

Carlyle/Eisenhower East Design Review Board (DRB)

Keep this sheet for your records.

Filing Deadline: April 16, 2024

DRB Public Hearing Date: May 16, 2024

STAFF REPORTS

Staff reports outlining staff's recommendation to the Board for approval or deferral of each case will be emailed to applicants approximately five (5) days prior to the hearing date. Staff reports may also be available on the City's website at <http://alexandriava.gov/planning/info/default.aspx?id=43130>. Call the Department of Planning and Zoning at (703) 746-4666 with questions.

AFTER THE HEARING

After final approval is granted, staff will email the updated staff report with the Design Review Board determination to the applicant. Most projects require building permits before construction can begin. Contact the Department of Code Administration at (703) 746-4200 to determine if a building permit is needed.

**Carlyle/Eisenhower East Design Review Board (DRB)
Application**

PROJECT NAME: Block 20 Condo

BLOCK: 20

ADDRESS OF PROJECT: 2200 Dock Lane

APPLICATION FOR REVIEW OF: *(Check one)*

- Building Concept Final
- Sign
- Awning
- Other: _____

APPLICANT Name: Paradigm Development Co.

Address: 1515 N. Courthouse Road., Suite 600, Arlington VA 22201-2909

Phone: 703-527-7500 Email Address: macastansmith@paradigmcos.com

ARCHITECT/DESIGNER Name: Architects Collaborative

Address: 9400 Old Georgetown Road

Phone: 301-897-9000 Email Address: acico@aci-co.com

PROPERTY OWNER Name: Mill Road Block 20, LLC

(if different from APPLICANT)

Address: same as applicant

Phone: _____ Email Address: _____

DESCRIBE THE REQUEST BRIEFLY: Paradigm is proposing to build a residential condominium building on this portion of Block 20.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

Note: Per condition #67 of the Carlyle SUP #2253, as amended by SUP #2007-0094, all applicants will be responsible for the costs associated with DRB review of the application. Fees are determined based upon the number of applicants per hearing. Applicants will be notified by Planning and Zoning staff of the amount owed after the filing deadline has passed and the agenda for the hearing has been finalized. Payment is expected prior to the request being acted upon by the DRB.

Applicant Signature:  Date: 4/16/24
Applicant Printed Name: Mary Catherine Gibbs, Agent

Carlyle/Eisenhower East Design Review Board (DRB) Filing Instructions

Filing Deadlines

- Applications for DRB review must be submitted no later than thirty (30) calendar days prior to the scheduled DRB meeting.
- Contact the DRB staff at the number below at least a week prior to filing to coordinate submissions by the filing deadline. DRB staff will request that PDFs of draft submissions be emailed to P&Z for pre-review and comment. Staff will notify applicants of any suggested design/content revisions to submissions to be made by the filing deadline.
- A schedule of submission dates is maintained in the Department of Planning and Zoning and is also posted at: <http://alexandriava.gov/planning/info/default.aspx?id=43130>
- All applications are due by 5:00 p.m. on the day of the application filing deadline.
- If no applications are received by the submission deadline for a given hearing, that hearing will be cancelled.

Application Support Materials

- All supporting materials (see attached checklist) must be submitted by the **filing deadline** (see above). New material may not be submitted or presented at the DRB hearing.
- Applications without the required supporting materials are deemed incomplete and will not be heard by the DRB.

**For assistance with any of these procedures contact P&Z
Development Staff at (703) 746-4666.**

Carlyle/Eisenhower East Design Review Board (DRB)
Application Checklist for Buildings in CONCEPT REVIEW*:

- Physical massing model at minimum 1"=30', showing existing and proposed buildings for all adjacent properties
- Submit the following plan copies containing all of the information on this checklist:**
 - Twelve (12) 11"x17" collated, stapled color sets
 - One (1) 24"x36" collated, stapled, color sets, and
 - One (1) 11"x17" 120 dpi PDF file
 - Number all sheets in plan set

Zoning tabulations (for each element, list zoning ordinance requirement and number proposed):

- Zoning of the site
- Existing uses on the site
- Proposed uses for the site
- Lot area(s) (and minimum lot area required under zoning, if applicable)
- Number of dwelling units (list by number of bedrooms for multifamily)
- Units per acre for residential
- Gross square feet (GSF) of building area, total and listed by use (with area devoted to parking included and listed separately)
- Net square feet (NSF) of floor area, total and listed by use
- Existing and proposed floor-area-ratios
- Open space total provided and broken down by ground-level space and usable space provided
- N/A Average finish grade for each building
- Height of each building above average finish grade
- Building setbacks with required and proposed listed separately
- Frontage with required and proposed listed separately
- Parking spaces (listed by compact, standard, handicapped size and total)
- Loading spaces (number required and number proposed)

Site plan/architecture:

- Color Site plan at appropriate scale, showing approved uses & heights for adjacent properties
- Color Landscape concept plan showing hardscape and planting areas, trees, street furniture, etc.
- Color typical floor plans at min. 1/16" = 1'-0" for all levels including roof
- Building elevations in color at min. 1/16" = 1'-0" of all building faces with materials labeled, rendered with shadows and keyed to plans
- Building/site sections showing grade changes in relationship to buildings and/or retaining walls, rendered with shadows and keyed to plans and showing average finish grade line and heights, including penthouses
- Enlarged details (plan/section/elevation) of typical bays at pedestrian level as required
- Street-level perspective views in color
- Building solid/void area ratio calculation drawings and tabulations

Carlyle/Eisenhower East Design Review Board (DRB)
Application Checklist for Buildings in FINAL REVIEW*:

- _____ Detailed physical building model at appropriate scale
- _____ **Submit the following plan copies containing all of the information on this checklist:**
- _____ **Twelve (12) 11"x17" collated, stapled color sets**
- _____ **One (1) 24"x36" collated, stapled, color sets, and**
- _____ **One (1) 11"x17" 120 dpi PDF file**
- _____ **Number all sheets in plan set**

Zoning tabulations (for each element, list zoning ordinance requirement and number proposed):

- _____ Zoning of the site
- _____ Existing uses on the site
- _____ Proposed uses for the site
- _____ Lot area(s) (and minimum lot area required under zoning, if applicable)
- _____ Number of dwelling units (list by number of bedrooms for multifamily)
- _____ Units per acre for residential
- _____ Gross square feet (GSF) of building area, total and listed by use (with area devoted to parking included and listed separately)
- _____ Net square feet (NSF) of floor area, total and listed by use
- _____ Existing and proposed floor-area-ratios
- _____ Open space total provided and broken down by ground-level space and usable space provided
- _____ Average finish grade for each building
- _____ Height of each building above average finish grade
- _____ Building setbacks with required and proposed listed separately
- _____ Frontage with required and proposed listed separately
- _____ Parking spaces (listed by compact, standard, handicapped size and total)
- _____ Loading spaces (number required and number proposed)

Site plan/architecture:

- _____ Color Site plan at appropriate scale, showing approved uses & heights for adjacent properties
- _____ Color Landscape concept plan showing hardscape and planting areas, trees, street furniture, etc.
- _____ Color typical floor plans at min. 1/16" = 1'-0" for all levels including roof
- _____ Building elevations in color at min. 1/16" = 1'-0" of all building faces with materials labeled, rendered with shadows and keyed to plans
- _____ Building/site sections showing grade changes in relationship to buildings and/or retaining walls, rendered with shadows and keyed to plans and showing average finish grade line and heights, including penthouses
- _____ Street-level perspective views in color
- _____ Building solid/void area ratio calculation drawings and tabulations
- _____ Landscape details, referenced to Color Landscape plan
- _____ Enlarged details (plan/section/elevation) of all building setbacks with dimensions
- _____ Wall sections with enlarged details indicating different conditions at building setbacks
- _____ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: _____

**Color and material boards and samples to be provided at Board hearing*

- _____ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: _____

Carlyle/Eisenhower East Design Review Board (DRB)
Application Checklist for Signs, Awnings, Other:

_____ **Submit twelve (12) 11"x17" (minimum size) collated, stapled color sets (w/pages numbered) and one (1) 11"x17" 120 dpi resolution PDF file of the following:**

_____ Color Site plan at a measurable scale showing:

- location(s) of proposed element(s)
- dimensions of storefront and building widths [FOR SIGNS & AWNINGS ONLY]

_____ Large-scale elevations and sections with enlarged details

_____ Elevations in color at min. 1/16" = 1'-0", with materials labeled, rendered with shadows and keyed to plans

_____ Street-level perspective photomontages in color (daytime view)

_____ Street-level perspective photomontages in color (nighttime view) [FOR SIGNS ONLY]

_____ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: _____

Design guidelines (provide information needed to assess compliance):

_____ If located within the Carlyle CDD, information required by the *Carlyle Design Guidelines* and the *Carlyle Streetscape Design Guidelines*

_____ If located in the Eisenhower East CDD, information required by the *Eisenhower East Design Guidelines*

EISENHOWER BLOCK 20 - CONDO

DRB CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA

DATE: APRIL 16, 2024

PROJECT TEAM

OWNER
MILL ROAD BLOCK 20, LLC
C/O PARADIGM DEVELOPMENT COMPANY
1515 N COURTHOUSE RD
SUITE 600
ARLINGTON, VA 22201-2909

APPLICANT
PARADIGM DEVELOPMENT COMPANY
1515 N COURTHOUSE RD, SUITE 600
ARLINGTON, VA 22201-2909
TEL: 703-527-7500
CONTACT MICHELINE CASTAN-SMITH

ATTORNEY
WMRE GILL, LLP
700 N FAIRFAX STREET, SUITE 600
ALEXANDRIA, VA 22314
TEL: 703-836-5757
CONTACT MARY CATHERINE GIBBS

CIVIL ENGINEER
URBAN, LTD
4200D TECHNOLOGY COURT
CHANTILLY, VA 20151
TEL: 703-376-4221
CONTACT CLAYTON TOCK, P.E.

