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Introduction and first reading: 9/13/11  
Public hearing: 9/17/11  
Second reading and enactment: 9/17/11

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Eisenhower East Small Area Plan Chapter of such master plan as Master Plan Amendment No. 2011-0003 and 2011-0004 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

Summary

The proposed ordinance accomplishes the final adoption of Master Plan Amendment No. 2011-0003 and 2011-0004 to amend Figure 4-10, "Development Controls CDD 11" to transfer certain density in South Carlyle; to revise the language describing the Alexandria Sanitation Authority property on page 4-17 and to add design guidelines for Blocks 26A, 26B, 28, 29, and 30 on page 4-27 all as shown with strikethrough and underline in Exhibit A.

Sponsor

Department of Planning and Zoning

Staff

Faroll Hamer, Director of Planning and Zoning  
Joanna C. Anderson, Assistant City Attorney

Authority

§ 9.01, Alexandria City Charter  
§ 11-900, City of Alexandria Zoning Ordinance

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance and its Attachment (if any)

None

ORDINANCE NO. \_\_\_\_\_

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AN ORDINANCE to amend and reordain the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Eisenhower East Small Area Plan Chapter of such master plan as Master Plan Amendment No. 2011-0003 and 2011-0004 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2011-0003 and 2011-0004 the planning commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on June 7, 2011 of an amendment to the Eisenhower East Small Area Plan Chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, by amending Figure 4-10, "Development Controls CDD 11" to transfer certain density in South Carlyle; revising the language describing the Alexandria Sanitation Authority property on page 4-17; and adding design guidelines for Blocks 26A, 26B, 28, 29, and 30 on page 4-27 all as shown with strikethrough and underline in Exhibit A, which recommendation was approved by the City Council at public hearing on June 25, 2011;

2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That pages 4-14, 4-17 and 4-27 of the Eisenhower East Small Area Plan Chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, be, and the same hereby are, amended by adding the language shown as underlined and deleting the language shown as strikethrough on Exhibit A, attached hereto and incorporated fully herein by reference.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan map amendments, as part of the Eisenhower East Small Area Plan Chapter of 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 3. That all provisions of the Eisenhower East Small Area Plan Chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the 1992 Master Plan (1998 ed.) of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

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Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE  
Mayor

Introduction: 9/13/11  
First Reading: 9/13/11  
Publication:  
Public Hearing:  
Second Reading:  
Final Passage:

**Retail Centers**

The City commissioned a market study by a national real estate economist to assess the potential for retail within the Eisenhower East study area (see discussion above - Real Estate Market Context). The results of the study indicate that, given the proposed scale and development intensity of Eisenhower East, the central location of the Metro and the potential for a regional draw with the existing and potential entertainment venues, there is a market for a regional serving retail/entertainment center focused on the Metro and contained within the Hoffman Town Center, as well as a neighborhood serving convenience retail center at the east end of the study area south of Eisenhower Avenue and located on the extension of John Carlyle Street.

Figure 4-11 indicates the primary concentrations of retail/entertainment uses and the general street frontages where ground floor retail must be located.

The Plan envisions retail/entertainment uses as an integral part of the development of Eisenhower East. The intent is to create carefully planned retail centers integrated into the other uses to create the desired vibrant mixed-use community.

The retail and entertainment uses must be carefully planned to create a modern, cohesive urban retail environment, rather than just accommodating retail in the ground floor of buildings along street frontages. Several quality retail environments have recently been constructed in the Washington, DC

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 Block-P Plaza Two	26A <sup>2</sup>	93,500	Office Residential	<del>755,114</del> 243,114 <del>56,056</del>	10-15	200	
Alex. Sanitation Authority	26B <sup>2</sup>	41,000	Residential	<del>364,717</del> 124,000	4-8	100	
So. Carlyle Square			Open Space				
Alex Mini-Storage	27	73,300	Residential	<del>293,944</del> 350,000	4-8	100	
Virginia Concrete	28 <sup>2</sup>	63,600	Residential	<del>211,283</del> 262,000	4-8	100	
Hooff-Fagelson-Alexandria Sanitation Authority	29L <sup>2</sup>	55,500	Residential Utility & Office	<del>170,000</del> 60,000 <sup>3</sup>	4-8	100	
Hooff-Fagelson-Alexandria Sanitation Authority	30L <sup>2</sup>	114,000	Office Utility	512,000	10-15	200	

\*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

<sup>1</sup>The 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.

