



City of Alexandria

Planning & Zoning and
Office of Climate Action

Victory Center Redevelopment

4991 & 5001 Eisenhower Avenue

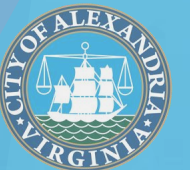
Environmental Policy Commission | Nov. 18, 2024



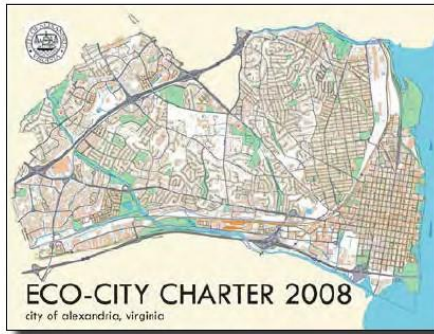


Agenda

- 1** Eisenhower West Small Area Plan
- 2** Project Details
- 3** Process and Community Engagement



Eisenhower West Small Area Plan



4.5 ENVIRONMENTAL SUSTAINABILITY

Sustainability means meeting our community's present needs while ensuring the ability of future generations to meet their own. It involves balancing and integrating environmental, economic, health and social issues so as to maximize the quality of life for all Alexandria residents. It also requires us to consider the impacts of our decisions and actions beyond the City of Alexandria and seek the continuous evolution of policies and programs.

In an effort to achieve the overall goals of the 2008 City of Alexandria Eco-City Charter, the plan recommends a series of sustainability measures as it relates to the overall energy systems and environmental requirements within the development area. The foundational goals of the Eco-City Charter are to envision Alexandria as a city that:

- Builds Wisely
- Embraces Natural Beauty
- Improves Water Quality
- Clears the Air
- Conserves Energy & Resources
- Minimizes Waste
- Supports Healthy Living
- Leads Intelligently & Holistically
- Shares Responsibility

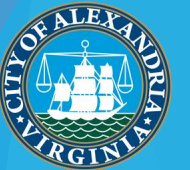
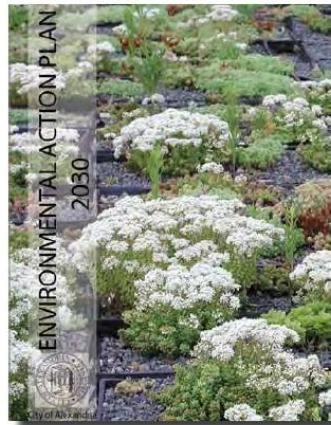
The City of Alexandria's Environmental Action Plan 2030 (EAP), which was adopted in 2009, serves as the broad road map for city leaders, staff, and citizens to implement the sustainability visions set forth in Alexandria's Eco-City Charter. It sets out principles, goals, targets and actions that explain how Alexandria can lead the new Green economy, address the challenges of climate change, and continue its high quality of life while decreasing the city's carbon and ecological footprints.

The City's draft Energy & Climate Action Plan 2012-2020 builds on the work done in developing the

EAP by providing information on policies and measures that the City is already undertaking, as well as possible new measures under consideration, to achieve the City's climate change goals.