ARCHITECT
ARCHITECTS COLLABORATIVE
9400 OLD GEORGETOWN ROAD
BETHESDA, MD 20814
TEL: 301-897-9000
CONTACT FAK TUGBERK

LANDSCAPE ARCHITECT
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310
TEL: 703-719-22310
CONTACT EVAN TIMMS

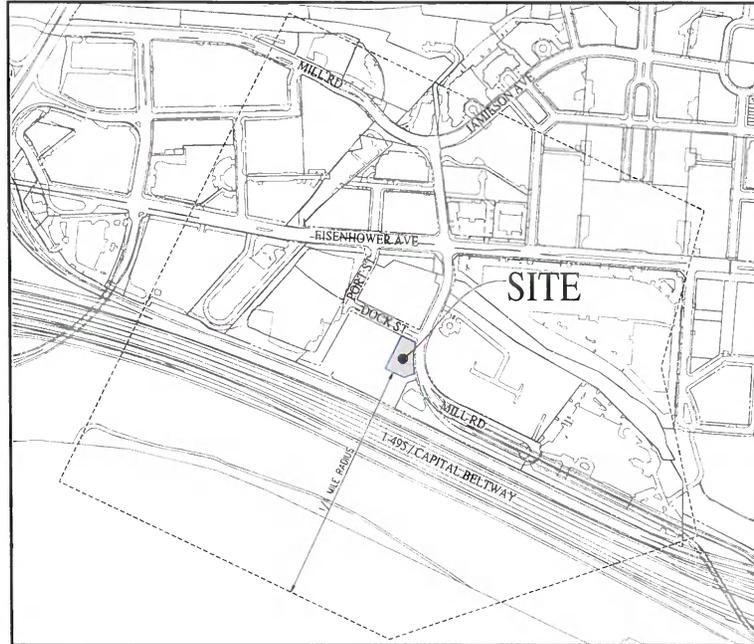
TRAFFIC ENGINEER
GOROVE SLADE ASSOCIATES, INC.
1140 CONNECTICUT AVENUE, SUITE 700
WASHINGTON, DC 20036
TEL: 202-540-1924
CONTACT DANIEL VANPELT

ZONING TABULATIONS	REQUIRED	PROPOSED
ZONING	CDD-2	CDD-2
USES	VACANT	CONDO
SITE AREA	154,078 S.F. / 3.54 A.C.	21,690 S.F. / 0.498 A.C.
IMPERVIOUS AREA	N/A	20,293 S.F. / 0.466 A.C.
PERVIOUS AREA	N/A	5,951 S.F. / 0.138 A.C.
DISTURBED AREA	N/A	29,854 S.F. / 0.684 A.C.
PROPOSED MINIMUM SETBACK - NORTH	5 - 10 F.T.	4 10
PROPOSED MINIMUM SETBACK - SOUTH	7 - 20 F.T.	1 27
PROPOSED MINIMUM SETBACK - EAST	7 - 20 F.T.	9 11
PROPOSED MINIMUM SETBACK - WEST	5 - 10 F.T.	13 15
LOT FRONTAGE	50 F.T.	54 27 F.T.
GROSS FLOOR AREA (TOTAL)	585,000 S.F. (MAX)	150,300 S.F.
GROSS AREA (RESIDENTIAL, PARKING GARAGE)	N/A	15 360
NET FLOOR AREA (TOTAL)	N/A	109,820 S.F.
BUILDING HEIGHTS (STORIES)	N/A	12 (RESIDENTIAL), 3 (PARKING)
BUILDING HEIGHTS (FT.)	150 F.T. (MIN), 300 F.T. (MAX)	150 F.T.
DWELLING UNITS (TOTAL)	N/A	110 (RESIDENTIAL)
JUNIOR ONE BEDROOM UNITS	N/A	15
ONE BEDROOM UNITS	N/A	62
TWO BEDROOM UNITS	N/A	29
THREE BEDROOM UNITS	N/A	2
UNITS PER ACRE DENSITY (D U/AC)	N/A	220 UR
OPEN SPACE (GROUND LEVEL S.F.)	N/A	6 255
OPEN SPACE (GROUND LEVEL %)	N/A	28 75%
OPEN SPACE (BUILDING S.F.)	N/A	6 516
OPEN SPACE (BUILDING %)	N/A	30 94%
OPEN SPACE (TOTAL S.F.)	5 423 S.F. (MIN)	12 751 S.F.
OPEN SPACE (TOTAL %)	25% (MIN)	58 79%
BICYCLE PARKING	N/A	40
PARKING (TOTAL)	547 (421 RESIDENTIAL + 126 HOTEL)	102-108 (RESIDENTIAL)
PARKING SPACES (STANDARD)	N/A	77 (RESIDENTIAL)
PARKING SPACES (COMPACT)	N/A	37 (RESIDENTIAL)
PARKING SPACES (TOTAL HANDICAP)	N/A	4 (RESIDENTIAL)
PARKING SPACES (STANDARD HANDICAP)	N/A	3 (RESIDENTIAL)
PARKING SPACES (VAN HANDICAP)	N/A	1 (RESIDENTIAL)
LOADING SPACES	5	1

* BLOCK 20 TOTAL SITE AREA
** EASTERN BLOCK 20 SITE AREA 21,690 S.F. OR 0.498 AC
*** OPEN SPACE REQUIREMENT IS FOR RESIDENTIAL DEVELOPMENT ONLY
**** INCLUDES OFFSITE IMPROVEMENTS

TRIP GENERATION:

Description/TTE Code	Expected Units	Total Generated Trips	Total Distribution of Generated Trips					
			Daily	AM Hour	PM Hour	AM In	AM Out	PM In
Residential Condo/Townhouse 230	111	645	49	58	8	41	39	19
Low Rise Residential Condo 231	111	N/A	74	87	19	56	50	36
High Rise Residential Condo 232	111	464	38	42	7	31	26	16
Luxury Condo/Townhouse 233	111	N/A	62	61	14	48	38	23



VICINITY MAP
SCALE: 1"=300'

PROJECT NARRATIVE:

EXISTING SITE CONDITIONS
THE EXISTING INFRASTRUCTURE ON SITE HAS BEEN DEMOLISHED AS PART OF THE PROPOSED IMPROVEMENT ASSOCIATED WITH DSUP 2017-0035. THE ULTIMATE CONDITION OF THE EXISTING SITE IS A VACANT LOT, WHICH IS CURRENTLY ZONED CDD #2.

DESCRIPTION OF DEVELOPMENT
THIS SITE IS BOUNDARY TO THE NORTH BY DOCK LANE (PUBLIC), TO THE EAST BY MILL ROAD (PUBLIC), TO THE SOUTH BY SOUTHERN STREET (PRIVATE) AND TO THE WEST BY BLOCK 20 (RESIDENTIAL).
THE PURPOSE OF THE REGULATORY FOR BLOCK 20 IS TO ALLOW FOR A RESIDENTIAL DEVELOPMENT CONSISTING OF 111 TOTAL CONDO UNITS WITH ASSOCIATED INFRASTRUCTURE. THIS PROJECT IS NOT A FEDERAL LANDMARKING OR INVOLVES THE USE OF ANY FEDERAL FUNDS, IN COMPLIANCE WITH FEDERAL PRESERVATION LAWS, IN PARTICULAR SECTION 105 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

LIST OF EXISTING APPROVALS:

- DSUP #2017-0035

LIST OF REQUESTED APPROVALS:

DSUP FOR APPROVAL OF CONDO BUILDING ON THE REMAINING PORTION OF BLOCK 20.

GREEN BUILDING NARRATIVE:

THE APPLICANT WILL COMPLY WITH THE CITY'S CURRENT GREEN BUILDING POLICY.



