

**EISENHOWER
PARTNERSHIP**

Mission Statement and FY05 Accomplishments

MISSION STATEMENT: The Eisenhower Avenue Public/Private Partnership was formed to promote the development and redevelopment, and now to enhance the quality of life, of the 4.5 mile-long area to the north and south of Eisenhower Avenue, between Holland Lane and the western boundary of the City of Alexandria.

The Partnership's goals include:

Information Source/Forum: Serve as a source of information to members and our constituency on items of concern and interest, including proposed transportation improvements, development proposals, and partnership activities and events; sponsor and offer community forums to discuss items of interest in order to inform the community and obtain a community position statement on the items, so that the Eisenhower Partnership can effectively represent the community's needs.

Proponent: To facilitate and promote quality development through active involvement in the approval process with the community, developers, and local government.

Initiatives: To provide leadership and deliberation for significant initiatives or issues which impact the development and prosperity of the Eisenhower Valley.

Networking: To encourage business location, expansion, and retention by providing opportunities for networking and advertising, as well as coordinating the provision of the physical infrastructure needed for a healthy community.

The following items show some of the projects undertaken by the Eisenhower Partnership to fulfil the above goals.

1. Meetings with west end property owners concerning vision and plans for west end of Eisenhower Valley in preparation for City's West End Study under Plan for Planing.

Measurement: After meeting with property owners and obtaining information, Partnership met with Director and staff of Planning & Zoning to share information. City then delayed start of study. West end study will continue to be in the forefront of the Partnership's goals for FY06.

2. Designed retail brochure distributed to retail brokers, developers and other interested parties. This brochure, the first to cover the entire Eisenhower Valley, described the demographics of the Valley, strategic location of the Valley, and why retailers should consider the Valley for their business.

Measurement: 2,300 brochures were printed of which less than 150 are left. Partnership answered questions and other requests of persons receiving the brochure. See 3 below.

3. Conducted tours of Valley to retailers, restauranters, developers and others interested in the

possibility of opening a business in Eisenhower Valley.

Measurement: After conducting tour, introduced interested parties to proper person, property owner, real estate broker, retail broker, Small Business Development or AEDP, to continue discussions regarding doing business in the Valley, as the Partnership is not in real estate business.

4. Serve as conduit for fostering agreement between businesses and city/state agencies when necessary.

Measurement: Rectified concerns among VDOT, Avalon Bay Communities and the Woodrow Wilson Bridge project regarding the use of the VDOT staging site on Eisenhower Avenue.

5. Held networking mixers in which businesses and interested persons could meet new contacts and obtain information on current and important issues affecting the Valley.

Measurement: More than 300 individuals have attended these networking mixers. Speakers included City officials such as Tom Fairchild, Business Facilitator for City of Alexandria, a Representative of DASH, Richard Baier, Director, Transportation and Environmental Services, Mayor William D. Euille, and Council Members Krupicka and Smedberg.

6. Continued to be active in the approval process by reviewing site plans for projected designated for the Valley. Also attended meetings with developers on proposed projects not yet slated to come before the City.

Measurement: Several of the projects supported by the Partnership, Ted's Montana Grill, Starbuck's Coffee, Pentagon Federal Credit Union, Cold Stone Creamery, San Antonio Grill, are now open or in the process of construction.

7. Held 3rd Annual Eisenhower Avenue "Mini" Golf Classic and supported other charitable events held in the Valley.

Measurement: The "mini" golf classic allows for community involvement, assists a city-supported agency, The Animal Welfare League of Alexandria, and brings to the Valley people who would not have come to the Valley without such an event. The Partnership feels it is important to support causes which help the community such as the annual Walk to Fight Breast Cancer.

8. As a way to disseminate information, the Partnership publishes and distributed a Quarterly Newsletter, by-monthly newsletter and now electronic newsletter.

Measurement: Mailing go to over 300 individuals and businesses each quarter. In an effort to disseminate information in a more timely fashion, the Partnership now has an electronic newsletter which allows the recipient information on not only Partnership events, but events, news and items of interest offered by other organizations as well.

In conclusion, we believe it is safe to say that the goal of the Eisenhower Avenue Public Private Partnership to extend the City's participation in the entrepreneurial activities of the private sector justifies the City's investment in the Eisenhower Valley. The Eisenhower Partnership feels, therefore, that the *benefits* to the City, not only in tax dollars alone, but in increased private participation in working toward the general public welfare is the reason why the City of Alexandria has continually contributed to the Eisenhower Avenue Public Private Partnership.

Draft FY06 Goals and Objectives

As a public-private partnership, the City of Alexandria and the Eisenhower Partnership, have worked together to promote the area of Alexandria now known as the Eisenhower Valley. Private property owners pay membership dues to the Eisenhower Avenue Public-Private Partnership and in turn the Partnership acts as "one voice" representing its members, their vision and ideas, for an improved Eisenhower Valley. The private funds from Partnership members and the public funds from the City have merged over the years for the common good of not only the Eisenhower Valley, but also the City of Alexandria.

