

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: MARCH 29, 2013

TO: ENVIRONMENTAL POLICY COMMISSION MEMBERS  
PARK & RECREATION COMMISSION MEMBERS

FROM: DEPARTMENT OF PLANNING AND ZONING  
DEPARTMENT OF RECREATION, PARKS AND CULTURAL ACTIVITIES  
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL  
SERVICES

SUBJECT: OVERVIEW/BACKGROUND FOR APRIL 2 JOINT MEETING

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The information provided below is a brief background on the topics that will be discussed in the joint meeting. Attached for reference are a plan of the Eisenhower East Small Area Plan blocks and graphics depicting the current Paradigm Development Company proposal for Block 19, located at 2250 Mill Road.

Paradigm Development Company has filed an application for a Development Special Use Permit (DSUP) to construct a 24 story residential building on Block 19 of the Eisenhower East planning area. Block 19 currently has an approved DSUP for two large residential towers totaling 474,000 square feet with a height of 250 feet. The Paradigm proposal redesigns the residential uses and open space previously approved for the site, but is in keeping with the CDD Concept Plan. The site is located at 2250 Mill Road directly north of the existing American Truckers Association building, south of Eisenhower Avenue and the high rise residential buildings on the north side of this street, and east of the Eisenhower Avenue Metro Station and future Hoffman development on Blocks 11 and 12. The request proposes 505 residential units with three levels of underground parking and includes construction of a new City street (Dock Lane) to the south. The request also proposes a stormwater pond between the building and Eisenhower Avenue, which has been designed to be an amenity to the community in addition to providing stormwater treatment benefits for the larger area. The design for the pond includes walking trails, a boardwalk along the south side of the pond, aquatic and meadow landscaping, and other open space amenities. The development is tentatively scheduled for the June Planning Commission and City Council public hearings.

As background information for the proposed redevelopment on Block 19 and the accompanying stormwater pond, OEQ will give a brief overview on stormwater prior to the presentation on the redevelopment plan. The overview includes the new regulatory requirements facing the City and the process currently underway to determine what potential alternatives could be utilized to meet the requirements.