PLAN DATE	REVISION
04/16/2024	DRB SUBMISSION

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



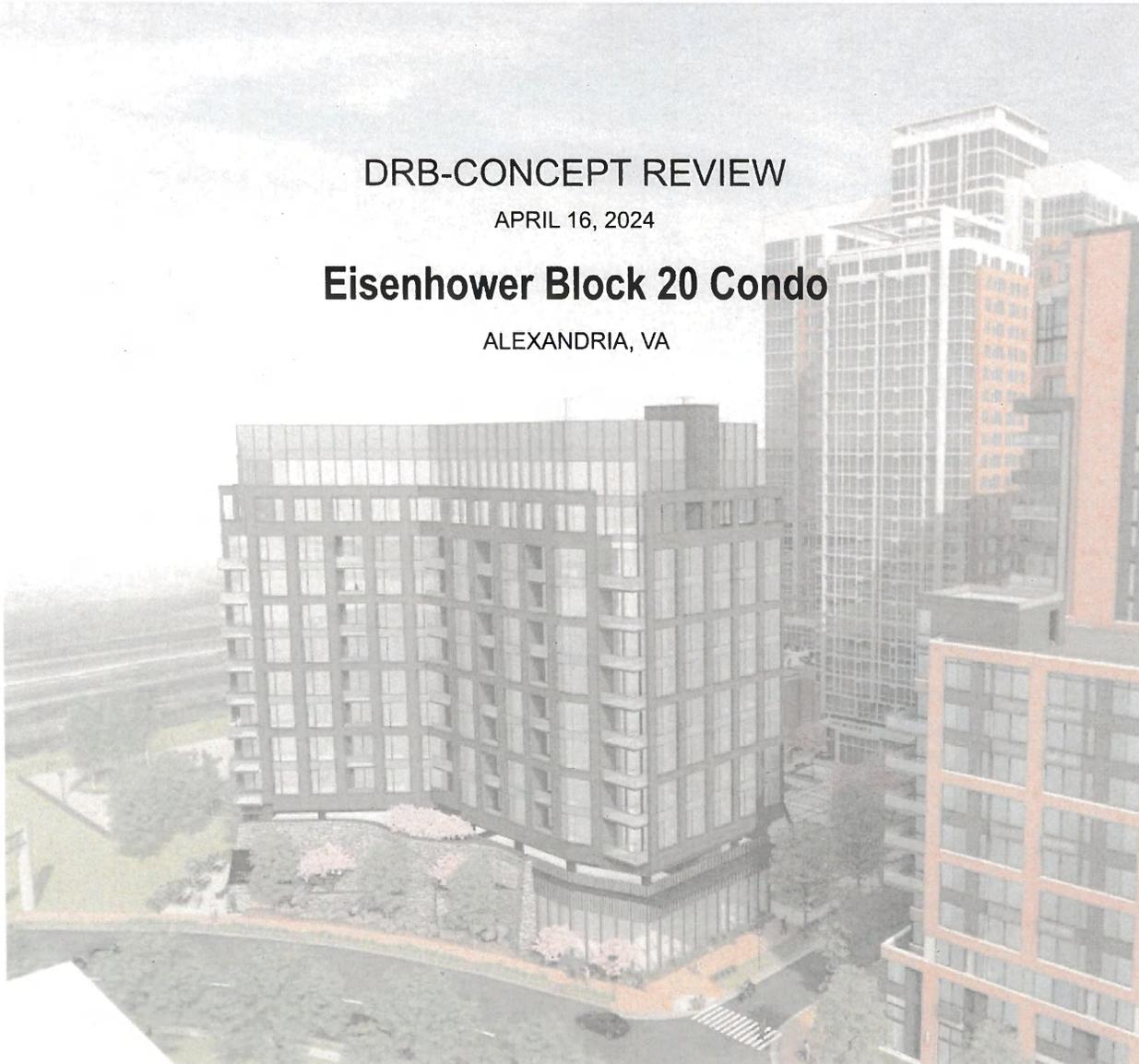
SHEET 01 OF 01

DRB-CONCEPT REVIEW

APRIL 16, 2024

Eisenhower Block 20 Condo

ALEXANDRIA, VA



PROJECT INDEX

- A-01 COVER
- A-02 VICINITY
- A-03 SITE PLAN
- A-04 G1/G2 PARKING FLOOR PLAN
- A-05 GROUND FLOOR PLAN
- A-06 SECOND FLOOR PLAN
- A-07 THIRD FLOOR PLAN
- A-08 TYPICAL FLOOR PLAN
- A-09 PENTHOUSE FLOOR PLAN
- A-10 ROOF PLAN
- A-11 BUILDING SECTION 1
- A-12 BUILDING SECTION 2
- A-13 SECTION PERSPECTIVE RENDERING
- A-14 BIRD'S EYE RENDERING LOOKING WEST
- A-15 BIRD'S EYE RENDERING LOOKING SOUTHWEST
- A-16 LOOKING DOWN FROM 24TH FLOOR TERRACE AT 2250 MILL
- A-17 RENDERING LOOKING EAST
- A-18 RENDERING LOOKING NORTHEAST
- A-19 RENDERING LOOKING NORTH
- A-20 ENLARGED DETAIL AT ENTRANCE
- A-21 ENLARGED DETAIL AT CORNER OF MILL ROAD AND DOCK LANE
- A-22 ENLARGED DETAIL AT CORNER OF MILL ROAD AND DOCK LANE
- A-23 BUILDING ELEVATIONS
- A-24 BUILDING ELEVATIONS
- A-25 BUILDING SOLID/VOID AREA CALCULATION
- A-26 BUILDING SOLID/VOID AREA CALCULATION
- A-27 BUILDING TABULATION





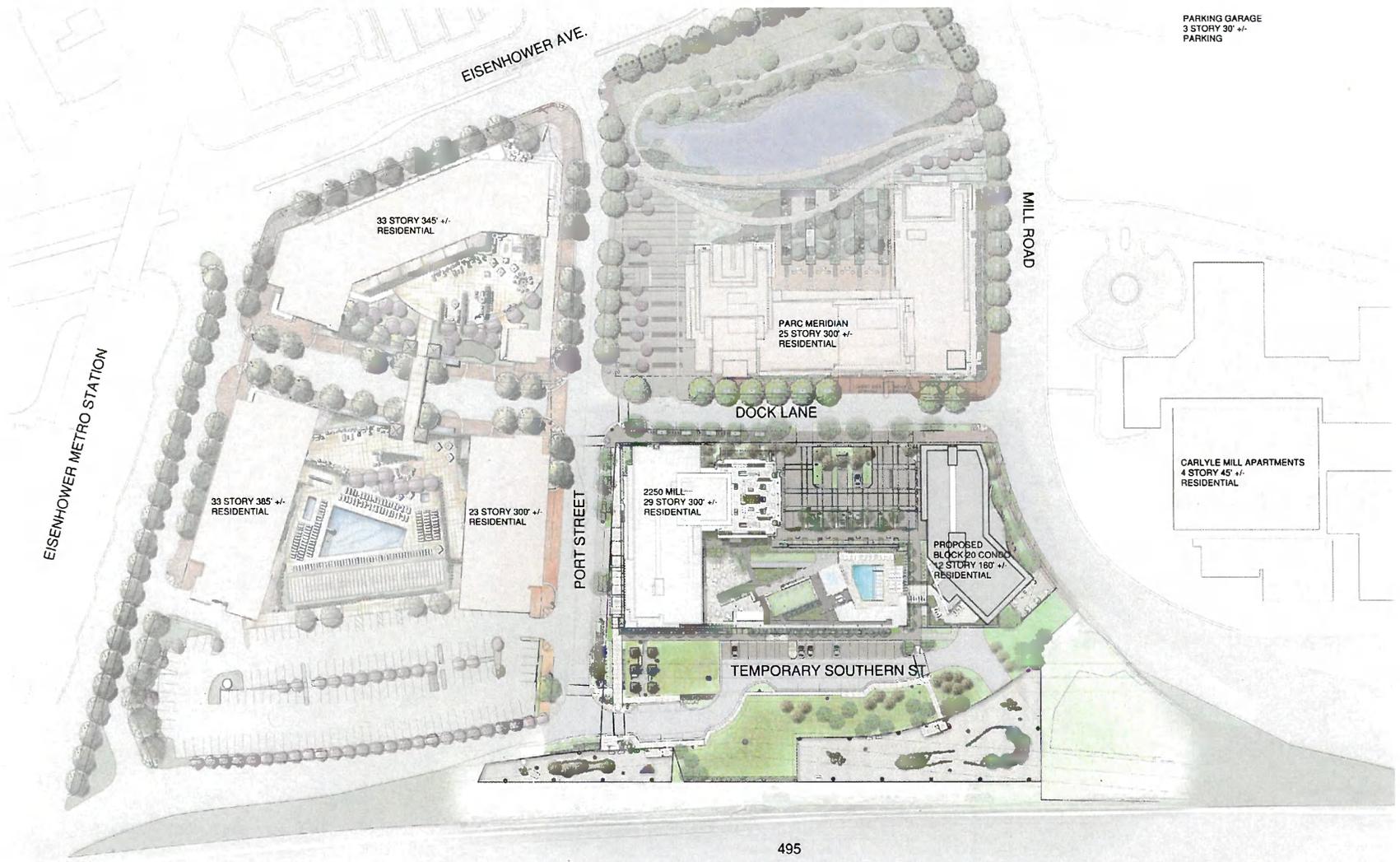
NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



VICINITY

Eisenhower Block 20 Condo

ALEXANDRIA, VA



* NOTE: APPROXIMATE BUILDING HEIGHTS ARE TO THE HIGHEST POINT ON BUILDING.

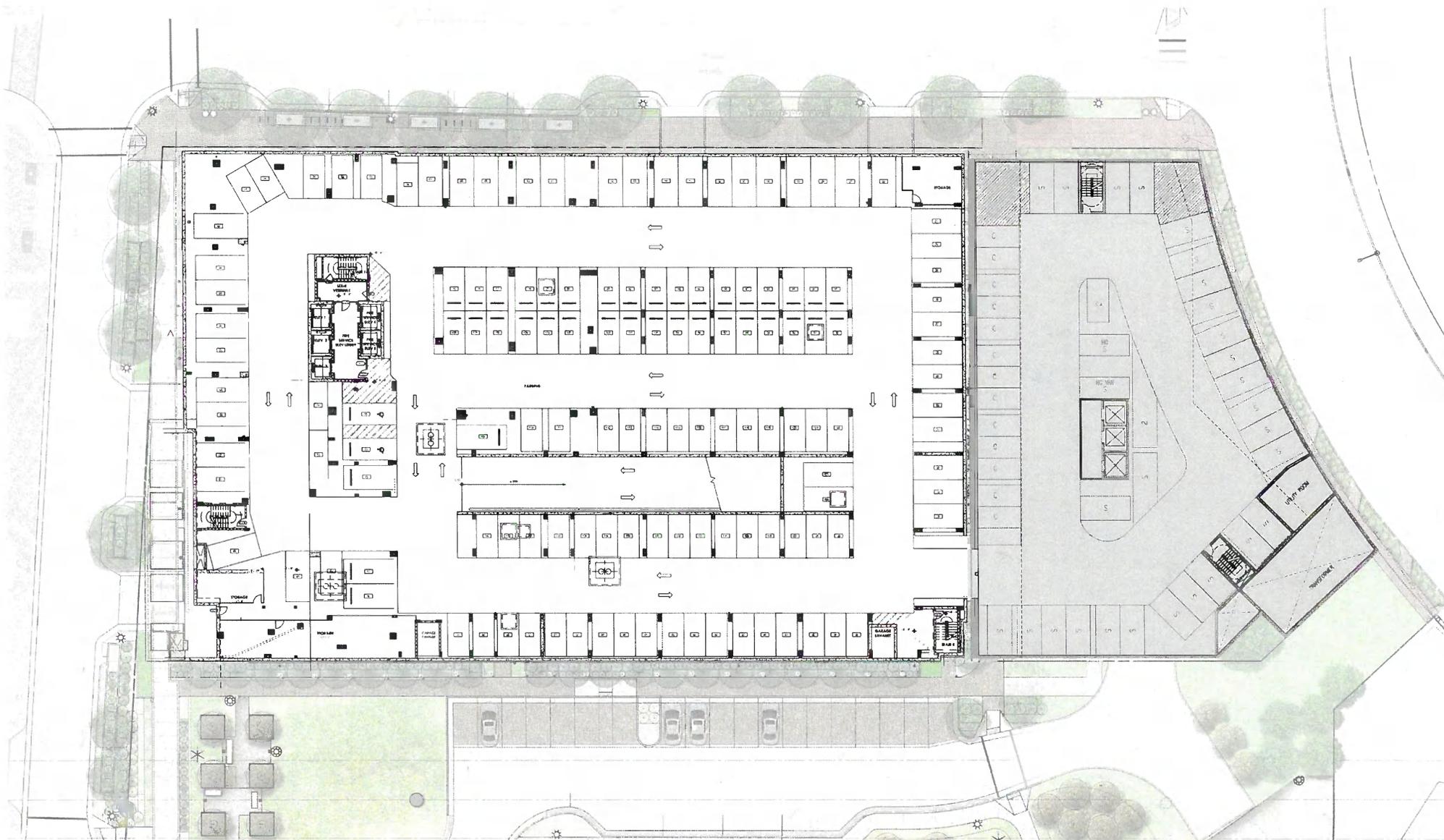
NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



