



November 27, 2024

RE: 5001 Eisenhower Avenue Office Building Conversion Project (Victory Center Redevelopment Project)

Dear Alexandria Planning Commission and the Alexandria City Council,

The Alexandria Environmental Policy Commission (EPC) is writing this letter in support of the Victory Center Redevelopment project at 5001 Eisenhower Avenue. At the EPC's regular meeting on November 18, 2024, staff members from Alexandria's Office of Planning & Zoning and the Office of Climate Action shared details about the project with the EPC.

The EPC applauds the innovative design that allows for the adaptive reuse of the long-vacant office building. The EPC recognizes that this conversion addresses both the City's current office vacancy challenge and the need for additional housing options. The EPC commends both the City and the project developer for reusing the building.

The EPC is highly supportive of many sustainable design elements including embodied carbon savings from the building reuse, the open space and park plans, the stormwater best management practices, all-electric new HVAC equipment, commitment to affordable housing units, and the project's approach to "right-sizing" parking in line with Alexandria's Mobility Plan.¹

While the EPC supports the project and urges the Alexandria Planning Commission and City Council to approve this project, two additional considerations could further the overall sustainability of the development:

- Conduct a lifecycle analysis on the whole-life carbon emissions of the property
- Ensure solar is installed where economically viable and physically feasible

In summary, the EPC recommends that the Planning Commission and City Council approve the 5001 Eisenhower CDD and consider requesting the above additional items.

Sincerely,

A handwritten signature in black ink, appearing to read "Marta Schantz".

Marta Schantz, Environmental Policy Commission Chair

CC: Dustin Smith, Maya Contreras, Jared Alves, Ryan Freed, Karl Moritz,
Environmental Policy Commission Members

¹ [Alexandria Mobility Plan](#)