The Eisenhower Valley has transformed from the City's original plan -- a commercial and flex/warehouse area -- to becoming an exciting place to live, work and play. The Valley is home to many community events such as the Walk to Fight Breast Cancer, the Eisenhower Ave. "Mini" Golf Classic, and the George Washington Birthday Celebration. These events bring people to the Valley who would not previously have known about or visited the area. Residents, visitors and workers now have a number of restaurants to choose from for lunch or dinner, are able to enjoy a movie, play miniature golf, avail themselves of the wave pool, or use the bike trails. Little by little the Eisenhower Valley is becoming a fun and vibrant place to be, but more needs to be accomplished.

Goal: The Eisenhower Partnership is committed to have the Eisenhower Valley become "Alexandria's new address for business" and plans to strive to attract new, dynamic companies and retailers to the Valley.

Implementation: Increase level of advertising dollars raised and spent by the Partnership in a new marketing campaign, seeking to leverage the reputation of the Valley with full move-in of the PTO, the near term completion of the Woodrow Wilson Bridge improvements, the burgeoning growth of retail at the Hoffman Town Center, and the new residential developments along the length of the Eisenhower Avenue.

Benchmark: Measured and qualified by tracking and recording the number of new businesses and retailers newly moved or committed to move into the Valley during the relevant time period and an estimation of the tax revenue their businesses will generate for the Alexandria community.

Like other areas of Alexandria, residents and property owners take responsibility for, and have great pride in the Eisenhower Valley. The Eisenhower Partnership is proud to be the voice of the Valley to the City of Alexandria. Through the Eisenhower Partnership, community organizations, businesses, and residents will continue to work together to contribute to a better Alexandria.

Goal: Facilitate and deepen the involvement of the community, especially residents living in and near the Eisenhower Valley, in the planning and development process such that a unified vision for the area is achieved and shared goals realized.

Implementation: As new development proposals, special use permits, and construction projects are identified in concert and coordination with the City's Planning Department and AEDP, advertise and host workshops and development presentations for the community to actively seek out and incorporate their input into the planning process.

Benchmark: Measured and quantified by the number of workshops and presentations held in relation to the number of new development proposals and SUPS granted by the City for the Eisenhower Valley and the total number of residents and businesses participating in same.

Over the past ten years more than 300+ acres of build-to-suit property have been developed, thus adding to the tax base and revenues of the City. The Eisenhower Partnership has worked in great measure to support businesses, such as the US Patent and Trademark Office, Animal Welfare League of Alexandria, Cargex (Federal Express), Restaurant Depot, Jungle's Gym Fitness & Aerobics, Pentagon Federal Credit Union, and Ruby Tuesday Restaurant to name only a few, to come to Alexandria and the Eisenhower Valley. The Partnership has conducted tours of the Valley to retail, residential and restaurant developers, as well as disseminating information on demographics of the Valley. Of the 2,300 retail brochures printed last year, less than 150 brochures remain.

Alexandria has a strong partnership between City government and the community and the same is true between the City and the Eisenhower Partnership. The Partnership has worked closely with the City on development and transportation issues affecting the Valley and will continue to do so in the implementation of the Eisenhower East plan, the Eisenhower West study under the City's Plan for Planning, a street grid system connecting the Valley to other parts of the City, and the City's Master Transportation Plan.

In the past the Partnership has worked to foster agreements between residents, the City, and the Waste-to-Energy Plant; served on stakeholder panels which saved two buildings on Eisenhower Avenue from demolition for the Woodrow Wilson Bridge; assisted in resolving permitting issues between the City of Alexandria and Federal Express; and rectified concerns among VDOT, Avalon Bay Communities and the Woodrow Wilson Bridge project regarding the use of the VDOT staging site on Eisenhower Avenue.

The Partnership will continue to participate meaningfully in helping to solve problems and in the decision making process.

The area surrounding the West End of Eisenhower Avenue has been or will be undergoing redevelopment through the City's Plan for Planning. Eisenhower East has already been approved. Cameron Station's development is well underway. Coming next is the Landmark Mall Redevelopment and Area Study which will extend as far as Edsall Road and Van Dorn Street, a short distance from the boundaries of the Eisenhower Valley. This leaves west end of Eisenhower Avenue with no up-to-date development plan.

The Partnership is committed to an Eisenhower West Plan that includes quality and sensible development and redevelopment, a transportation or street grid system that efficiently and effectively

gets people to and from their home or work to their destination, but a plan that also includes preserving natural resources, enhancing bike trails and other needed recreational areas.

Goal 1: Continue our work on one of the founding tenets of the Eisenhower Partnership, to integrate the Eisenhower Valley with the rest of the Alexandria community.

Implementation: Slowly and consistently establish in the public forum, a new (and correct) precept that the best way to relieve congestion on Duke Street, and thus other arterial roadways, is to have a relief valve(s) onto Eisenhower Avenue and extend the grid system of streets Carlyle west to Van Dorn Street. Also seek to enlist the aid of VDOT and place this project on VDOT's six year plan as a state road improvement project. The City's aid at the state legislature level should be discussed.