**PARK & RECREATION COMMISSION  
AND  
ENVIRONMENTAL POLICY COMMISSION**

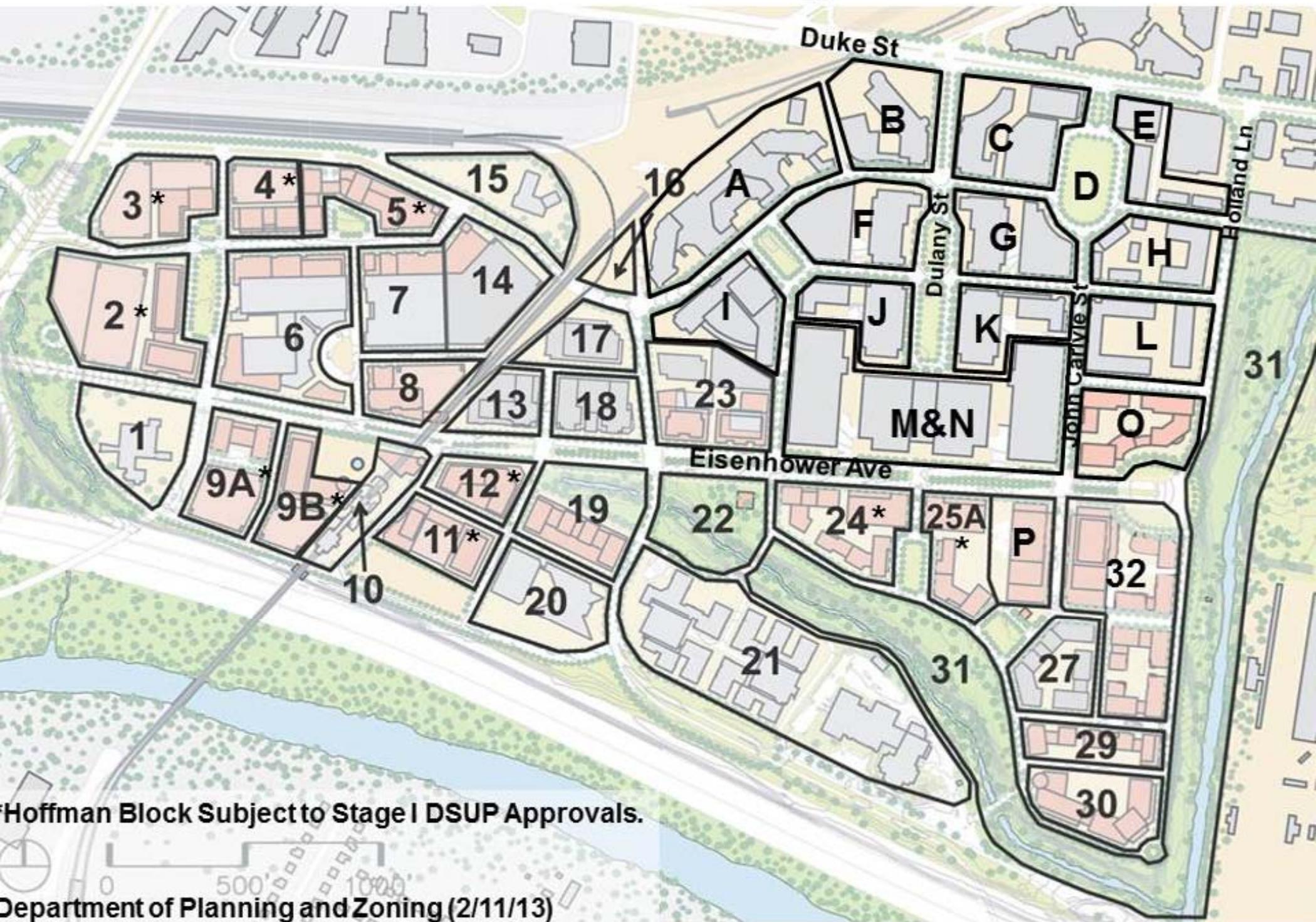
**JOINT MEETING**

**Tuesday, April 2, 2013, 7:00 PM – 9:00 PM  
Charles Houston Recreation Center, 901 Wythe Street, Alexandria**

**AGENDA**

1. Introduction of Commission members and staff present
2. Staff Presentation
  - a. Storm Water Regulatory Changes and Timeline
  - b. Potential Alternatives to Meet Regulatory Mandates
    - i. City Process to Evaluate Impacts of Alternatives Including but Not Limited to Cost and Impacts on City Properties, ROW, Open Space, Parks, etc.
  - c. Staff Presentation on the Eisenhower East Small Area Plan
  - d. Staff Presentation on Block 19 Site Development
3. Developer's Perspective and Comments
4. Discussions and Questions
5. Next Steps

# Eisenhower East / Carlyle Blocks

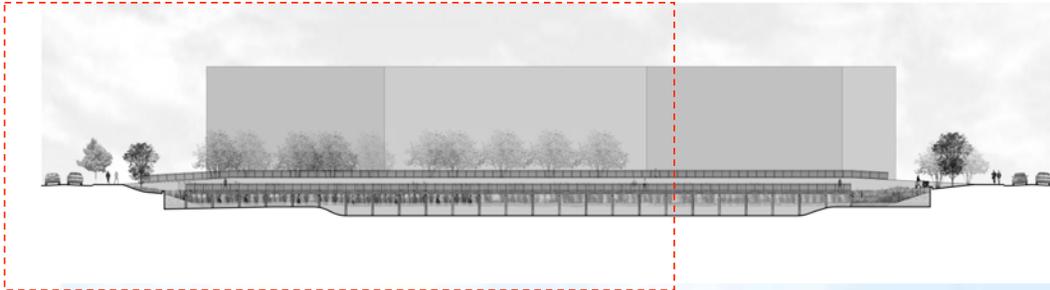


Hoffman Block Subject to Stage I DSUP Approvals.



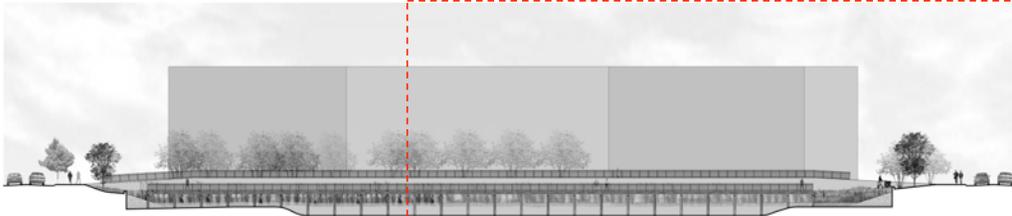
**BLOCK 19** DESIGN REVIEW BOARD 18 MARCH 2013

A4.1 Site Plan  
(updated pond)



**BLOCK 19** DESIGN REVIEW BOARD 18 MARCH 2013

A4.2 Section A – East  
(updated section)



**BLOCK 19** DESIGN REVIEW BOARD 18 MARCH 2013

A4.3 Section A – West  
(updated section)



**BLOCK 19** DESIGN REVIEW BOARD 18 MARCH 2013

A4.4 Section B  
(updated section)

# MS4 Phased Reductions: Acres

<b>Required Reductions</b>	<b>Acres Requiring Treatment</b>
Phase I: 2013-2018 (5%)	120 - 300
Phase II: 2018-2023 (40%)	962
Phase III: 2023-2028 (100% - Total to Comply)	2405



# Drainage Area



# Comparison of Strategies: Pond vs. Alternatives

Strategy	Impervious Acres Treated	Unit Cost per Impervious Acre	Operation & Maintenance (O&M) Cost <sup>1</sup>	Total Cost (Capital + O&M)
Paradigm Pond (Costs borne by developer)	70 (49 effective) <sup>2</sup>	\$ 21,000	\$ 600,000	\$ 1.5 – 2.1M
<b>Cost Comparison of Alternatives for Similar Treatment:</b> (Costs borne by City)				
Urban Bioretention / Filtration Retrofits	49	\$ 164,000	\$ 1,600,000 <sup>3</sup>	\$ 9.6M <sup>4</sup>
New City- Constructed & Maintained Wet Pond	49	\$ 24,000	\$ 600,000	\$ 1.8M <sup>4</sup>

1. Calculated over 20 years for both routine and major maintenance;
2. About 70 ac. at 35% efficiency = 49 ac. at 50% (effective treatment)
3. Assumes 49 one-acre Urban Bioretention / Filtration Retrofits;
4. Cost does not include land acquisition costs or site access costs (\$38/sq. ft. or \$1.7M per acre)