<sup>2</sup>It 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 open space across Blocks 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.

<sup>3</sup>The square footage allocated for this block is part 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.

<sup>4</sup>The B street that separates Block 26B and Block 28 and the eastern portion of the C street between Blocks 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.

<sup>5</sup>The 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 floor area to hotel uses as part of future amendments to this plan.

extend eastward on the north and south sides of Eisenhower Avenue, with retail space at the ground floor of the Mill Race residential buildings (Blocks 13 & 18) and the new buildings on Block 12.

A new urban plaza, Eisenhower Station Square, in the northeast corner of Block 9 (shown illustrated in Figure 4-13), is faced with retail on two sides and open to the north to the Town Center. New retail is added between the south side of Eisenhower Avenue and the Metro station is revised to facilitate the interface with other transit while surrounding the station with retail.

### John Carlyle South Retail Center

A neighborhood retail center is planned for the foot of John Carlyle Street south of Eisenhower Avenue as part of Blocks 25B & 26. As opposed to the Hoffman Town Center, which will focus on entertainment, restaurants, and regional serving retail, the John Carlyle Center is thought to provide for the retail and service needs of the immediate residential neighborhood and Eisenhower East in general.

### Alexandria Sanitation Authority

Based on upcoming State and Federal requirements, the Alexandria Sanitation Authority(ASA) facility on the existing 33 acre site will need to expand. The plant expansion is also needed to accommodate the long-term growth of the City. The ASA anticipates that the proposed expansion of the existing facility will occur within Block 29 and

Block 30. While a wastewater treatment facility is permitted with a special use permit in any zone within the City, such a use within Eisenhower East must be designed and constructed in a manner that is consistent with the Plan, applicable special use requirements, and the following:

- To the extent possible, the ~~northern portion of the~~ entire site shall be designed with an active use(s), which could include a ball field, building(s), and/or walls to create an appropriate transition to the planned residential uses within Block 27 and Block 28. The building(s) and/or walls shall be designed to be integrated as part of Limerick Street and shall function and/or be architecturally designed to appear as building(s).
- The design of the any future facility shall take into account visibility from the Capital Beltway and associated roadways, adjoining streets, and parkland, and shall include all necessary screening or design elements to minimize the visual impact of such a use, comparable to the existing facility.
- The proposal will not preclude the implementation of Limerick Street, including all sidewalks and appropriate connections as determined by the Directors of P&Z and T&ES. The possible removal and/or relocation of other streets required by the Plan shall be evaluated as part of the special use permit process.
- The proposal shall not preclude or reduce the required area for open space for the Eisenhower Park from development on Block 29 and Block 30. In addition, the design of any future facility within Block 29 and/or Block 30 shall include appropriate

screening and/or buffers to minimize impacts to the future Eisenhower Park.

While the expansion of the wastewater treatment facility within Block 29 and/or Block 30 is necessary to accommodate future growth within the City and to comply with applicable State and Federal requirements, it is essential that the design of the facility be done in a manner that is compatible with the adjoining residential blocks, and open space and that it be designed in a manner to fulfill the intent of the Plan to the extent possible.

### PARKING STRATEGY

Parking is a significant land use component of any neighborhood and the parking for Eisenhower East has been carefully considered in the Plan. The key is to provide sufficient parking to serve the economic and convenience needs of the neighborhood, while limiting the parking commensurate with a well-planned transit-oriented neighborhood.