Benchmark: Measured and quantified by how many north-south connections can be achieved between Eisenhower Avenue and Duke Street between Telegraph Road and Van Dorn Street.

Goal 2: A sane, sensible, pedestrian friendly development plan for Eisenhower West that includes improving the appearance of the gateway to the Valley from the Capital Beltway, improves transportation within and throughout the City by mass transit and/or automobile, and coordination on Eisenhower Avenue Bike Trail project.

Implementation: Continue to meet with and hold workshops for west end property owners and City staff to design a quality and sensible development plan.

Benchmark: A quality plan that includes the vision of both property owners and the City.

The Eisenhower Partnership has over its history been an integral part of the approval process of site plans for development in the Valley.

Goal: Continue to stay active in the approval process of site plans for the Valley.

Implementation: By ensuring that the City has new property owners/developers meet with Partnership, the Partnership can aid the City in its quest for sensible and sound development in the Valley that will include mixed-used and transit-oriented development with high-quality design. The Partnership's continued involvement will ensure community participation in the development process.

Benchmark: Number of site plans that seek approval as compared to those that are approved.

In meetings with both Mayor William D. Euille and Richard Baier, Director of Transportation and Environmental Services, the Eisenhower Partnership has reiterated numerous times of its desire to be part of the Eisenhower Avenue Project, implementation of the City's recycling program, and the anticipated new sports facility, should it be located in the Eisenhower Valley.

Goal: To partner with the City of Alexandria in the above programs.

Implementation: Assist in circulating information about the above projects, hold workshops or networking mixers attended by interested parties to learn more about these projects, and be part of the planning and design process.

Benchmark: Number of workshops or networking mixers held, number of people who attended, and a final design of each project that is based on input by all interested parties.



10 years

*of Growth in the
Eisenhower Valley*

ANNUAL REPORT 2004

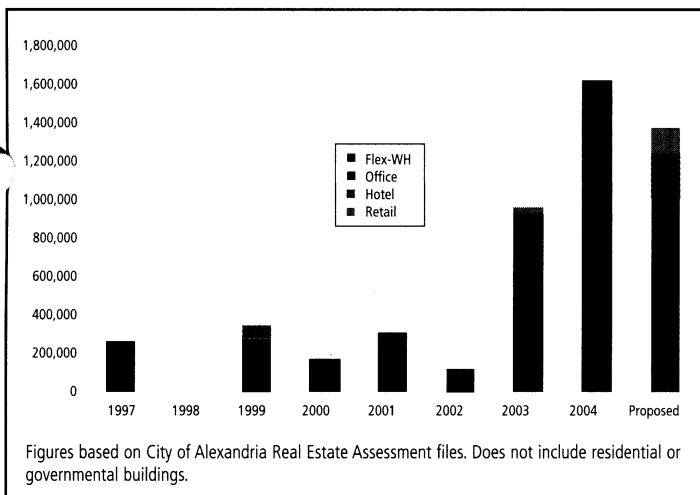


The Eisenhower Avenue Public Private Partnership

The Eisenhower Avenue corridor has long been considered one of Alexandria's treasures for its potential as a site for high-quality, tax revenue producing development. The corridor's key location at the south end of Alexandria adjacent to the Capital Beltway and several Metro stations, yet separated from the City's historic core and residential neighborhoods, makes it desirable as a business location. At the same time, the area's scenic Cameron Run and the presence of several parks and recreational areas has made it increasingly attractive for residents.

The corridor has benefited from a long series of public investments in road and sewer infrastructure by the City of Alexandria. Beginning in 1994, the private sector agreed to supplement the City's effort by forming the Eisenhower Avenue Public Private Partnership. The Partnership's initial goals, accomplished in its first two years, were to promote the construction of a new interchange to the Capital Beltway at Clermont Avenue, and to create and disseminate a variety of promotional materials to let area brokers, developers, and builders know of the Valley's potential.

COMMERCIAL CONSTRUCTION



The Partnership's first build-to-suit map, published in 1996, listed 19 sites in the Eisenhower Valley with a total development potential of more than 251 acres. Through the Partnership's efforts, and with the additional impetus provided by the construction of the United States Federal Courthouse and the subsequent decision by the General Services Administration to select the Carlyle area of the Eisenhower Valley as the site of the US Patent and Trademark Office headquarters, many of the sites available 10 years ago are now spoken for.

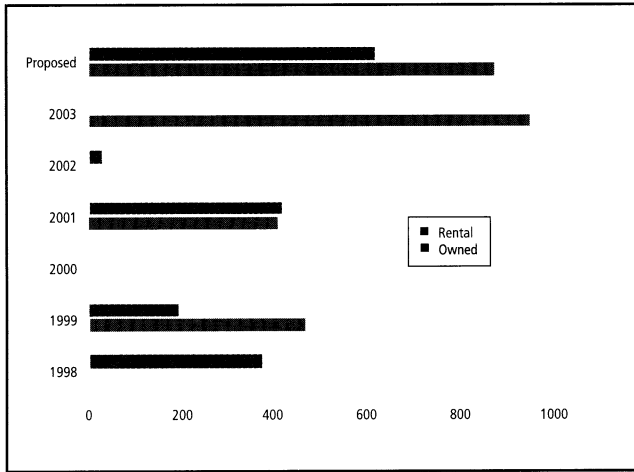
Once the initial wave of new development was underway, the Partnership focused its efforts on attracting new businesses and making new residents feel welcome. Included in these efforts were the hosting of two business expos, sponsorship by Partnership members of a landscape concept plan, an adopt-a-median program to increase the visual appeal of the corridor, and the encouragement of a variety of 5 and 10K races, as well as the popular mini-golf tournament, all of which brought