SITE PLAN
Eisenhower Block 20 Condo
 ALEXANDRIA, VA



A-03
 APRIL 16, 2024



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS
COLLABORATIVE
INCORPORATED
Paradigm
COMPANIES

urban | S30
SUSTAINABLE
COMMUNITIES

G1/G2 PARKING FLOOR PLAN

Eisenhower Block 20 Condo

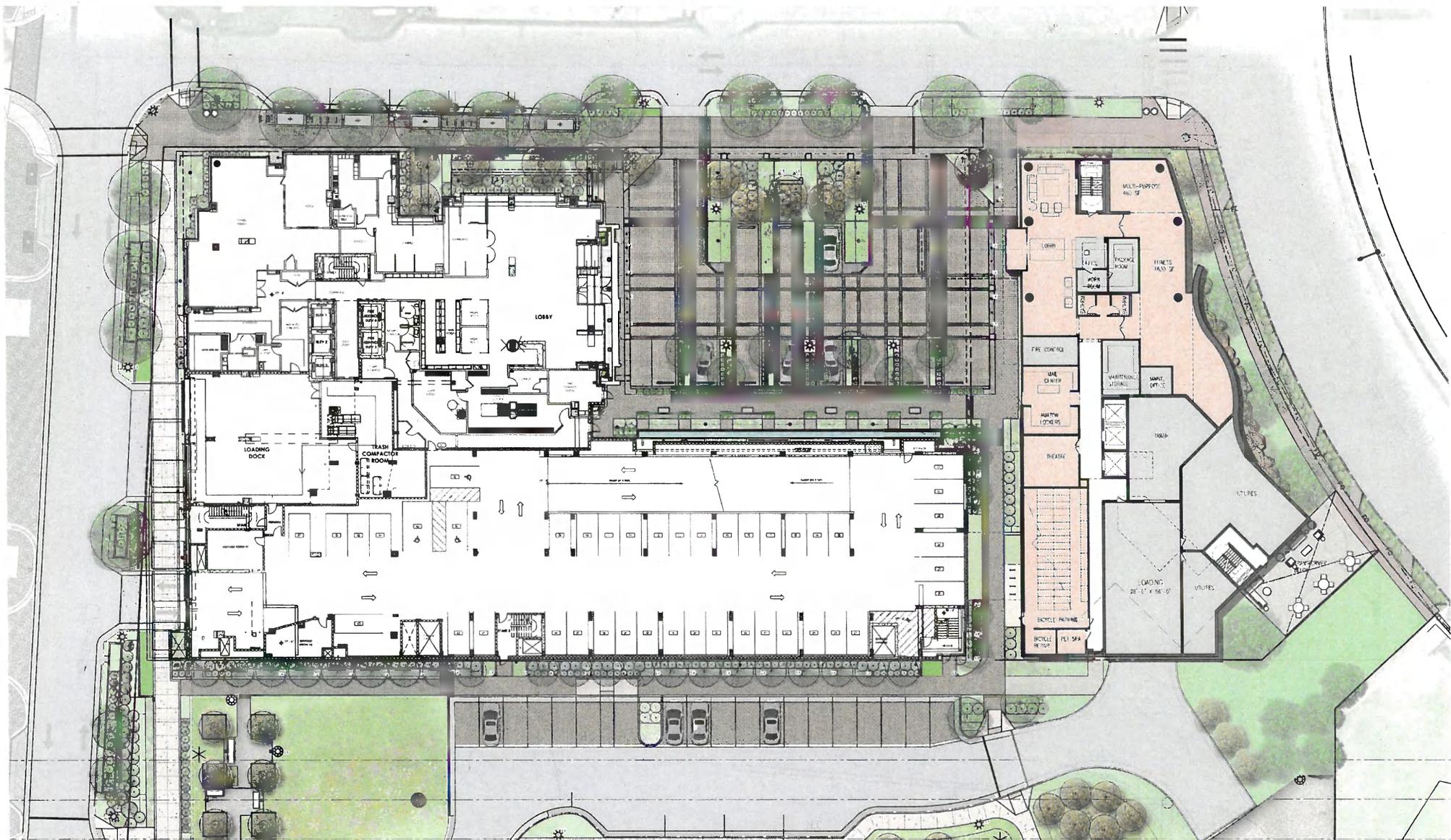
ALEXANDRIA VA



0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

A-04

APRIL 16, 2024

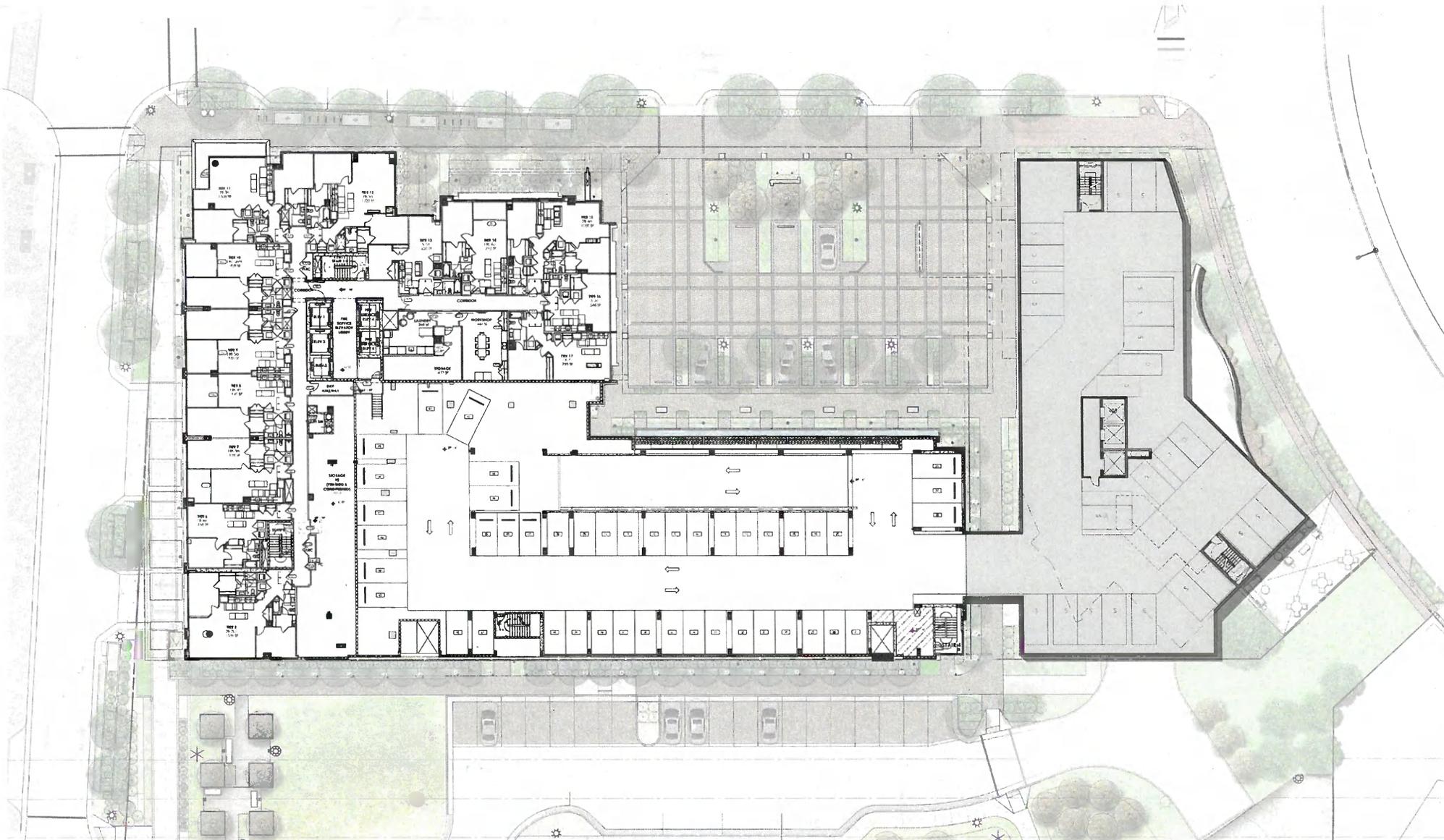


NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPING STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

GROUND FLOOR PLAN
Eisenhower Block 20 Condo
 ALEXANDRIA, VA



A-05
 APRIL 16, 2024
 SCALE: 1/16" = 1'-0"