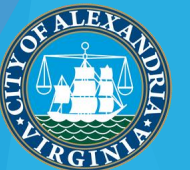
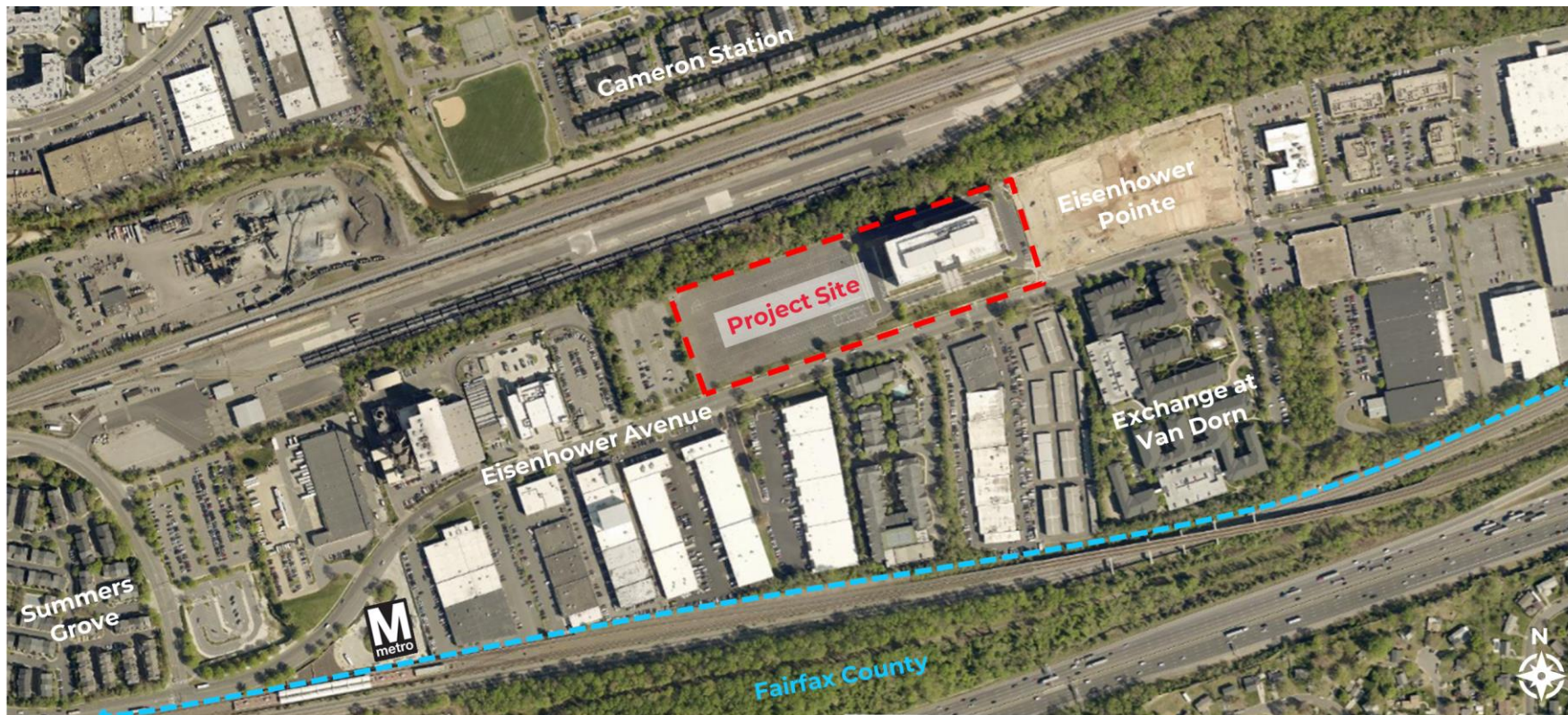
PRINCIPLES

1. Create high-efficiency buildings and environmentally responsive neighborhoods through energy use, waste water, and water supply that achieve the goals of the Eco City Charter.
2. Explore taking advantage of local infrastructure resources including the Covanta waste-to-energy plant and the local AlexRenew systems to create economic and environmental benefits for the City through district heating and cooling and water reclamation and environmental opportunities.
3. Explore infrastructure on a neighborhood and district level by identifying regional and local opportunities.
4. Create sustainable infrastructure that builds on and enhances the local environmental character of Eisenhower West.
5. Minimize the construction and maintenance burden of infrastructure on the City while maximizing quality and value of new facilities.
6. Limit to the extent feasible neighborhood flooding and improve stormwater management.
7. Reduce stormwater pollution, decrease flooding and enhance recreational use of water resources through protection of riparian areas, stabilizing Backlick Run and its tributaries, and tributaries to Cameron Run.
8. Ensure that air quality meets National Ambient Air Quality Standards (NAAQS) for all criteria pollutants and achieves indoor noise levels that meet the City's standard.

