

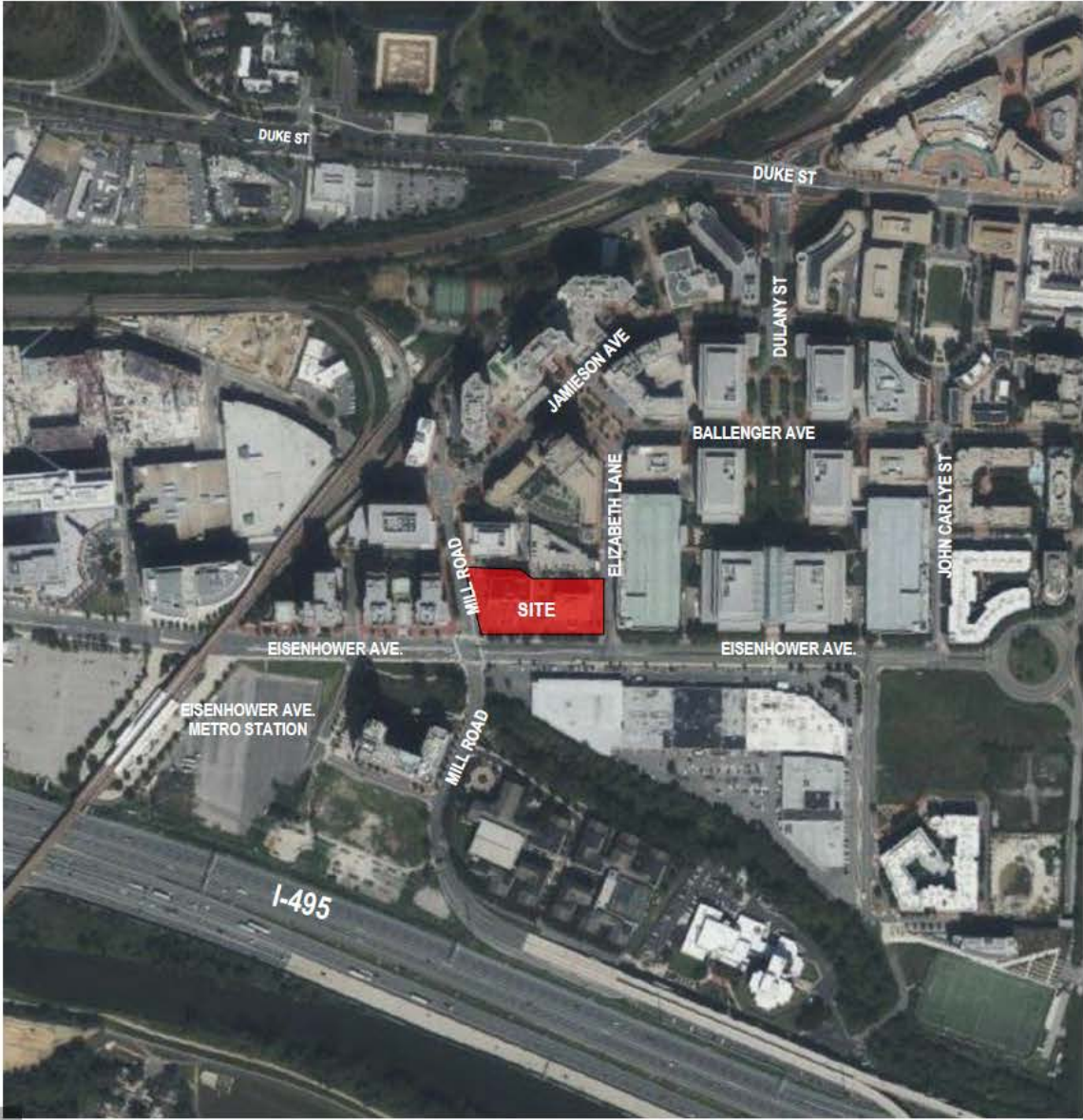
An architectural rendering of a modern multi-story residential building complex. The buildings feature a mix of dark and light facades with large windows. In the foreground, there is a street with cars, a bus, and some trees. The sky is clear and blue.