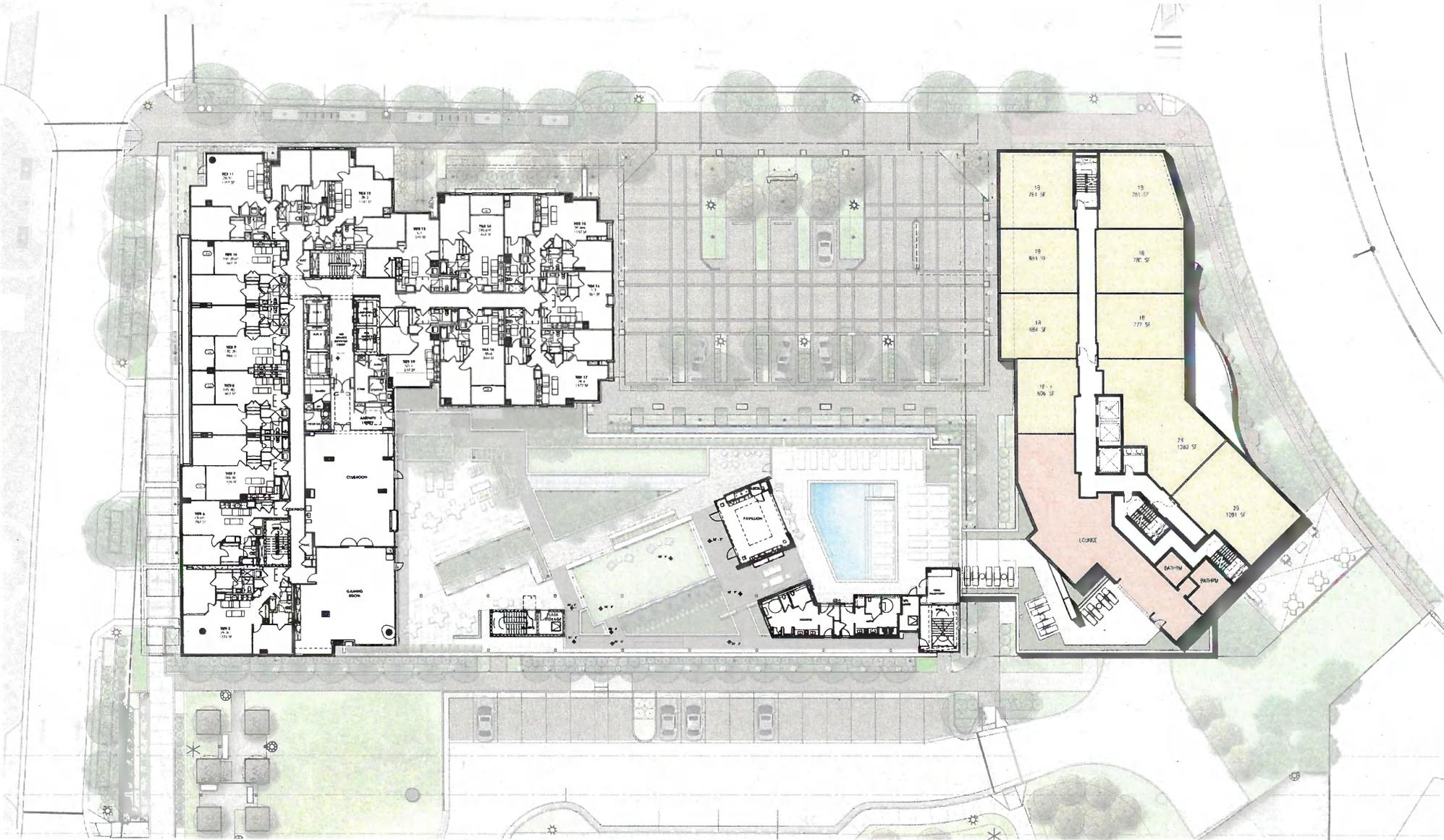


NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

SECOND FLOOR PLAN
Eisenhower Block 20 Condo
 ALEXANDRIA, VA



A-06
 0 8' 16' 32'
 SCALE: 1/16" = 1'-0"
 APRIL 16, 2024

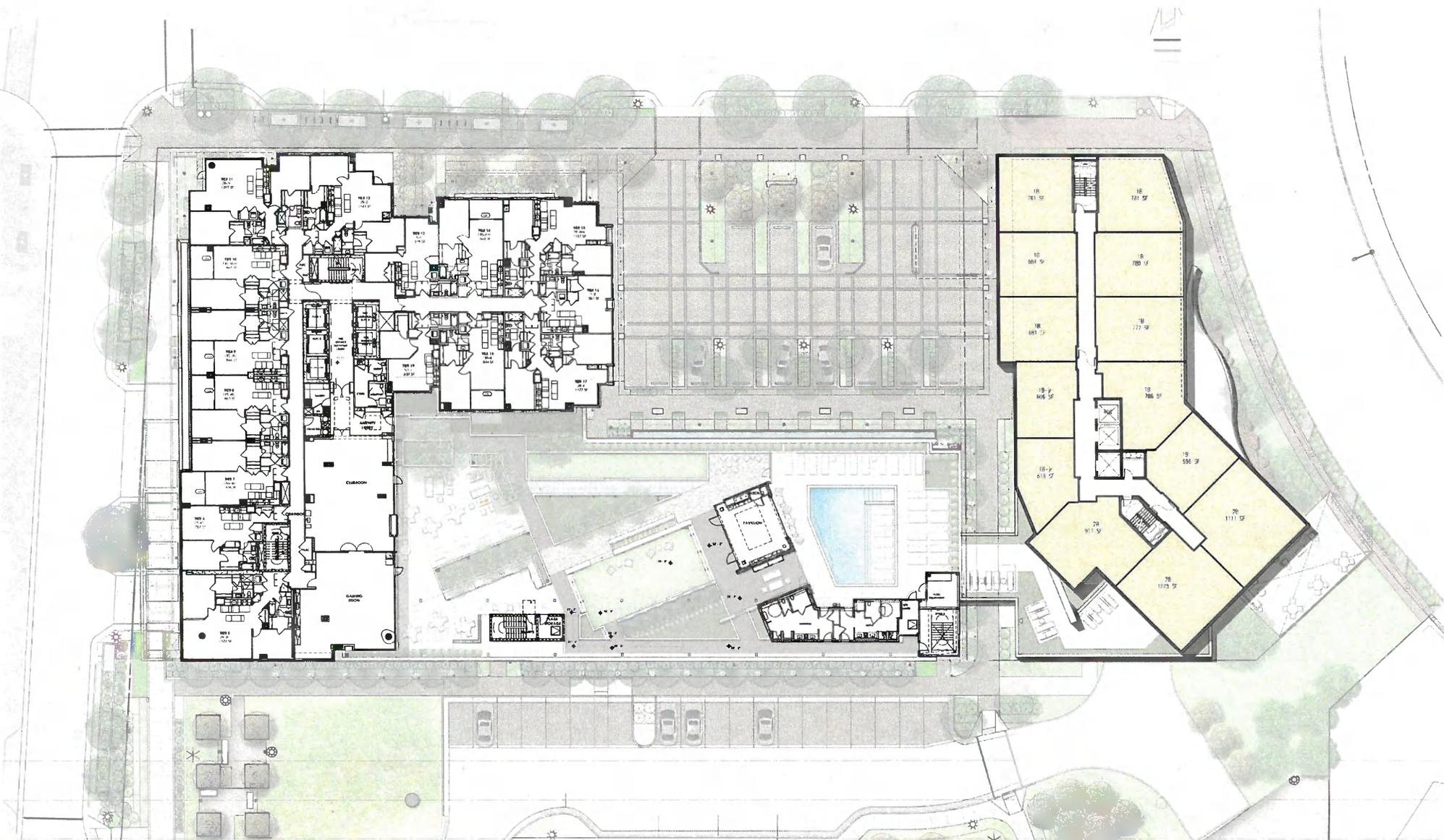


NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



THIRD FLOOR PLAN
Eisenhower Block 20 Condo
 ALEXANDRIA, VA

A-07
 APRIL 16, 2024
 SCALE 1/16" = 1'-0"
 0 8' 16' 32'