people to Eisenhower Avenue that would not previously have known about the area. The Partnership has also worked with the City to bring about improved signage with welcome/directional signs, and designed a logo affixed to street signs that give a specific recognizable identity to the entire 500+ acre area.

The Partnership continues to work closely with the City of Alexandria. The Mayor and a member of City Council are on the Board of Directors. Other City Council members have participated in Partnership committees. City Department heads, Eileen Fogarty, Director of Planning and Zoning, Richard Baier, Director of Transportation & Environmental Services, and members of City Council, have addressed Partnership Board meetings and networking mixers. Members have had the opportunity to hear interesting and timely topics at Annual Meetings from such guest speakers as Congressman James Moran, City Archeologist Pam Cressey, and JoAnne Barnard, CFO/CAO of the United States Patent and Trademark Office.

The Partnership also provides updates at the City Manager's quarterly economic development briefings, and its Executive Director participates as an ex-officio director of the Alexandria Chamber of Commerce, Alexandria Convention and Visitors Association, Alexandria Economic Development Partnership and the King Street Metro Enterprise Team. Working relationships are also closely maintained with the Alexandria Hotel Association, the Alexandria Small Business Development Center, Old Town Business Association and the Potomac West Business Association.

RESIDENTIAL CONSTRUCTION



Today, the Eisenhower Valley is home to such companies as Federal Express, UPS, Symantec, banks, credit unions and financial service companies, recreation facilities and parks, two universities, government agencies, small service businesses, and corporate and regional offices. It is also home to more than 2,800 households in high-rise condominiums, garden apartments, and townhouses. New retail and amusement businesses are now establishing themselves along Eisenhower Avenue, including the 22-screen AMC Theatre, new restaurants, such as Ruby Tuesday, Ted's Montana Grill, San Antonio Grill, Cold Stone Creamery, and Bread and Chocolate. Joining these well-known restaurants will be the ever-popular Starbuck's Coffee.

While a variety of development is well underway, the area still has a lot to look forward to. In 2003, the City adopted The Eisenhower East Plan, a new master plan for the eastern portion of the Eisenhower Valley, that will lead to high-quality residential units, more retail, and Class A office buildings focused on the use of Metro stations at Eisenhower Avenue and King Street. This Plan received the

2004 Outstanding Plan Award for a Master Plan from the Virginia Chapter of the American Planning Association.

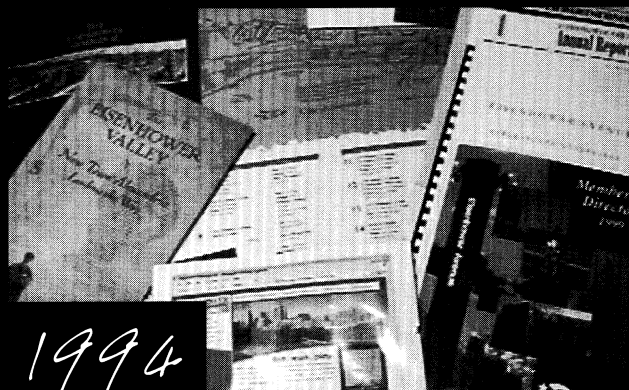
The western portion of the Valley continues to hold potential for future redevelopment. In the meantime, its flex and warehouse buildings serve as launching boards for small businesses that need the convenience of Beltway access without high rents. It is also home to two luxury apartment complexes and one townhouse community.

The Partnership is excited about continuing its stewardship of development along Eisenhower Avenue. There remain numerous projects to be undertaken to beautify the corridor, integrate the various uses being established, nurture the businesses settling in the area, and provide the appropriate support for the quality development that is desired and achievable. Our more than 125 members are available to support these efforts as always through volunteering their time, and in the case of larger companies, their financial resources and employees. In fact, the dedication of volunteers throughout the last ten years is one of the key factors in the Partnership's success.

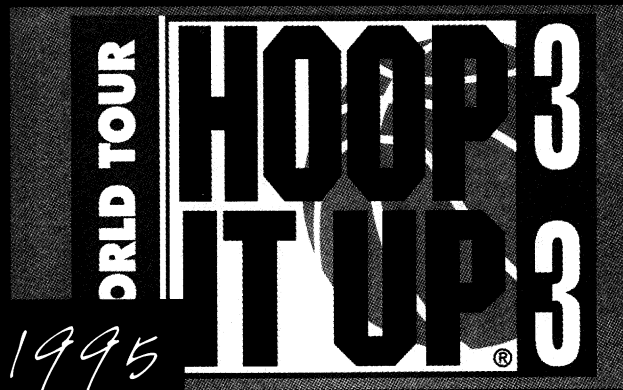
We thank our members, City officials and staff, and the Alexandria community at large for their support.