Most planning ordinances establish a minimum parking requirement for each land use, which can have the tendency to provide parking in excess of what is necessary and thus increasing the use of the private automobile as the primary mode of travel. To encourage the use of transit the Eisenhower East Plan limits the parking for each land use based upon an analysis of the existing parking in the area, the existing parking program in Carlyle and parking ratios employed in similar transit served areas on the Metro system.

consistent with the principles and intent of the Plan. A change resulting in the transfer of an equal amount of square footage from one parcel to another may be done as part of the development approval process. A change that increases the amount of building area on a parcel shall be made as an amendment to the Master Plan.

The development figures outlined in Figure 4-10 reflect the transfer of density for original underlying parcel(s) to a smaller net development area. Development is prohibited on any portion of the property delineated in the Plan for public open space or roadways.

In the event Blocks 29 and 30 are acquired for expansion of the wastewater treatment facility, a transfer of the planned office and residential floor area to other sites within the Eisenhower East boundaries may be considered. Any such transfer should maintain the overall balance of uses set forth in the Plan.

**Design Guidelines**

The area shall include a variety of architecture and building heights that are in general conformance with the height guidelines and architectural principles outlined in this Plan. All above-grade parking structures shall be screened by either active uses or architectural treatment, depending on the type of street on which they are located and visible, as outlined in the urban design section of this Plan. New development projects shall comply with any detailed design guidelines subsequently adopted pursuant to this Plan.

The following guidelines shall apply to Blocks 26A, 26B, 28, 29, and 30 only if the 2011 South Carlyle conceptual plan for an elevated green deck is implemented:

Parking – Given the unique site constraints (contaminated soils, deed restrictions prohibiting below grade construction, and adjacency to the ASA plant), above grade parking may be excluded from AGFA, but only if a significant public benefit in the form of no less than 4.5 acres of integrated open space on these blocks with connections to the bike path is provided. Parking shall be located below the elevated green deck on Blocks 26A, 26B, and 28 to support the office and residential development on these blocks and will connect to the green deck over the ASA tanks and support area on Blocks 29 and 30. Active uses from the office and residential buildings shall screen the parking areas and appropriate screening along Holland Lane, which will function as a service entrance to the garage and ASA site, will be evaluated during a development application.

Open Space – A minimum of 4.5 acres of publicly accessible open space will be provided on the elevated deck and will include an area large enough for a regulation sized soccer field above the ASA tanks, areas for passive recreation, and an upper and lower plaza area linked by an atrium component. Private amenity space

for the residential buildings will also be provided.

Street Network – The construction and dedication of right-of-way to complete the existing streets surrounding Block 27 shall be part of a development application for this conceptual plan. Elimination of other streets or segments of streets that are not yet constructed will be evaluated with a development application.

Adjacent Uses – The proposed buildings in this conceptual plan shall be designed to be compatible with the existing surrounding buildings, in terms of massing and height, particularly at the street level. However, this does not preclude additional height from being considered for future buildings, as long as it is planned in a way that is compatible with the area and the Plan’s vision.

Specifically, the following shall apply for development on Block 26A if the 2011 South Carlyle conceptual plan for an elevated deck is not implemented:

Open Space - The land remaining after the rotary is modified to a T-intersection shall be converted to a crescent shaped open space. The City shall be responsible for the design and construction of the adjoining "T" intersection, including curb, gutter, sidewalks, street lights, and associated elements. The applicant shall be responsible for the design and installation of landscaping including trees, lawn, and an irrigation system to the satisfaction

ORDINANCE NO. 4736

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WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2011-0003 and 2011-0004 the planning commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on June 7, 2011 of an amendment to the Eisenhower East Small Area Plan Chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, by amending Figure 4-10, "Development Controls CDD 11" to transfer certain density in South Carlyle; revising the language describing the Alexandria Sanitation Authority property on page 4-17; and adding design guidelines for Blocks 26A, 26B, 28, 29, and 30 on page 4-27 all as shown with strikethrough and underline in Exhibit A, which recommendation was approved by the City Council at public hearing on June 25, 2011;

2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

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Section 3. That all provisions of the Eisenhower East Small Area Plan Chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the 1992 Master Plan (1998 ed.) of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE  
Mayor

Final Passage: September 17, 2011



**Retail Centers**

The City commissioned a market study by a national real estate economist to assess the potential for retail within the Eisenhower East study area (see discussion above - Real Estate Market Context). The results of the study indicate that, given the proposed scale and development intensity of Eisenhower East, the central location of the Metro and the potential for a regional draw with the existing and potential entertainment venues, there is a market for a regional serving retail/entertainment center focused on the Metro and contained within the Hoffman Town Center, as well as a neighborhood serving convenience retail center at the east end of the study area south of Eisenhower Avenue and located on the extension of John Carlyle Street.