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

TYPICAL FLOOR PLAN

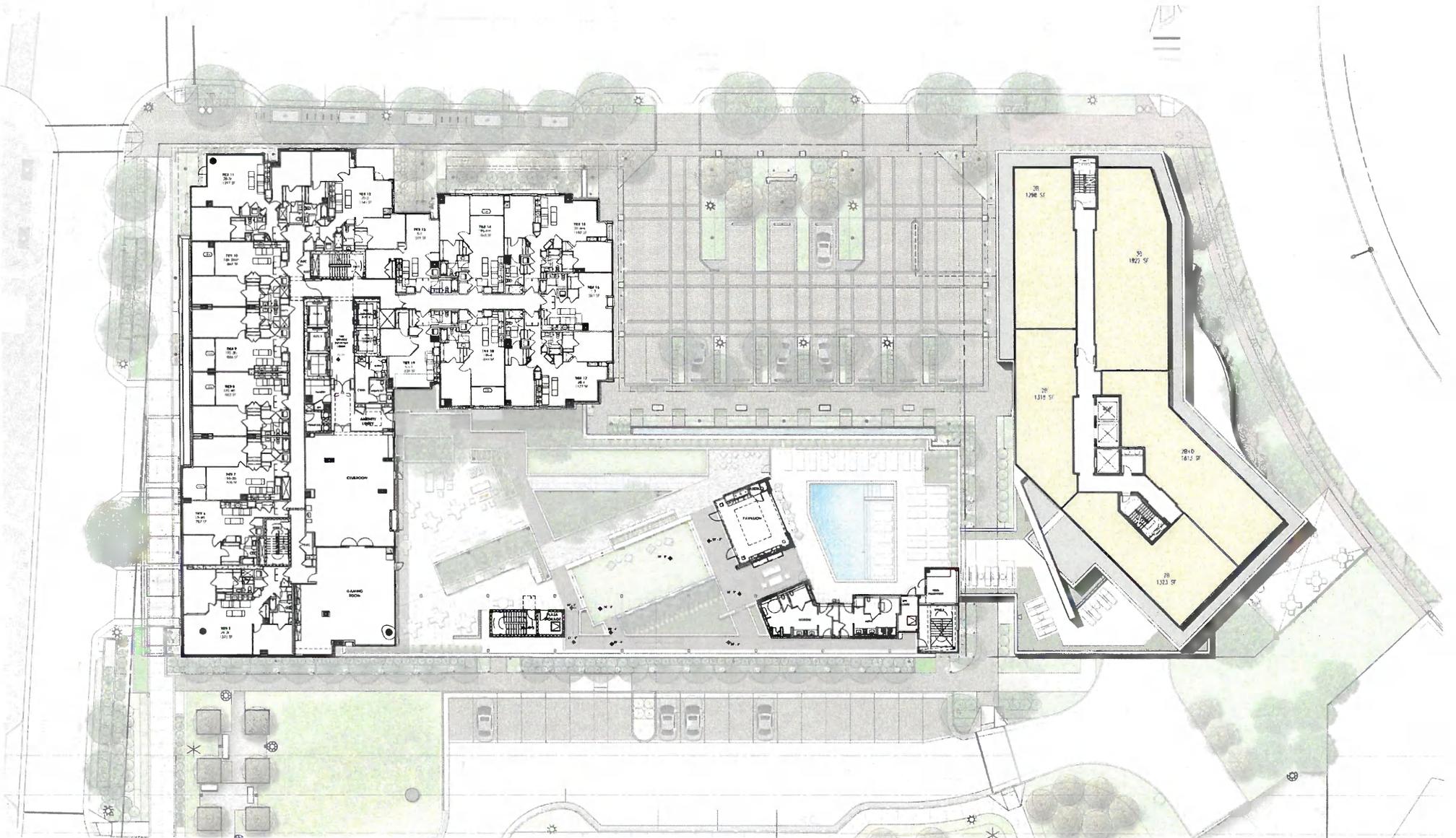
Eisenhower Block 20 Condo

ALEXANDRIA, VA



A-08

APRIL 16, 2024



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

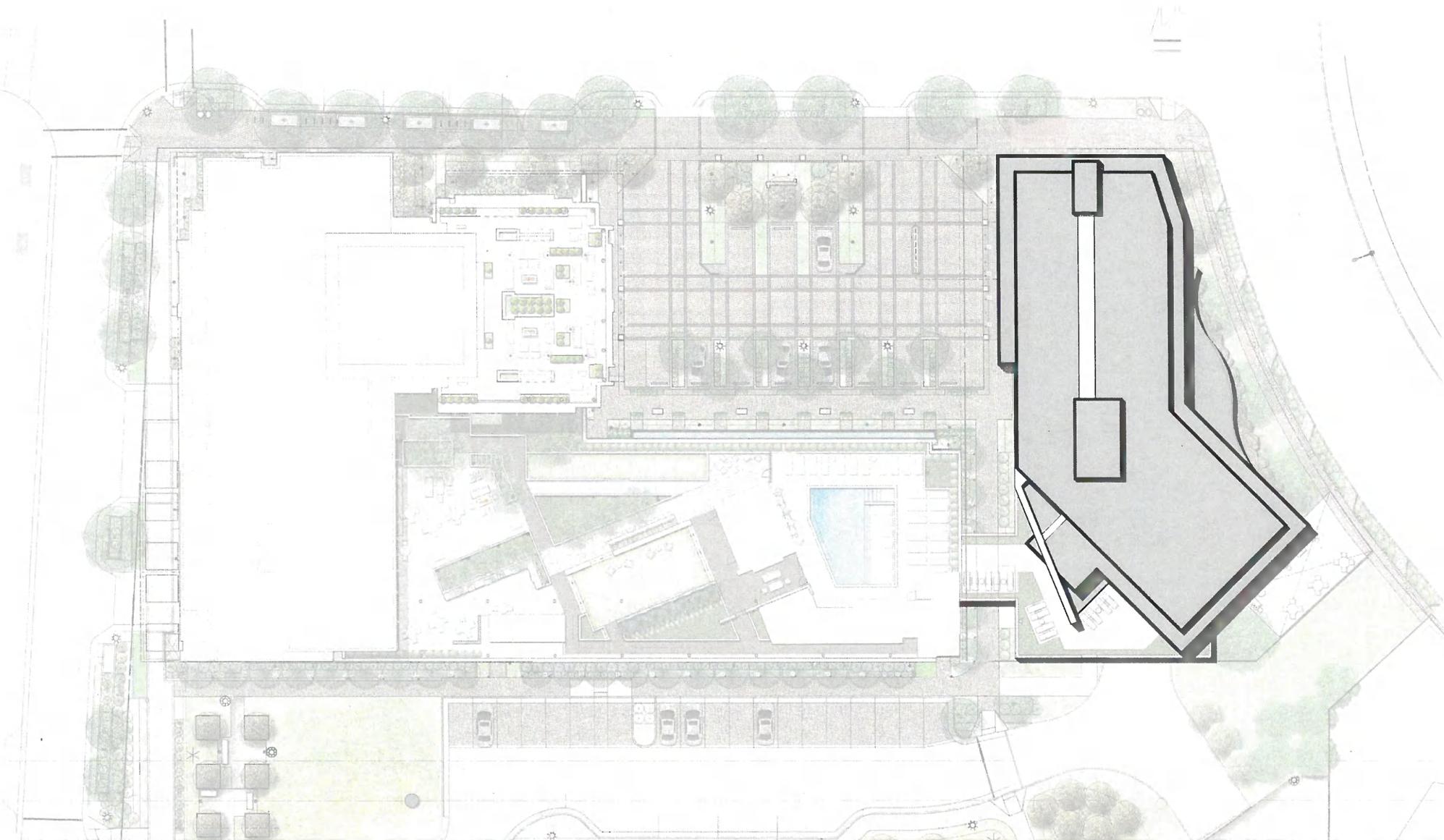


PENTHOUSE FLOOR PLAN
 Eisenhower Block 20 Condo
 ALEXANDRIA, VA

A-09

SCALE 1/16" = 1'-0"

APRIL 16, 2024



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



ROOF PLAN

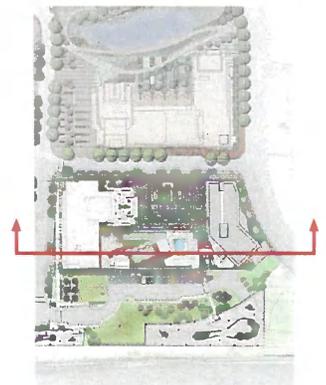
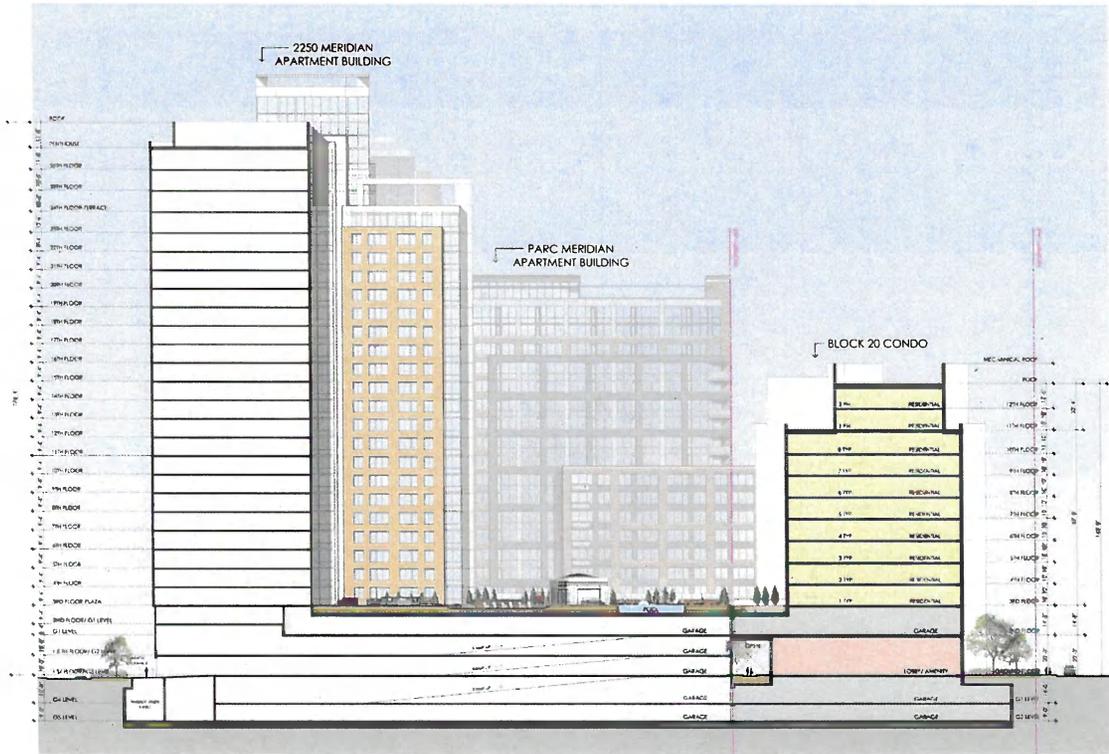
Eisenhower Block 20 Condo

ALEXANDRIA, VA



A-10

APRIL 16, 2024



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

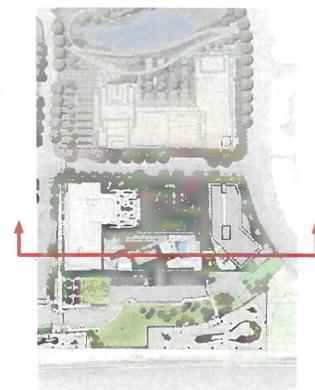
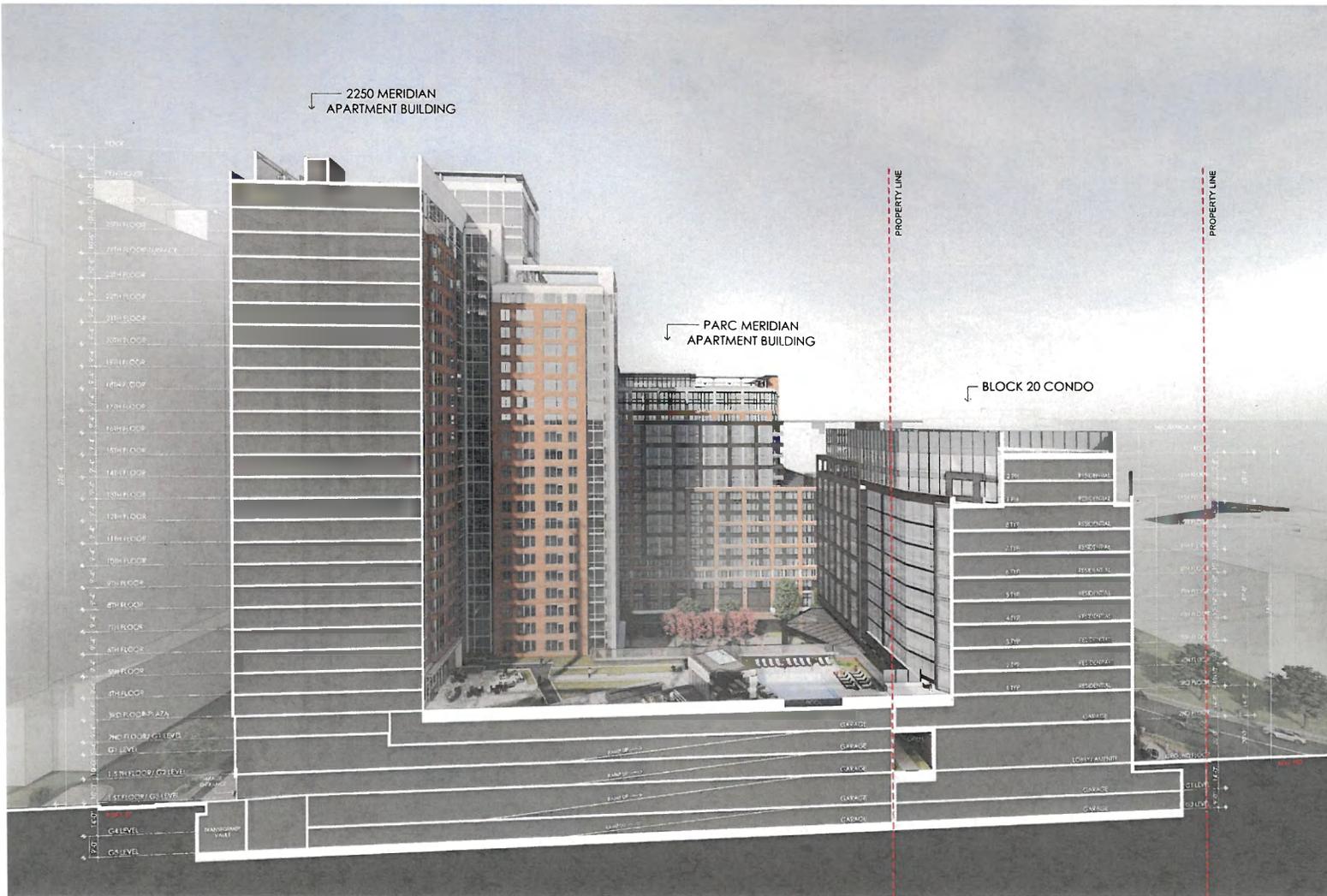