10 Years Of Change

Eisenhower Valley



1994



1995



Eisenhower Partnership Incorporated

Eisenhower Valley home to "Hoop It Up" basketball tournament

80-acre Carlyle site at east end of Eisenhower Valley begins renovation from landfill to urban center.



- Partnership officially incorporated June 1994, made possible by \$25,000 grant from City of Alexandria's Marketing Fund and \$20,000 from founding member Hoffman Company.
- Economic development efforts aimed at bringing commercial projects to Valley to enhance City's tax base.
- More than 300 acres of build-to-suit property available for development in Eisenhower Valley.



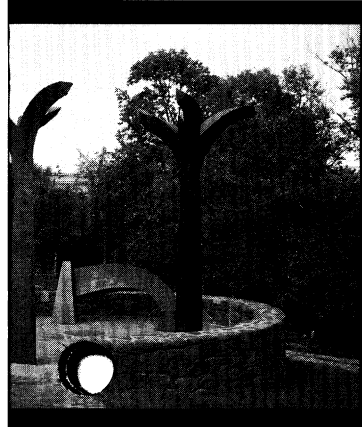
(7/1/1994-6/30/1995)

- First election of officers and directors; first Executive Director named; first Board meeting held.
- Urban Design Committee produced landscape design plan for Eisenhower Avenue between Holland Lane and Cameron Run Regional Park.
- Partnership's first publications included two-page newsletter for all members and a quarterly four-page newsletter for a larger area audience.
- Commonwealth Transportation Board approved construction of Eisenhower Interchange.
- African American Heritage Park, given to City by Norfolk Southern Corporation, dedicated June 1995.
- Site of Washington Regional "Hoop It Up" basketball tournament.

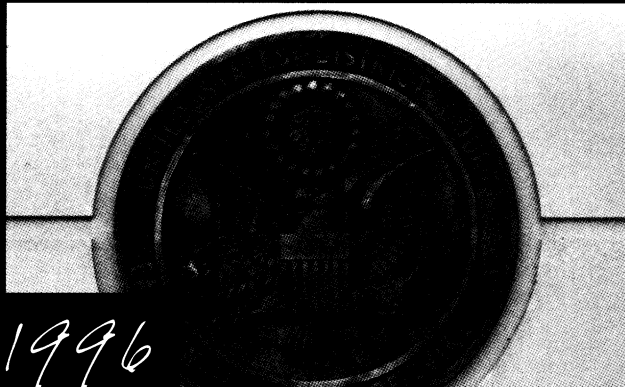


(7/1/1995-6/30/1996)

- Process defined with City's Planning Department for Partnership to review development applications affecting Eisenhower Valley prior to being docketed for Planning Commission review.
- Construction of the first building of Carlyle Towers completed; US Federal Courthouse dedicated.
- Groundbreaking ceremony for Eisenhower Interchange to Capital Beltway hosted by Partnership.
- Color brochure to market Eisenhower Valley prepared with companion Build-to-Suit piece showing locations and contact information for 19 developable sites in Eisenhower Valley.



Dedication of African American Heritage Park



1996

US Federal Courthouse dedicated

Ground breaking ceremonies held for Eisenhower Interchange



1997

Eisenhower Avenue Interchange Ribbon Cutting hosted by Partnership



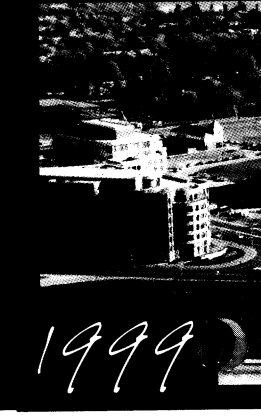
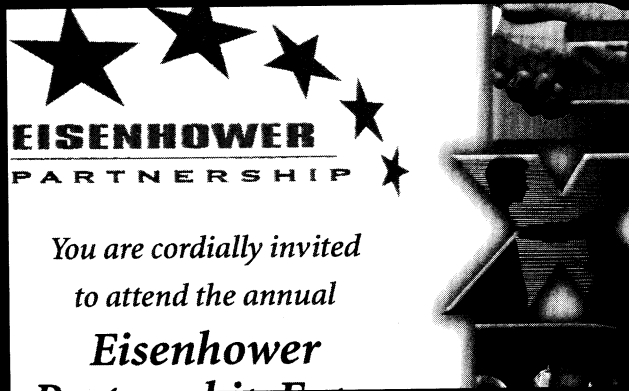
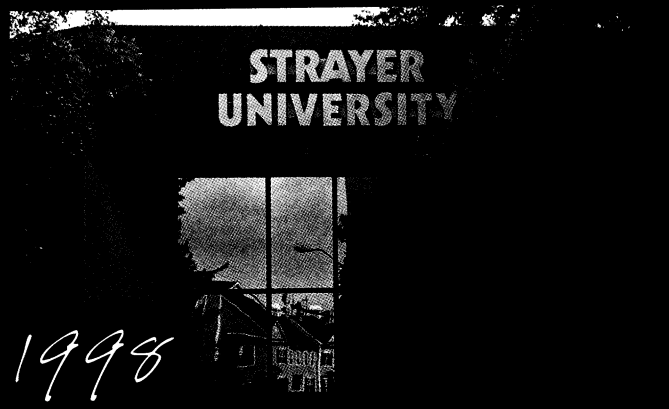
(7/1/1996-6/30/1997)