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Virgina Concrete	28 <sup>2</sup>	63,600	Residential	211,283 <del>282,000</del>	4-8	100	
Hooff-Fagelson-Alexandria Sanitation Authority	29 <sup>1,2</sup>	55,500	Residential Utility & Office	170,000 60,000 <sup>3</sup>	4-8	100	
Hooff-Fagelson-Alexandria Sanitation Authority	30 <sup>1,2</sup>	114,000	Office Utility	512,000	10-15	200	

\*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

<sup>1</sup>The 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.

<sup>2</sup>It 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 open space across Blocks 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.

<sup>3</sup>The square footage allocated for this block is part 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.

<sup>4</sup>The B street that separates Block 26B and Block 28 and the eastern portion of the C street between Blocks 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.

<sup>5</sup>The 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 floor area to hotel uses as part of future amendments to this plan.

extend eastward on the north and south sides of Eisenhower Avenue, with retail space at the ground floor of the Mill Race residential buildings (Blocks 13 & 18) and the new buildings on Block 12.

A new urban plaza, Eisenhower Station Square, in the northeast corner of Block 9 (shown illustrated in Figure 4-13), is faced with retail on two sides and open to the north to the Town Center. New retail is added between the south side of Eisenhower Avenue and the Metro station is revised to facilitate the interface with other transit while surrounding the station with retail.

### John Carlyle South Retail Center

A neighborhood retail center is planned for the foot of John Carlyle Street south of Eisenhower Avenue as part of Blocks 25B & 26. As opposed to the Hoffman Town Center, which will focus on entertainment, restaurants, and regional serving retail, the John Carlyle Center is thought to provide for the retail and service needs of the immediate residential neighborhood and Eisenhower East in general.

### Alexandria Sanitation Authority

Based on upcoming State and Federal requirements, the Alexandria Sanitation Authority(ASA) facility on the existing 33 acre site will need to expand. The plant expansion is also needed to accommodate the long-term growth of the City. The ASA anticipates that the proposed expansion of the existing facility will occur within Block 29 and

Block 30. While a wastewater treatment facility is permitted with a special use permit in any zone within the City, such a use within Eisenhower East must be designed and constructed in a manner that is consistent with the Plan, applicable special use requirements, and the following:

- To the extent possible, the ~~northern portion of the~~ **entire** site shall be designed with an active use(s), **which could include a ball field**, building(s), and/or walls to create an appropriate transition to the planned residential uses within Block 27 and Block 28. The building(s) and/or walls shall be designed to be integrated as part of Limerick Street and shall function and/or be architecturally designed to appear as building(s).
- The design of the any future facility shall take into account visibility from the Capital Beltway and associated roadways, adjoining streets, and parkland, and shall include all necessary screening or design elements to minimize the visual impact of such a use, comparable to the existing facility.
- The proposal will not preclude the implementation of Limerick Street, including all sidewalks and appropriate connections as determined by the Directors of P&Z and T&ES. The possible removal and/or relocation of other streets required by the Plan shall be evaluated as part of the special use permit process.
- The proposal shall not preclude or reduce the required area for open space for the Eisenhower Park from development on Block 29 and Block 30. In addition, the design of any future facility within Block 29 and/or Block 30 shall include appropriate

screening and/or buffers to minimize impacts to the future Eisenhower Park.