BUILDING SECTION 2
Eisenhower Block 20 Condo
 ALEXANDRIA, VA

0 15' 30' 60'
 SCALE 1" = 30'-0"

A-12

APRIL 16, 2024



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

SECTION PERSPECTIVE RENDERING

Eisenhower Block 20 Condo

ALEXANDRIA, VA



A-13

APRIL 16, 2024



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



BIRD'S EYE RENDERING LOOKING WEST

Eisenhower Block 20 Condo

ALEXANDRIA, VA



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

BIRD'S EYE RENDERING LOOKING SOUTHWEST

Eisenhower Block 20 Condo

ALEXANDRIA, VA





NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

LOOKING DOWN FROM 24TH FLOOR TERRACE AT 2250 MILL

Eisenhower Block 20 Condo

ALEXANDRIA, VA



A-16

APRIL 16, 2024



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



RENDERING LOOKING EAST

Eisenhower Block 20 Condo

ALEXANDRIA, VA

A-17

APRIL 16, 2024



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

RENDERING LOOKING NORTHEAST

Eisenhower Block 20 Condo

ALEXANDRIA, VA





NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



RENDERING LOOKING NORTH

Eisenhower Block 20 Condo

ALEXANDRIA, VA

A-19

APRIL 16, 2024



HYBRID WINDOW WALL SYSTEM

METAL PANELS

METAL AND GLASS CANOPY

METAL BUILDING SIGNAGE AND CANOPY COLUMN

BRICK

GLASS STOREFRONT

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ENLARGED DETAIL AT ENTRANCE

Eisenhower Block 20 Condo

ALEXANDRIA, VA



A-20

APRIL 16, 2024

- METAL PANELS
- HYBRID WINDOW WALL SYSTEM
- METAL AND GLASS BALCONY RAILS
- BRICK
- 3'-0" TALL ARCHITECTURAL GAP
- GARAGE SCREENING WITH STOREFRONT/ CURTAIN WALL
- MONUMENTAL STONE WALL
- CORTEN BUILDING SIGN
- GLASS STOREFRONT
- STONE LANDSCAPE



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ENLARGED DETAIL AT CORNER OF MILL ROAD AND DOCK LANE

Eisenhower Block 20 Condo

ALEXANDRIA, VA



A-21

APRIL 16, 2024

METAL AND GLASS CANOPY

GLASS STOREFRONT



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



ENLARGED DETAIL AT CORNER OF MILL ROAD AND DOCK LANE

Eisenhower Block 20 Condo

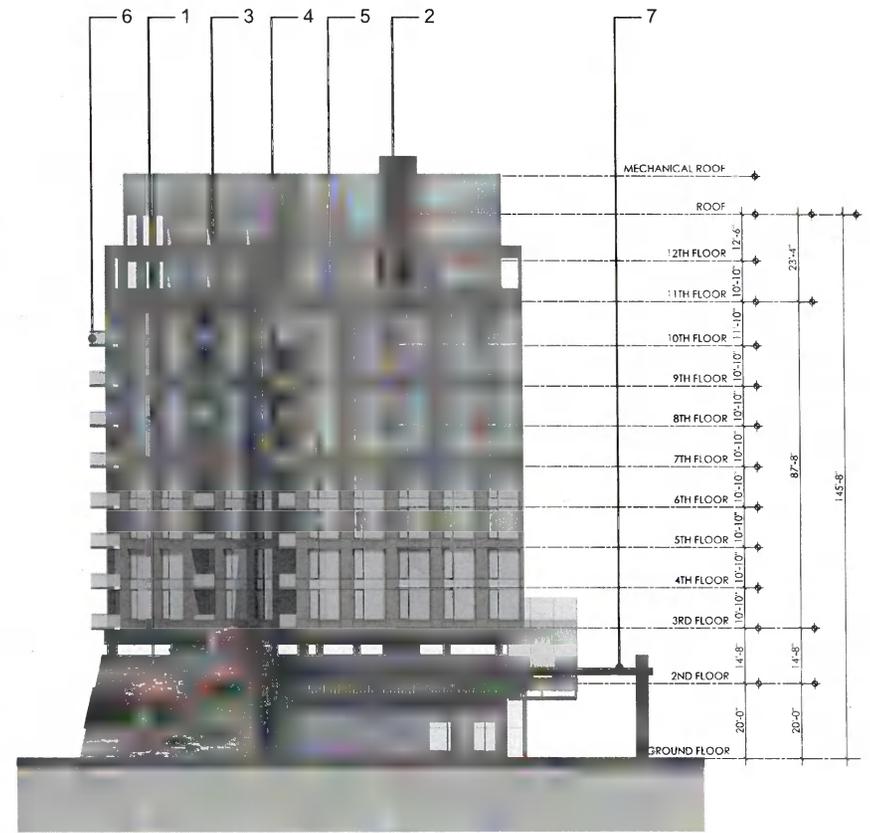
ALEXANDRIA, VA

A-22

APRIL 16 2024



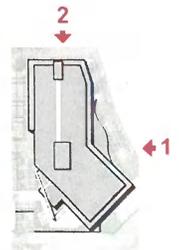
ELEVATION 1 - EAST 1/16" = 1'-0"



ELEVATION 2 - NORTH 1/16" = 1'-0"

MATERIAL LEGEND

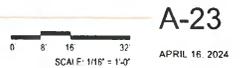
- 1. STONE
- 2. BRICK
- 3. METAL PANELS
- 4. SPANDREL GLASS
- 5. TRANSPARENT GLASS
- 6. METAL AND GLASS RAILING
- 7. METAL CANOPY



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

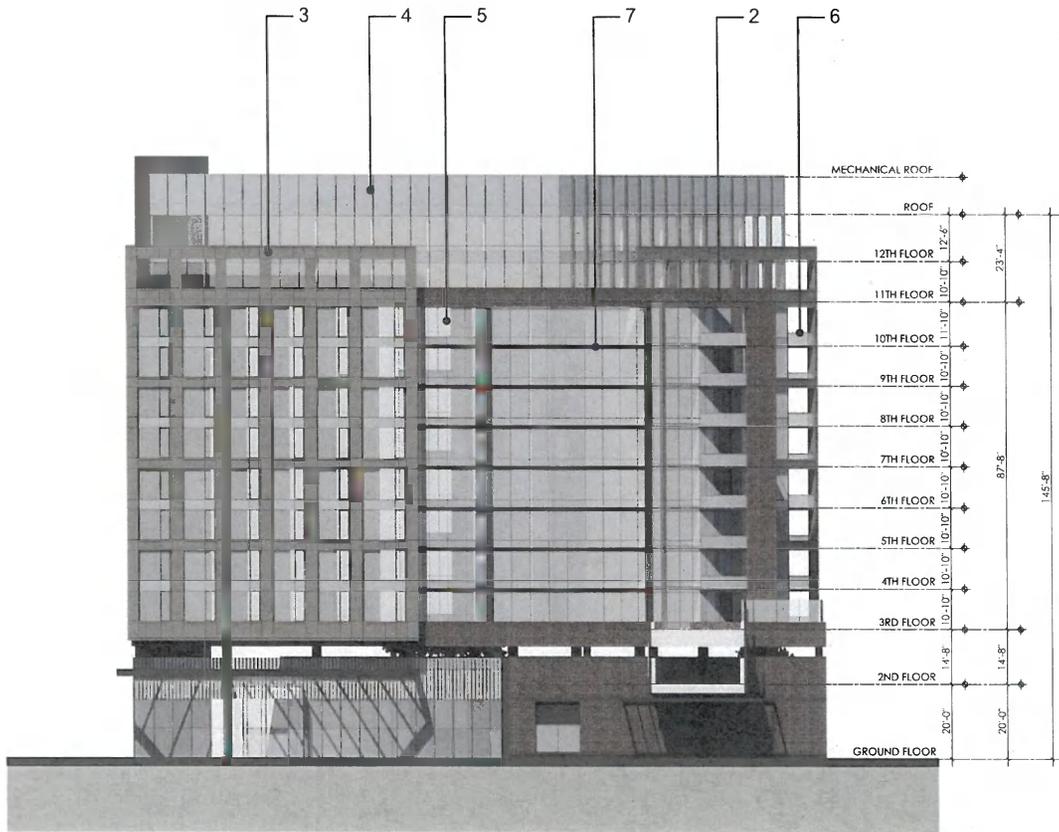


BUILDING ELEVATIONS
Eisenhower Block 20 Condo
 ALEXANDRIA, VA

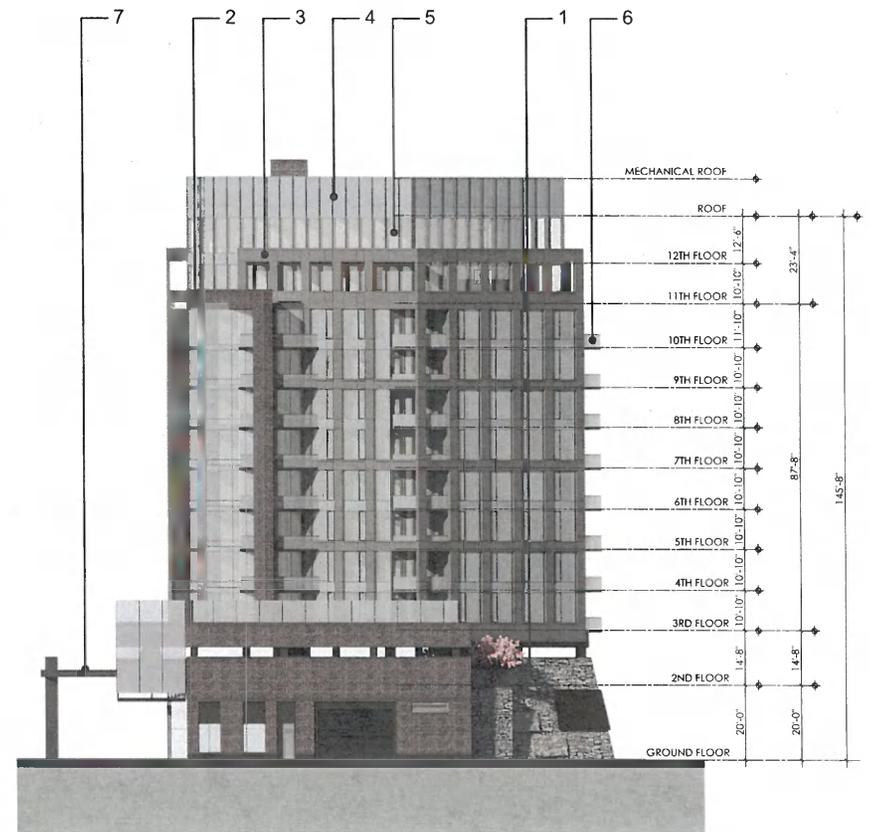


A-23

APRIL 16, 2024



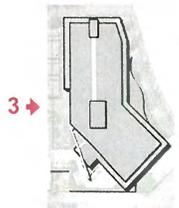
ELEVATION 3 - WEST 1/16" = 1'-0"