- Landscape and Streetscape Design Guidelines completed along with Signage Design Plan.
- Time Life Building and Society for Human Resource Management buildings completed.
- Partnership organized subcommittee of property owners along west end of Eisenhower to study impact of Alexandria/Arlington Waste to Energy Plant and to make recommendations on mitigating odor, noise, and traffic impacts.
- First Eisenhower Partnership membership directory published.



(7/1/1997-6/30/1998)

- Eisenhower Avenue Interchange completed with opening ceremonies co-sponsored by Partnership.
- Emission of odors from Alexandria/Arlington Waste to Energy Plant reduced and improvement made to traffic pattern.
- Hoffman Company's application for town center approved by City; Avalon Bay Communities purchased headquarters building; Strayer University purchased campus; Department of Motor Vehicles opened.
- Construction started on traffic circle at Eisenhower Avenue and Holland Lane and railroad engine roundhouse razed.
- Adopt-a-Median program began with commitments from American Trucking Associations, Hoffman Management, Avalon Bay Communities, Simpson Development, Homestead Guest Suites, and Townes at Cameron Parke developer.
- Partnership hosts five busloads of real estate brokers to corridor as part of National Association of Industrial and Office Parks Northern Virginia bus tour; Partnership given ex-officio seats on Board of Directors of AEDP, ACVA, KMSET.



Partnership hosts bus caravan of retail brokers to Valley

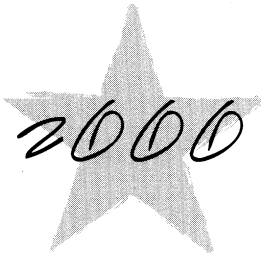
First Eisenhower Partnership Business Expo

GSA a



(7/1/1998-6/30/1999)

- First Eisenhower Partnership Business Expo held.
- City's efforts to attract United States Patent and Trademark Office (PTO) supported by Partnership.
- Partnership participated in Telegraph Road Stakeholder Panel as part of Woodrow Wilson Bridge project resulting in preservation of existing Courtyard by Marriott and Strayer University buildings.
- Partnership members participated in City of Alexandria's Economic Summit.
- Second Carlyle Condo Tower completed; final buildings of Avalon at Cameron Court completed and occupied; Homestead Guest Suites Hotel opened.
- City Council authorized feasibility study of connection between Jamieson Avenue to West Street.
- Review of Master Plan and letters to Planning Commission recommending zoning changes.



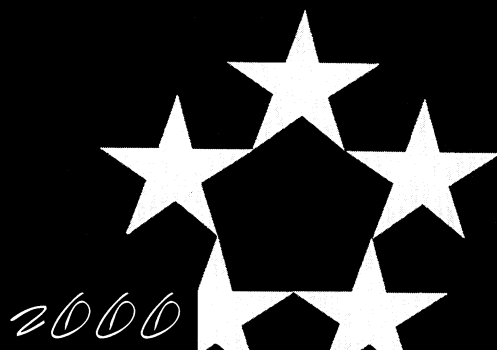
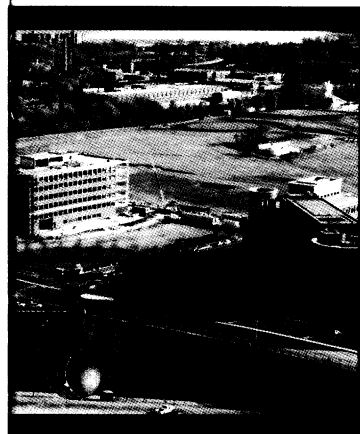
(7/1/1999-6/30/2000)

- Partnership formation of task force to support PTO coming to Eisenhower Valley.
- Second Business Expo held.
- Five-star logo placed on street signs around Eisenhower Valley.
- Ordinance introduced by Planning Commission requiring Special Use Permit for building residential units within 1000 feet of Eisenhower Avenue.
- DASH increased bus service and reduced fares to frequent riders providing direct connection between Landmark Mall, Eisenhower Avenue and Old Town.
- Participation in ad hoc Carlyle PTO Livability Task Force.



(7/1/2000-6/30/2001)

- PTO ground breaking January 17, 2001.
- Executive Director appointed to City of Alexandria' Ad Hoc Eisenhower Avenue-to-Duke Street Connector Task Force.
- City approval given to design and placement of welcome/directional signs.
- Eisenhower East named number one priority in Plan for Planning presented to City Council.
- Retrofit of the Alexandria/Arlington Waste-to-Energy Plan completed.
- Partnership's Duke Street Connector Task Force continued to seek connectivity to rest of Alexandria.
- City received \$372,000 from Virginia Department of Transportation to improve multi-use trail in Eisenhower Valley.
- Statute of General Dwight D. Eisenhower dedicated at Holland Lane and Eisenhower Avenue.

