



City of Alexandria

# AHAAC Development Previews + Briefings

**2051 Jamieson Avenue  
2425 Mill Road (Eisenhower East Block 3)  
Newport Village  
Landmark Block D**

September 4, 2025





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# 2051 Jamieson Avenue

DSUP #2025-10015

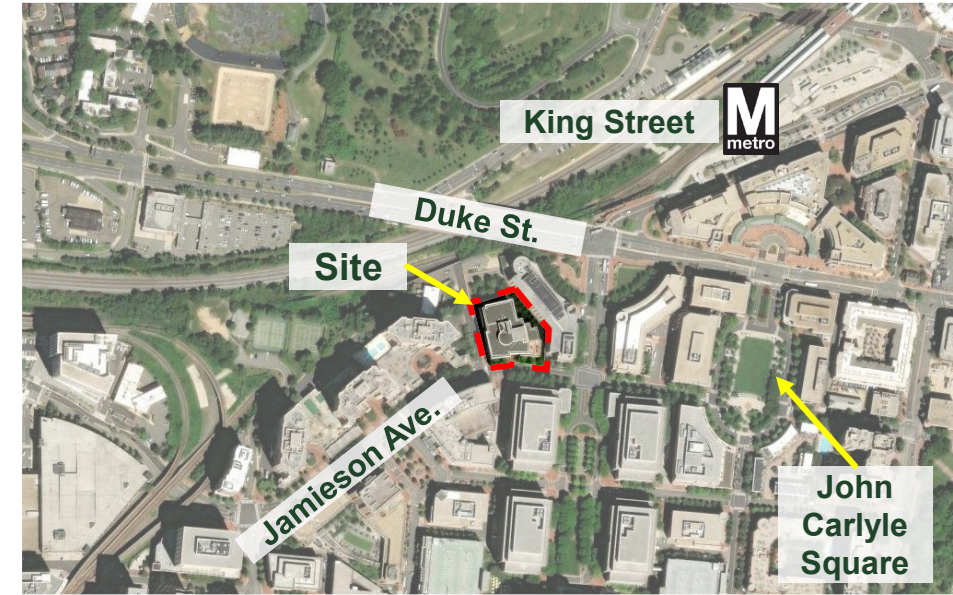






## 2051 Jamieson Ave: Background

- Located within CDD #1, Eisenhower East Small Area Plan refers to Carlyle SUP standards
  - ▶ Carlyle SUP allocated office floor area for this block
- Existing property 2004-built, ~198k SF commercial office building
- Carlyle SUP provided a contribution of \$4.6m to HTF across development sites
- Current vacancy rate 50%+



**2051 Jamieson Ave.  
DSUP #2025-10015**



## 2051 Jamieson Ave: Proposed Conversion



- Applicant proposes **187-unit office to residential conversion** and four-story vertical expansion
- Project seeking ~51.5k Net SF bonus density
  - ▶ One-third—17k SF—required as committed affordable floor area; **~17 committed affordable units (CAUs) estimated**
  - ▶ Applicant requests CAUs on first six floors, citing financing difficulties
- Staff-estimated **\$114.5k contribution**
- Completeness review; PC/Council anticipated November 2025

**2051 Jamieson Ave.  
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# 2425 Mill Road (Eisenhower East Block 3)

DSUP #2025-10017





## 2425 Mill Road: Background

- ~Three-acre vacant lot
- Located in Eisenhower East plan area
  - ▶ Plan envisions residential and commercial uses at Block 3
  - ▶ EESAP requires developers provide **ten percent of new residential dev. as affordable housing**. “New” residential development is residential square footage above the 2003 Plan “Base”







## 2425 Mill Road: Proposed Development



- Applicant proposes mixed-use project with **~770 rental units & 40k SF retail**
- Project seeking ~348k SF new residential density
  - ▶ Ten percent—34k SF—required as committed affordable floor area; staff estimate **~38 CAUs**
- Applicant position: project will not work with 38 CAUs, proposes 17 CAUs
  - ▶ EESAP allows for third-party analysis to review aff. housing modification requests
- PC/Council anticipated November 2025

**2425 Mill Road**  
**DSUP #2025-10017**



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# Newport Village Development Briefing

DSUP #2020-10026 & 2023-10018







# Newport Village: Background

- Originally approved in 2021; extension approved 2023
- Applicant proposes demolishing 24 existing units and constructing new 383-unit multifamily project
  - ▶ **12 CAUs @ 50 percent AMI** secured through density increase (five percent of new density; predated rezoning policy)
  - ▶ Deeper affordability through conversion of HTF contribution (\$418k)
  - ▶ Proportional unit mix

**Newport Village**  
**DSUP #2020-10026**





# Newport Village: Proposed Affordable Housing Plan Amendment

	Approved	Option A*	Option B*
Studio	1	0	0
1-BR	8	0	0
2-BR	3	14	10
3-BR	0	0	2
<b>Total</b>	<b>12</b>	<b>14</b>	<b>12</b>

*\*All applicant-proposed units are in the existing project*



**Newport Village**  
**DSUP #2020-10026**

- Applicant states project financing cannot support 12 CAUs in new building
- Proposal **shifts all units from new building to existing buildings**, proposes two options
  - ▶ All CAUs proposed in renovated units
  - ▶ Both options affordable at 50 percent AMI



*Above: typical renovated units in existing project*





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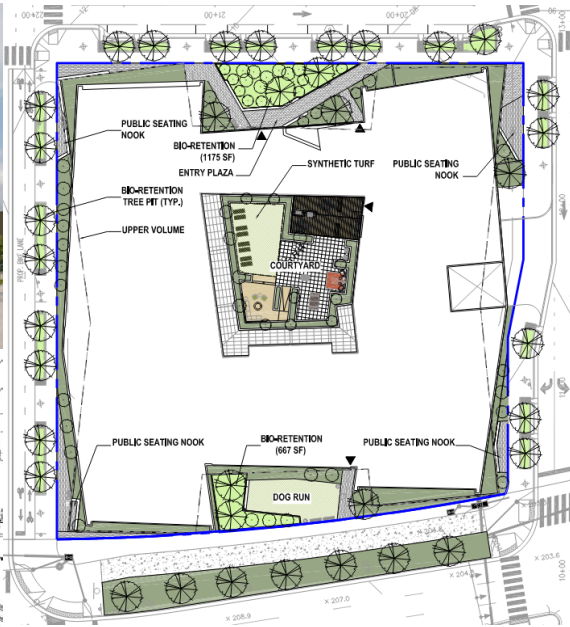
# Landmark Block D Development Briefing

DSUP #2025-10020





# Landmark Block D: Development Briefing



- New **275-unit residential building** adjacent to new Inova Hospital
- Applicant proposes providing 80 percent of total units as **income-restricted between 80 and 120 percent AMI**
- No HTF dollars involved

**Landmark Block D**  
**DSUP #2025-10020**