ELEVATION 4 - SOUTH 1/16" = 1'-0"

MATERIAL LEGEND

- 1. STONE
- 2. BRICK
- 3. METAL PANELS
- 4. SPANDREL GLASS
- 5. TRANSPARENT GLASS
- 6. METAL AND GLASS RAILING
- 7. METAL CANOPY



A-24

0 8' 16' 32'
SCALE 1/16" = 1'-0"

APRIL 16, 2024

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



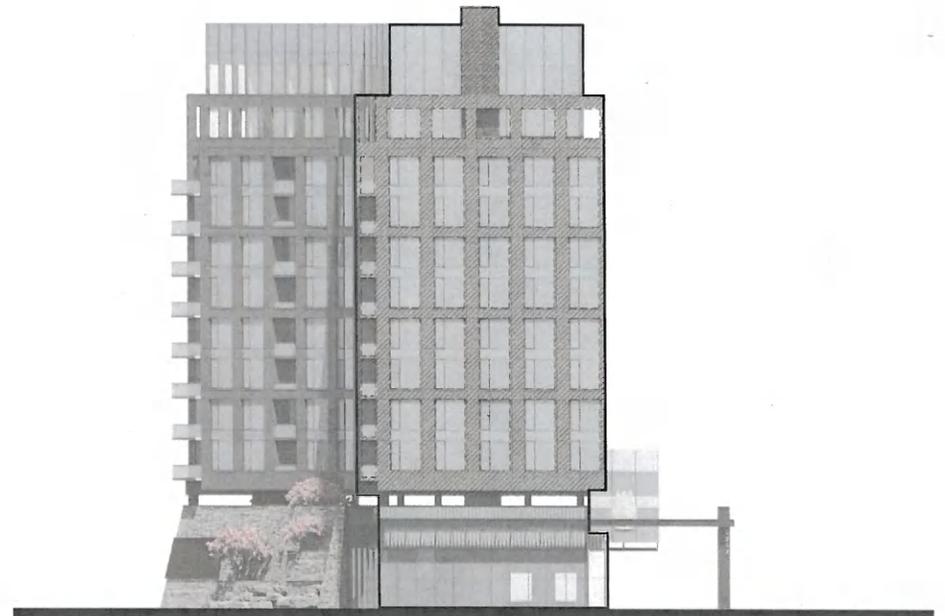
BUILDING ELEVATIONS
Eisenhower Block 20 Condo
ALEXANDRIA, VA



EAST ELEVATION

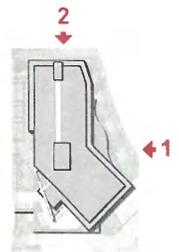
43.1 % Solid
56.9% Void

ELEVATION 1 - EAST



36.3 % Solid
63.7% Void

ELEVATION 2 - NORTH

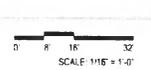


NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS

BUILDING SOLID/VOID AREA CALCULATION

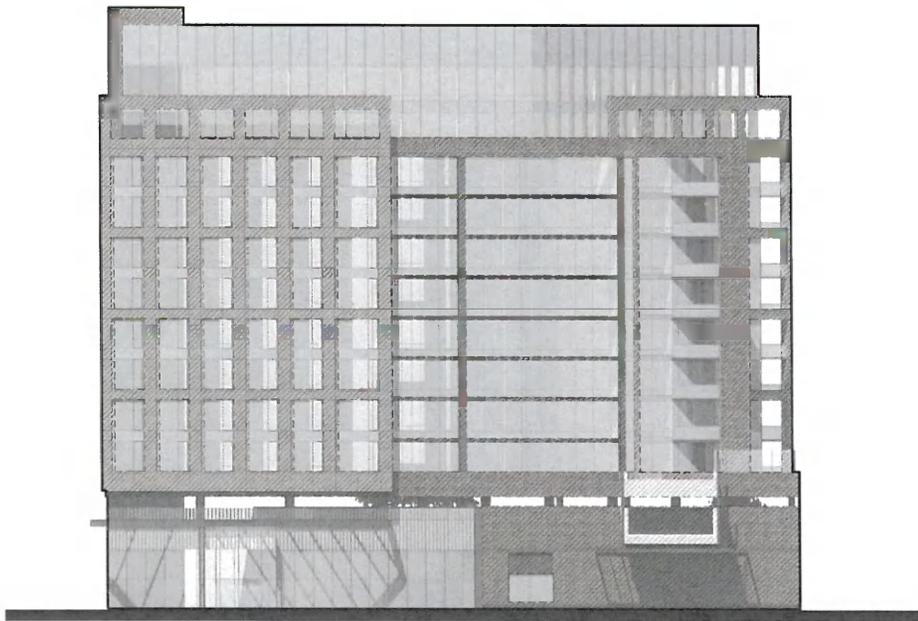
Eisenhower Block 20 Condo

ALEXANDRIA, VA



A-25

APRIL 16, 2024



33.6 % Solid
66.4% Void

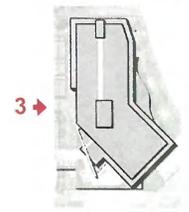
ELEVATION 3 - WEST



69.7 % Solid
30.3% Void

ELEVATION 4 - SOUTH

COMBINED SOLID VS. VOID PERCENTAGE
39.7% SOLID
60.3% VOID



A-26

0 8 16 32
SCALE: 1/16" = 1'-0"

APRIL 16, 2024

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



BUILDING SOLID/VOID AREA CALCULATION

Eisenhower Block 20 Condo

ALEXANDRIA, VA

UNIT MIX AND GFA TABULATIONS

PROPOSED CONDO BUILDING*	1B-Jr	1B	2B	PH 2B	PH 2B+D	PH 3B	Total Unit Count	GFA*	Deductions (SF)						Adjusted GFA*	
									Trash	Loading Dock	Stair / Elevator Shaft	Lavatories	Utilities/Storage	Parking/Bike Parking		Total
12th Floor				3	1	1	5	9,800	100		700	600	100		1,500	8,300
11th Floor				3	1	1	5	9,800	100		700	600	100		1,500	8,300
10th Floor	2	8	3				13	12,850	100		700	850	180		1,830	11,020
9th Floor	2	8	3				13	12,850	100		700	850	180		1,830	11,020
8th Floor	2	8	3				13	12,850	100		700	850	180		1,830	11,020
7th Floor	2	8	3				13	12,850	100		700	850	180		1,830	11,020
6th Floor	2	8	3				13	12,850	100		700	850	180		1,830	11,020
5th Floor	2	8	3				13	12,850	100		700	850	180		1,830	11,020
4th Floor	2	8	3				13	12,850	100		700	850	180		1,830	11,020
3rd Floor / Plaza	1	6	2				9	12,850	100		1,310	850	140		2,400	10,450
2nd Floor (GARAGE)							0	14,000	0		700	600	12,700		14,000	0
1st Floor							0	13,900	1,000	1,700	820	150	3,500	1,300	8,470	5,430
Total **	15	62	23	6	2	2	110	150,300	2,000	1,700	9,130	8,150	5,700	14,000	40,680	109,620
Unit Type %	13.6%	56.4%	20.9%	5.5%	1.8%	1.8%										

* Garage GFA is not included in the adjusted GFA calculations. Balconies are included in GFA calculations.
 ** Apartment Unit count and mix may change.
 *** All units have one Mechanical Closet (app. 10sf each).
 Net Difference 13,624

RESIDENTIAL PARKING	S	C	Tandem	EVSE**		FUTURE EVSE**		Accessible	Van	Total Parking*	Bicycle Spaces	GFA
				EV***	Accessible	Standard	Compact					
Surface Parking North										0		
Surface Parking South (Guest)												
2nd Floor	13	9						1	0	23		13,978
G1 Level	28	14						1	1	44		20,991
G2 Level	29	14						1	0	44		20,991
First Floor											40	
Total**	70	37	0	0	0	0	0	3	1	102-108	40	55,960

** EV Parking spaces have not yet been determined

Parking Schedule - Bikes Grand Total		
Level	Type	Bikes
	First Floor	Std
Grand Total		40

AVG SF/UNIT net 947.2 sf
 AVG SF/UNIT Gross 996.5 sf
 Calculation includes balcony SF and deductions made.

BLOCK 20 RESIDENTIAL ZONING TABULATIONS

ZONING	ZONING ORDINANCE	PROPOSED
ZONING	CDD-2	CDD-2
USES	VACANT	APARTMENT / Condo
SITE AREA (SF)	155,047	153,672
ALLOWABLE GROSS FLOOR AREA (SF)	585,000	585,000

ALLOWED	
PROPOSED BL-20 CONDO ADJUSTED GFA (Allowed)	123,244
EXISTING PARC MERIDIAN APT. ADJUSTED GFA	461,756
PROPOSED TOTAL ADJUSTED GFA	585,000

SUMMARY:		Parking on First Floor
Total UNITS:	110	111
Total Parking:	102-108	(+) 6 spaces similar
Total Adjusted GFA:	109,620	

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



BUILDING TABULATION
Eisenhower Block 20 Condo
 ALEXANDRIA, VA