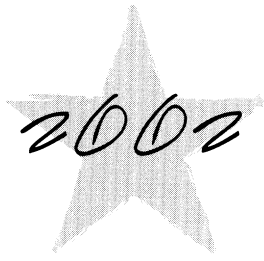


PTO will relocate to Eisenhower Valley

Five-star logo placed on street signs

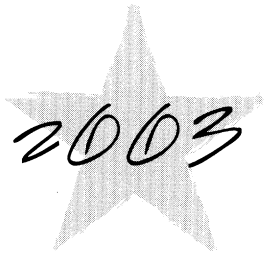
PTO Ground Breaking Ceremonies Held

AMC Hoffman 22 Theatre Opens



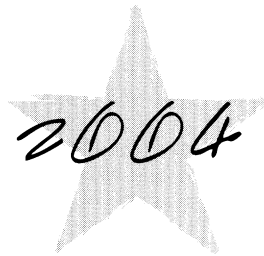
(7/1/2001-6/30/2002)

- Agreement reached among Eisenhower Partnership, Virginia Department of Transportation, City of Alexandria, and Avalon Bay Communities regarding use of bridge staging site on Eisenhower Avenue.
- Preliminary construction begun on the USPTO headquarters.
- City of Alexandria's Eisenhower-to-Duke Street Connector Task Force selected six connector alternatives and two no-build alternatives.
- Alignment on straightening of Mill Road begun east of Telegraph Road.
- Vola Lawson Animal Shelter opened in Valley.



(7/1/2002-6/30/2003)

- Partnership hosted 1st and 2nd Eisenhower Ave. "Mini" Golf Classic.
- First new member event hosted by Residence Inn.
- Eisenhower East Plan approved by City Council calling for 17 million square feet of mixed-use development.
- Alignment of Mill Road on east side of Telegraph Road completed.
- Welcome/directional signs designed by Partnership erected in Valley.
- City awarded \$296,000 in federal funds to complete first phase of Eisenhower Valley pedestrian and bicycle trail.



(7/1/2003-6/30/2004)

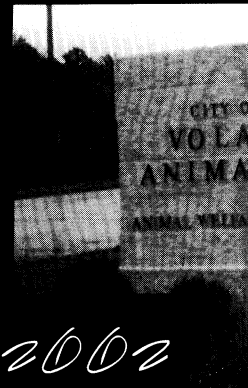
- Retail brochure designed by Eisenhower Partnership and Alexandria Economic Development Corporation distributed to over 1,300 retail brokers.
- Partnership launched web site focusing on working, living and playing in the Eisenhower Valley.
- 3rd Annual Eisenhower Ave. "Mini" Golf Classic raised over \$17,000.
- Partnership meeting with West End Property Owners in preparation of Eisenhower West study under Plan for Planning.
- USPTO officially opened December 2, 2003 with ribbon-cutting ceremony
- Jamieson Avenue extended between Holland Lane and West Street.



Statue of General Eisenhower Dedicated



Retrofit of Waste-to-Energy Plant Completed



2004 Board of Directors

OFFICERS:

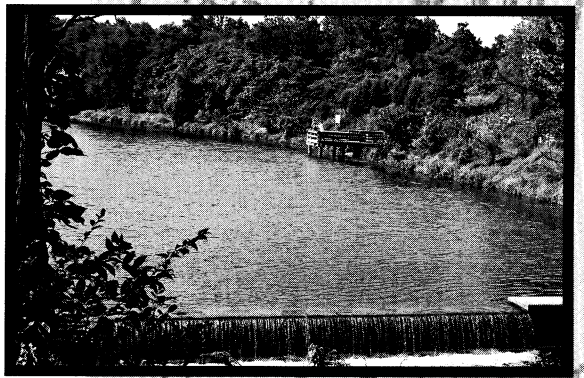
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Capitol Financial Partners

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Hoffman Company

DONALD SIMPSON, Jr., Secretary
Simpson Development Company

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Valley Recreation



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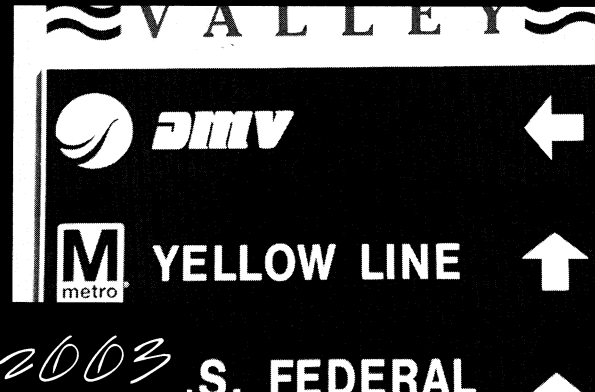
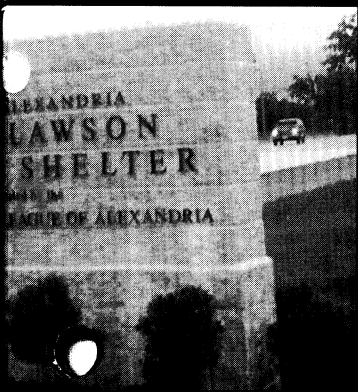
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McGuire, Woods, LLP

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New Target, Inc.

