



CARLYLE-EISENHOWER EAST DESIGN REVIEW BOARD

New Eisenhower East Design Standards

Application	General Data	
<p>Project Name: New Eisenhower East Design Standards</p> <p>Location: Eisenhower East Small Area Plan</p> <p>Applicant: City of Alexandria</p>	DRB Date:	May 16, 2024
	Site Area:	Eisenhower East
	Existing Zone:	CDD #2
	Proposed Zone:	CDD #2
	Existing Use:	N/A
	Proposed Use:	N/A
	Gross Floor Area:	N/A
<p>Purpose of Application: Presentation of new Design Standards to be used for development approvals within portions of the Eisenhower East Small Area Plan.</p>		
<p>Staff Reviewers:</p> <p>Nathan Randall, Principal Planner nathan.randall@alexandriava.gov Michael Swidrak, AICP, Urban Planner michael.swidrak@alexandriava.gov Thomas H. Canfield, AIA, City Architect tom.canfield@alexandriava.gov Robert M. Kerns, AICP, Development Chief robert.kerns@alexandriava.gov</p>		

I. BACKGROUND

Planning & Zoning staff has drafted new Eisenhower East Design Standards to be utilized as part of the development review process for certain projects in the Eisenhower East Small Area Plan (EESAP) area. Only those properties zoned CDD#2 or CDD#11 would be subject to these standards, while the remaining area of the EESAP would continue to be subject to the Carlyle design standards.

The development of new design standards was recommended in the updated EESAP approved by City Council in 2020. They are targeted for review by Planning Commission and City Council in June, concurrent with new Hoffman/Eisenhower East CDD Conceptual Design Plan request (in CDD#2) that was brought forward to the DRB in January.

II. PROPOSAL

The Design Standards would supplant the most recently approved Eisenhower East Design Guidelines, which were adopted by the Planning Commission in 2006. The proposed Design Standards have a narrower focus. For example, sections in the existing 2006 Design Guidelines relating to streetscape and block-specific details (building height, floor area, setbacks and preferred retail locations) are proposed to be removed since most of these sections are included within the 2020 EESAP update.

It is the intent of the proposed Design Standards that the listed criteria for building and site design are standards that “shall” be followed instead of “should.” Page 2 of the document outlines how it should be used in concert with other relevant City plans and ordinances while providing clarity on when relief from meeting specific standards can be sought by an applicant.

The Design Standards have been organized into eight categories. The first three categories (“The Block,” “Placement & Orientation,” and “Height, Scale & Mass”) focus on how buildings (and the spaces between) are arranged along a blockface and within a block and how building forms are represented and juxtaposed. “Materials & Composition,” “Sustainability,” “Parking” and “Retail” provide standards that generally focus on the more fine-grained details of building design, including how buildings are perceived at the ground level. The final category looks at how open space (both at-grade and above-grade) is integrated within and between development sites.

III. DRB FEEDBACK

Staff asks that DRB members consider the following questions as they review the draft Design Standards and offer written and/or oral feedback:

- Are the drafted Design Standards legible and clear in intent?
- Is the overall document concise enough to effectively utilize in reviewing proposals?
- Are the standards reasonably implementable by an applicant team?
- Should any standards be considered that are not included in the document?