While the expansion of the wastewater treatment facility within Block 29 and/or Block 30 is necessary to accommodate future growth within the City and to comply with applicable State and Federal requirements, it is essential that the design of the facility be done in a manner that is compatible with the adjoining residential blocks, and open space and that it be designed in a manner to fulfill the intent of the Plan to the extent possible.

### PARKING STRATEGY

Parking is a significant land use component of any neighborhood and the parking for Eisenhower East has been carefully considered in the Plan. The key is to provide sufficient parking to serve the economic and convenience needs of the neighborhood, while limiting the parking commensurate with a well-planned transit-oriented neighborhood.

Most planning ordinances establish a minimum parking requirement for each land use, which can have the tendency to provide parking in excess of what is necessary and thus increasing the use of the private automobile as the primary mode of travel. To encourage the use of transit the Eisenhower East Plan limits the parking for each land use based upon an analysis of the existing parking in the area, the existing parking program in Carlyle and parking ratios employed in similar transit served areas on the Metro system.

consistent with the principles and intent of the Plan. A change resulting in the transfer of an equal amount of square footage from one parcel to another may be done as part of the development approval process. A change that increases the amount of building area on a parcel shall be made as an amendment to the Master Plan.

The development figures outlined in Figure 4-10 reflect the transfer of density for original underlying parcel(s) to a smaller net development area. Development is prohibited on any portion of the property delineated in the Plan for public open space or roadways.

In the event Blocks 29 and 30 are acquired for expansion of the wastewater treatment facility, a transfer of the planned office and residential floor area to other sites within the Eisenhower East boundaries may be considered. Any such transfer should maintain the overall balance of uses set forth in the Plan.

**Design Guidelines**

The area shall include a variety of architecture and building heights that are in general conformance with the height guidelines and architectural principles outlined in this Plan. All above-grade parking structures shall be screened by either active uses or architectural treatment, depending on the type of street on which they are located and visible, as outlined in the urban design section of this Plan. New development projects shall comply with any detailed design guidelines subsequently adopted pursuant to this Plan.

The following guidelines shall apply to Blocks 26A, 26B, 28, 29, and 30 only if the 2011 South Carlyle conceptual plan for an elevated green deck is implemented:

Parking – Given the unique site constraints (contaminated soils, deed restrictions prohibiting below grade construction, and adjacency to the ASA plant), above grade parking may be excluded from AGFA, but only if a significant public benefit in the form of no less than 4.5 acres of integrated open space on these blocks with connections to the bike path is provided. Parking shall be located below the elevated green deck on Blocks 26A, 26B, and 28 to support the office and residential development on these blocks and will connect to the green deck over the ASA tanks and support area on Blocks 29 and 30. Active uses from the office and residential buildings shall screen the parking areas and appropriate screening along Holland Lane, which will function as a service entrance to the garage and ASA site, will be evaluated during a development application.

Open Space – A minimum of 4.5 acres of publicly accessible open space will be provided on the elevated deck and will include an area large enough for a regulation sized soccer field above the ASA tanks, areas for passive recreation, and an upper and lower plaza area linked by an atrium component. Private amenity space

for the residential buildings will also be provided.

Street Network – The construction and dedication of right-of-way to complete the existing streets surrounding Block 27 shall be part of a development application for this conceptual plan. Elimination of other streets or segments of streets that are not yet constructed will be evaluated with a development application.

Adjacent Uses – The proposed buildings in this conceptual plan shall be designed to be compatible with the existing surrounding buildings, in terms of massing and height, particularly at the street level. However, this does not preclude additional height from being considered for future buildings, as long as it is planned in a way that is compatible with the area and the Plan’s vision.

Specifically, †The following shall apply for development on Block 26A if the 2011 South Carlyle conceptual plan for an elevated deck is not implemented:

*Open Space* - The land remaining after the rotary is modified to a T-intersection shall be converted to a crescent shaped open space. The City shall be responsible for the design and construction of the adjoining “T” intersection, including curb, gutter, sidewalks, street lights, and associated elements. The applicant shall be responsible for the design and installation of landscaping including trees, lawn, and an irrigation system to the satisfaction