PAUL C. SMEDBERG
Member, Alexandria City Council

GARY FLETCHER
Burke & Herbert Bank & Trust Co.

WILLIAM HARD
LCOR Incorporated



Vola Lawson Animal Shelter opens

First Annual Eisenhower Ave. "Mini" Golf Classic held
Preliminary construction begun on PTO Headquarters

Eisenhower East Plan Approved by City Council
Welcome/directional signs erected in Valley

Eisenhower Partnership Members

AJS Consulting Engineers
 AI
 Alexandria Chamber of Commerce
 Alexandria Convection & Visitors Association
 Alexandria Economic Development Partnership, Inc.
 Alexandria Marriott Courtyard
 Alexandria Mini Storage
 Alexandria Police Department
 All American Printing, Inc.
 American Multi-Cinema, Inc.
 American Self Storage
 American Trucking Associations
 Animal Welfare League of Alexandria
 Agnes Artemel
 AvalonBay Communities, Inc.
 Baker
 Bank Lock Services, Inc.
 Bob Duncan Real Estate Inc.
 Bowman Consulting Group
 Burke & Herbert Bank & Trust Co.
 Capitol Financial Partners
 Cargex Alexandria, L.P.
 Carlyle Eisenhower Civic Association
 CB Richard Ellis
 Charles Schwab
 Cherner Rentals
 Christopher Consultants Ltd
 City of Alexandria
 Commonwealth One Federal Credit Union
 Connections Marketing
 Cort Furniture Rental
 Cousins Properties Incorporated
 Covanta Alexandria
 Department of Defense Washington HQ Services
 Embassy Suites Alexandria
 James Eudy
 Equity Corporate Housing
 Eurest Dining Services, at ATA

Events Unlimited, Inc
 Express Search, Inc.
 FMK Credit Services
 FASTSIGNS, Alexandria
 Florida Tech Graduate Center
 Fraser Forbes Company
 Gallery Petalouth, Ltd.
 James Guess
 Glenborough Realty Trust, Inc.
 Hart, Calley, Gibbs & Karp, P.C.
 Hawthorn Suites Ltd.
 Hoffman Company
 Holiday Inn Eisenhower
 Homestead Studios
 Hooff Fagelson et al
 HQ Global Workplaces, Inc.
 JBG Rosenfeld Retail
 Jaguar Travel Group
 Jetro/Restaurant Depot
 JobLink
 JPI Apartment Development, LP
 Joe Theismann's Restaurant
 Jungle's Gym Fitness & Aerobics
 Krucoff Realty Partnership
 KSI Services, Inc.
 Kwik Kopy Printing
 Land, Clark Carroll Mendelson & Blair
 La Prima Catering
 LCOR, Incorporated
 LRB Business Centers, Inc.
 MacNair Travel Management/American Express
 Maid Brigade
 McGuire Woods LLP
 Meridian at Carlyle
 Metropolitan at Alexandria
 NAI KLN Inc.
 National Capitol Flag, Co.
 New Target - Internet Design & Development

Oblon, Spivak, McClelland, Maier & Neustadt, P.C.
 Pizza Bianca
 Premier Reprographics, Inc.
 ProLogis
 Quality Payroll
 Reed, Smith, LLP
 Regent University Graduate Center
 Residence Inn by Marriott -Old Town
 Reynolds Maps, Inc.
 Rocklands Barbeque & Grilling Company
 Ruby Tuesday Restaurant
 Schreiner, Legge & Co.
 Security Storage Company
 Self Storage Plus
 Shurgard
 Simpson Development Co., Inc.
 Society for Human Resource Management
 Spaulding & Slye Colliers
 David Speck
 Strayer University
 Suburban Printing Services, Inc.
 The Care of Trees
 The Flower Market
 The Stone Group, Inc.
 The Templar Corporation
 Townes of Cameron Park
 Trammell Crow Company
 United Bank
 Urban Engineering & Assoc., Inc.
 US Senate FCU
 US Patent and Trademark Office
 Virginia Commerce Bank
 Walsh, Colucci, Lubeley, Emrich, & Terpak PC
 Washington Suites-Alexandria
 Waterford Public Relations, Inc.
 Converse West
 Wm. D. Euille & Associates

*Reflects Board Members and Partnership Members from July 1, 2003 through June 30, 2004.



You Are Cordially Invited to the
 Annual Meeting
 of the
EISENHOWER PARTNERSHIP

*Celebrating 10 Years
 of Change in the Eisenhower Valley*

2004

Phase I alignment of Mill Road Completed

Jamieson Avenue Extension to West Street Completed

USPTO Ribbon Cutting Ceremony