block.**