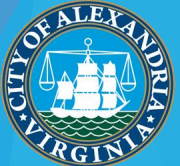
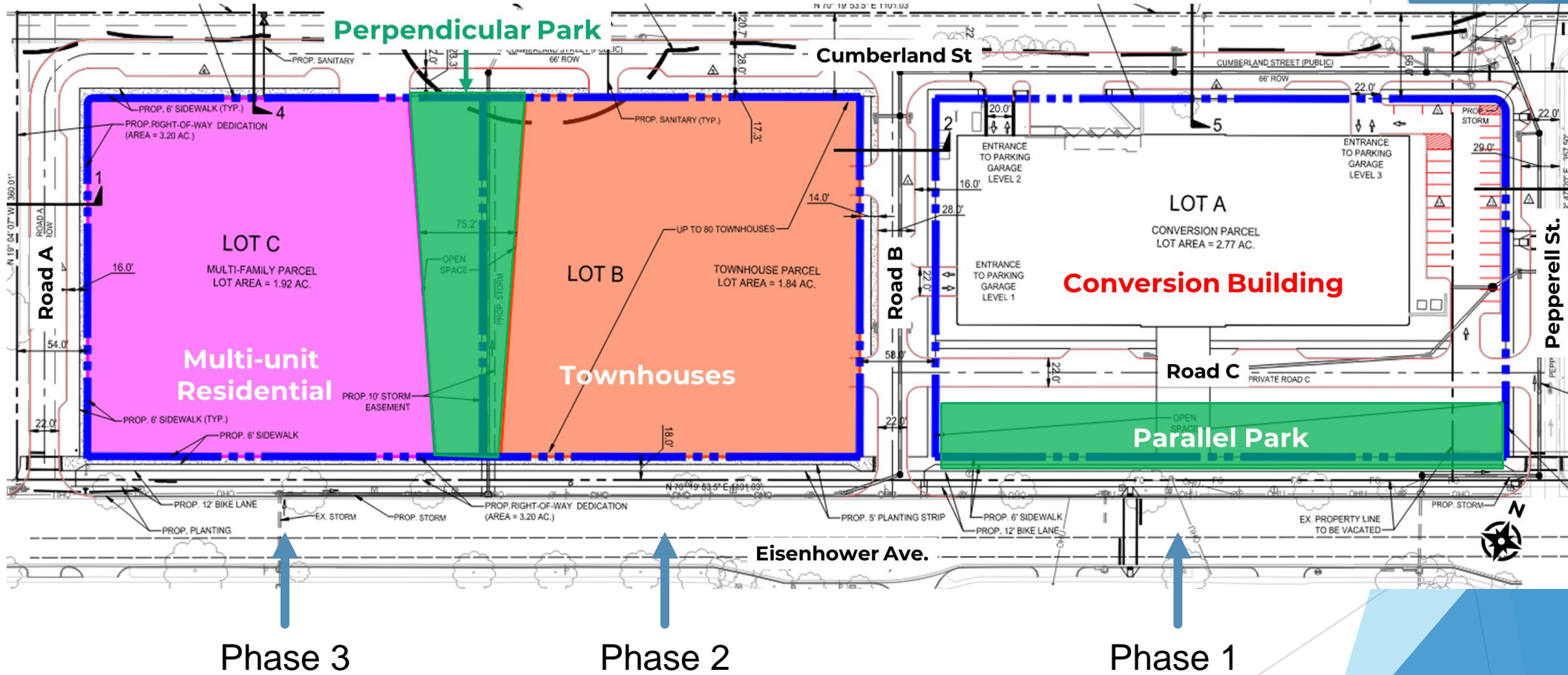


Project Site

- ▶ 600,000 SF office building with surface parking, vacant for 20+ years
 - ▷ 3% of City's total office vacancy
- ▶ Not selected for multiple federal tenants
- ▶ Building misaligned with current leasing trends

