

City of Alexandria Development Fact Sheet

Eisenhower East

2461 Eisenhower Avenue

DSUP2016-0027 / CDD2016-0001

PROJECT DESCRIPTION

An applicant proposes an amendment to a previously-approved Coordinated Development District Concept Plan (CDD) and Development Special Use Permit (DSUP) to:

- > Allow flexibility for either office or retail use on the ground floor of Office Building #1 of Hoffman Block 6B at 2461 Eisenhower Avenue.

Block 6 of the Town Center site is located on the north side of Eisenhower Avenue, across the street from the Eisenhower Avenue Metro Station. Block 6B is located on the northeast corner of Stovall Street and Eisenhower Avenue, and contains Office Building #1 and a liner retail building which currently contains eight businesses.

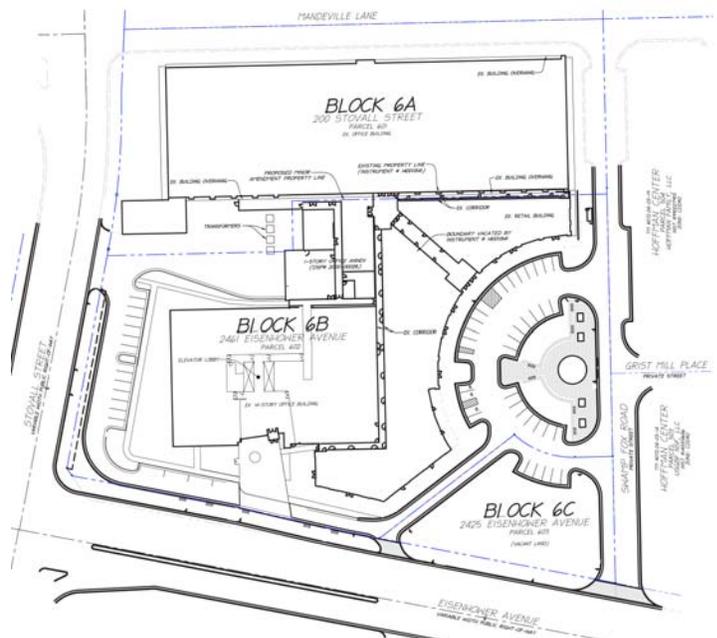
KEY ISSUES

Key issues that have been addressed by City Staff and the Applicant include issues related to

- > Overall allowed retail square footage
 - The Small Area Plan indicates ground floor retail uses along Eisenhower Avenue and Stovall Street, within the area of Block 6B.
 - The small area plan indicates that Block 6 can accommodate up to 50,000 square feet of additional retail, not counting the existing liner retail building, which is 25,00 square feet.
- > Parking
 - The development area is controlled by parking maximums and therefore does not have traditional parking requirements.



View west, with Eisenhower Avenue running south of 2461 Eisenhower Avenue property.



Plan view showing Block 6 and its three components: 6A, 6B, and 6C. The 2461 Eisenhower Avenue property is located on Block 6B.

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Site Address: 2461 Eisenhower Avenue		Lot Area: 2.91 acres (126,796SF)
Current Zone: CDD #2 Proposed Zone: CDD #2 (no change)		Current Use(s): Office and Retail Proposed Use(s): Office and Retail, with flexibility to provide retail on ground floor of Office Building #1
	Existing	Proposed
Allowed SF	Liner Retail: 24,565 SF (retail) Office Bldg #1: 351,753 SF (office)	Liner Retail: 24,565 SF (retail) Office Bldg #1: 351,753 SF (office*)
Parking	52 on-site; 686 in Block 14 garage	52 on-site; 686 in Block 14 garage
Height	Per approved DSUP2000-00028	<i>No change proposed</i>

*22,088 SF flex to retail

PROJECT TIMELINE

- > **October 4.** Planning Commission Hearing

CONTACT INFORMATION

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