Eisenhower East - Block 23

Alexandria Housing Affordability Advisory Committee

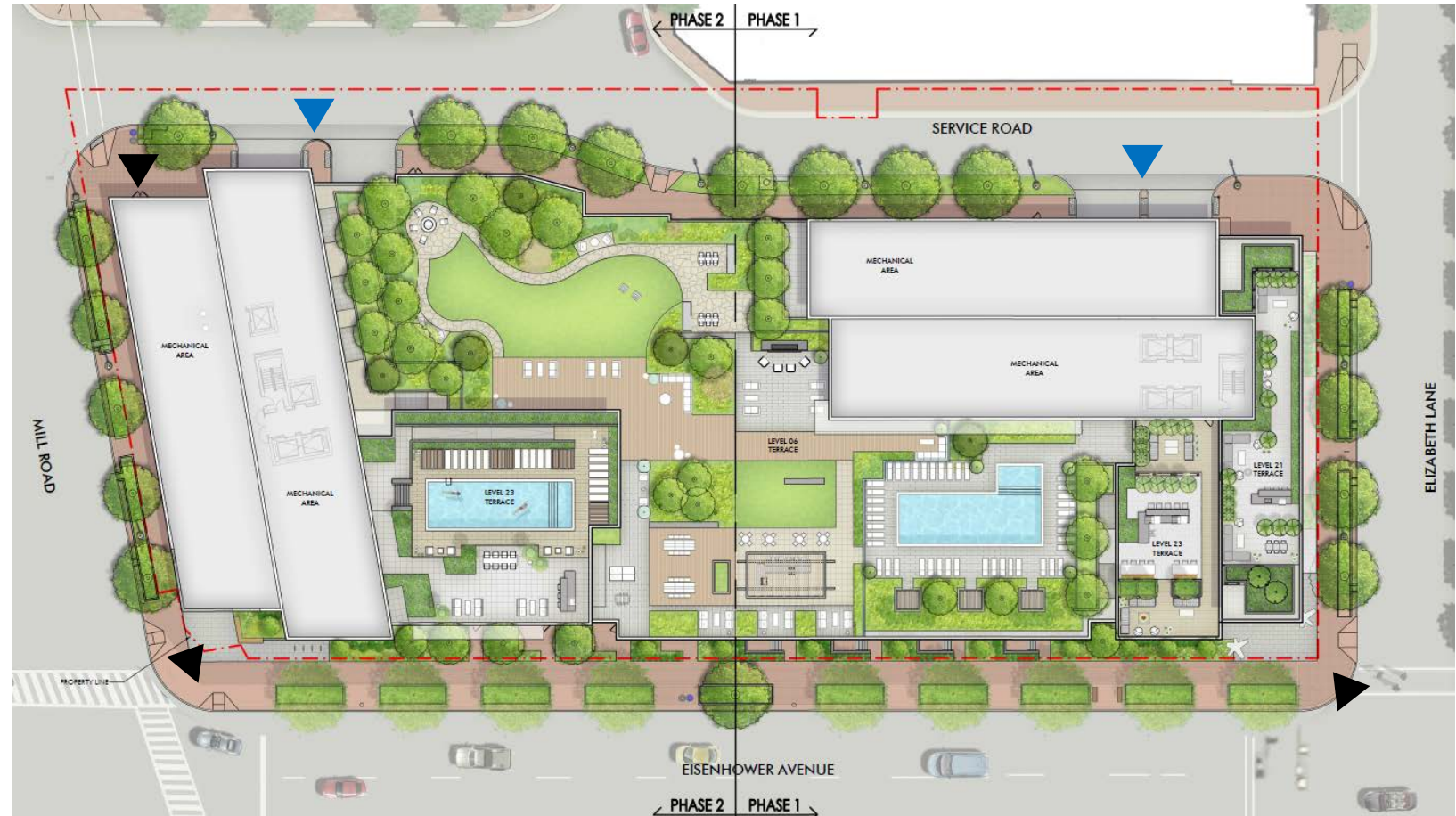
April 13, 2022

Site Context

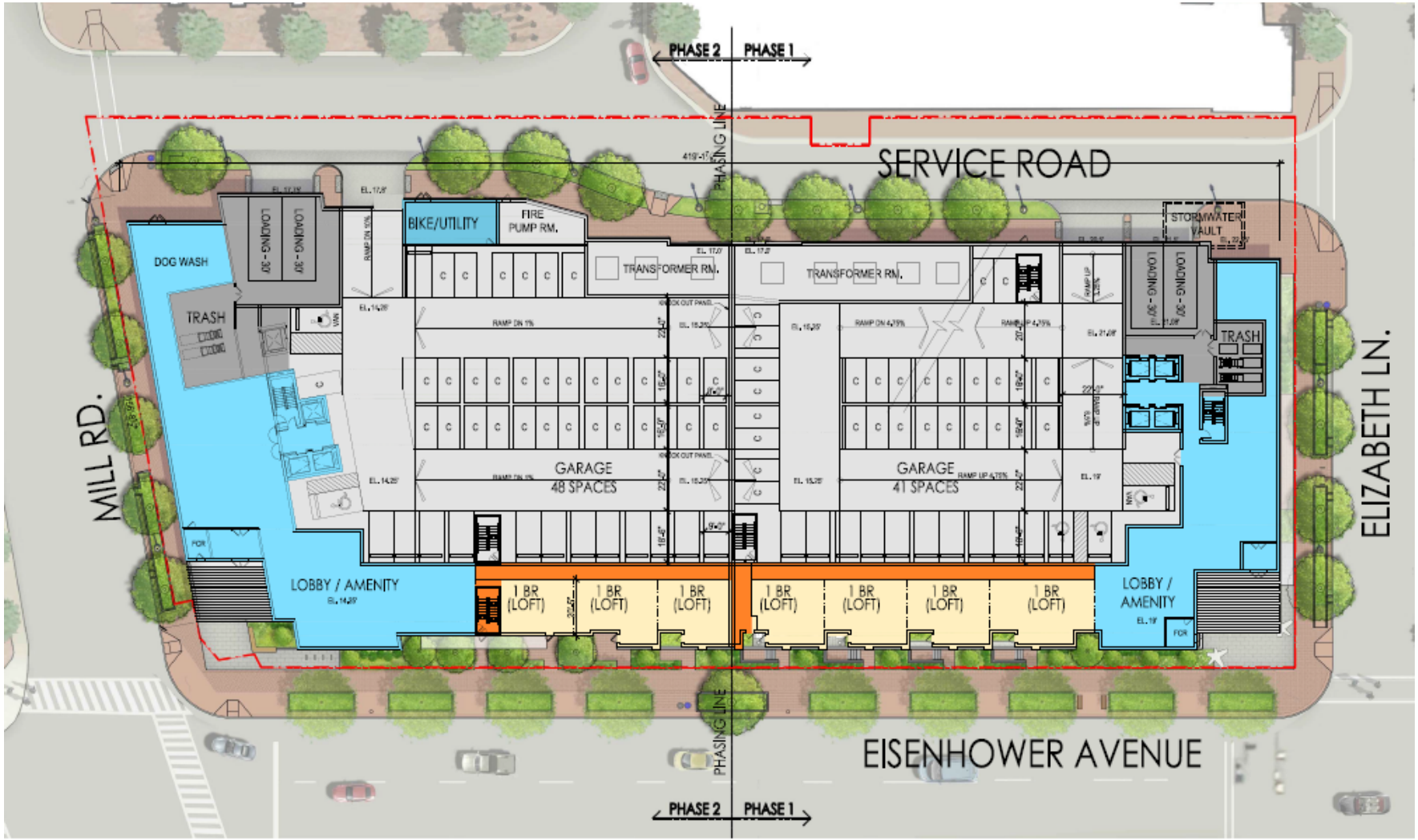


Development Program

- Two-phased residential project with 802 units
 - Phase 1: 367 units
 - Phase 2: 435 units
- Varied-height towers of 24 stories (250 feet) on Phase 1 and 28 stories (290 feet) on Phase 2
- 664 parking spaces in 6-story garage (incl. 1 level below grade)
- 10% of new residential development provided as affordable housing
 - 44 committed affordable units at 60% AMI



Floor Plans

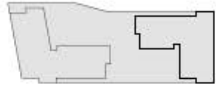


1 1ST FLOOR PLAN
SCALE: 1"=20'-0"

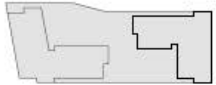
Axon



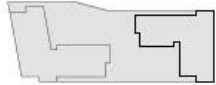
1 **SOUTHEAST AERIAL**
SCALE: 1"=2040'



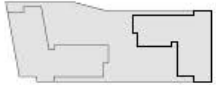
2 **SOUTHWEST AERIAL**
SCALE: 1"=2040'



3 **NORTHEAST AERIAL**
SCALE: 1"=2040'



4 **NORTHWEST AERIAL**
SCALE: 1"=2040'



Renderings



Renderings



Affordable Housing Plan

Block 23 Unit Mix		
Phase 1 (East Tower) Unit Mix		
	Market Rate	Affordable
Studio	56	2
Lofts/1BR	4	0
1BR Jr	40	0
1BR	147	11
1BR+Den	19	1
2BR Jr	0	0
2BR	81	5
2BR+Den	20	1
Subtotal	367	20
Phase 2 (West Tower) Unit Mix		
	Market Rate	Affordable
Studio	63	3
Lofts/1BR	3	0
1BR Jr	54	0
1BR	161	13
1BR+Den	21	1
2BR Jr	18	0
2BR	97	6
2BR+Den	18	1
Subtotal	435	24
Total	802	44

- Voluntary Affordable Housing Contribution

- Total: \$1,499,186.00

- Phase 1 (East Tower): \$667,934.00

- Phase 2 (West Tower): \$831,252.00

An architectural rendering of a modern high-rise building complex. The central focus is a tall, multi-story building with a dark facade and a prominent white vertical column of windows. To its right is another tall building with a similar design. In the foreground, a wide street with multiple lanes is visible, featuring a yellow bus, several cars, and a white van. The street is lined with young trees and a sidewalk. The sky is a clear, bright blue. The overall scene depicts a vibrant urban environment.

Thank you!