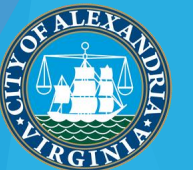


CDD Plan



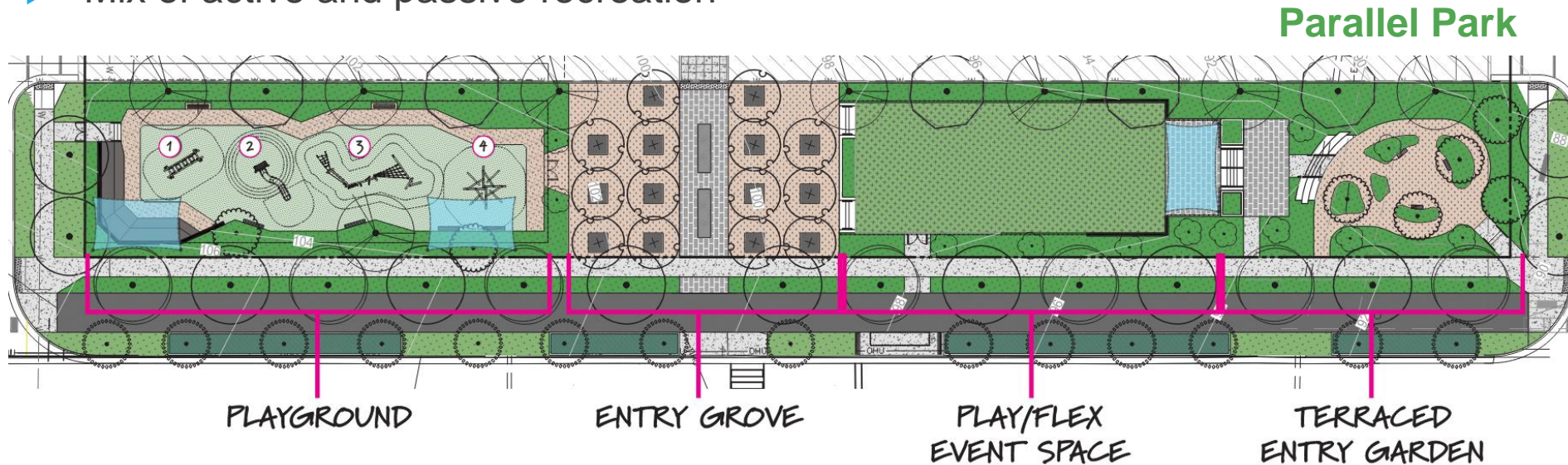
Phase One Conversion

- ▶ Conversion (Phase I):
- ▶ 377± rent-controlled units (50-100% AMI) in vacant office building
- ▶ Parallel park between Eisenhower Ave and building
- ▶ 2,000 SF community-leased space on ground floor
- ▶ Compliant with 2019 Green Building Policy (+ solar-ready rooftop)
- ▶ Transit accessible: 0.5 miles from Van Dorn Metro Station and six bus routes
- ▶ Right-sized parking:
 - ▷ 317 spaces (vs. 413 space requirement)
 - ▷ 5% of parking spaces with EV Level II chargers
- ▶ Stormwater quality: 29% more phosphorus removed than required



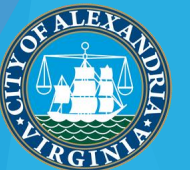
Parks & Open Space

- ▶ 1.96 total acres of open space (30%)
- ▶ Private parks with public access:
 - ▷ Parallel Park (Phase 1), 0.5 acres
 - ▷ Perpendicular Park (Phases 2 & 3), 0.4 acres
- ▶ Mix of active and passive recreation



Process

- ▶ Community Engagement:
 - ▷ Website: <https://www.alexandriava.gov/5001-eisenhower-avenue>
 - ▷ Public presentation at City Council legislative meeting: Nov. 12
 - ▷ Alexandria Housing Affordability Advisory Committee: Nov. 18
 - ▷ Environmental Policy Commission: Nov. 18 ◀ **Tonight**
 - ▷ Applicant's community meeting: Nov. 20
 - ▷ Eisenhower West/Landmark Van Dorn IAG: Nov. 21
(previous meetings in Sep. & Dec. 2023)
 - ▷ Planning Commission for CDD & DSUP: Dec. 3
- ▶ City Council consideration of district ordinance for financial participation:
 - ▷ First reading at legislative meeting: Dec. 10
 - ▷ Second reading at public hearing: Dec. 14
- ▶ City Council hearing for CDD & DSUP: Dec. 14





City of Alexandria

Discussion

