



EISENHOWER EAST DESIGN STANDARDS

DRB DRAFT 7.18.24

ALEXANDRIA
blurennew

0 // INTRODUCTION & ADMINISTRATION

Intent

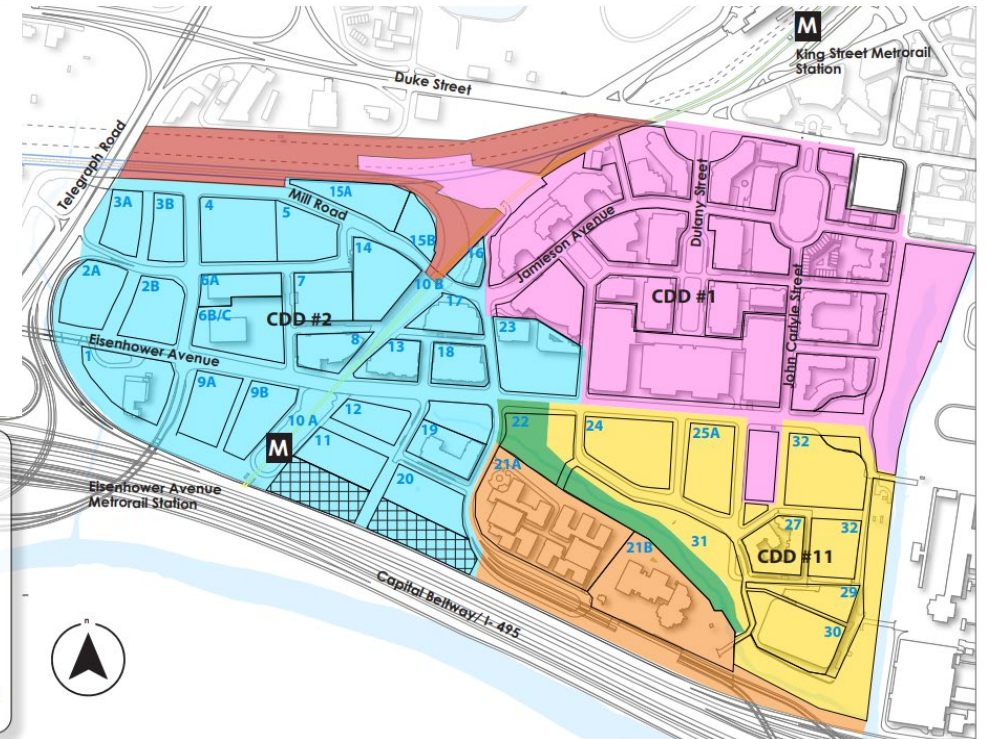
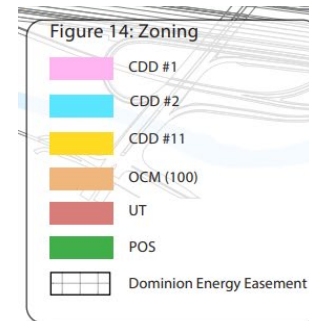
The intent of these Eisenhower East Design Standards is to ensure that the form of new and renovated buildings subject to the Eisenhower East Small Area Plan (EESAP) achieve design excellence, enhance the public realm, and create a distinctive, quality, and cohesive community. The creation of these revised Design Standards, which entirely replace the previous Eisenhower East Design Guidelines approved in 2006, also fulfills Recommendation #42 of the current EESAP, most recently revised in March 2020.

Applicability

- As also provided for in Section 5-611 of the Alexandria Zoning Ordinance, the Eisenhower East Design Standards shall apply to all properties zoned CDD#2 and CDD#11 (current zoning is shown at right from Figure 14 of the Eisenhower East Small Area Plan.) They do not apply to other properties shown in the exhibit, such as those zoned CDD#1 (the Carlyle neighborhood).
- The Design Standards shall apply to the following types of projects:
 - All new development requiring approval of a Development Site Plan or Development Special Use Permit; and
 - All amendments to existing development requiring approval of a Development Site Plan or Development Special Use Permit major amendment.
- These Design Guidelines shall apply to all above-described projects except those for which preliminary Development Site Plan or Development Special Use Permit submissions have been received by City staff prior to the effective date of {INSERT DATE}, which shall be subject to the 2006 Eisenhower East Design Guidelines.

Administration

- Preliminary review of individual projects for consistency with the Design Standards shall be the responsibility of the Carlyle-Eisenhower East Design Review Board (DRB), with recommendations from City staff, consistent with DRB by-laws and standard practices.
- Final approval of the consistency of individual projects with the Design Standards rests with City Council, with recommendations from City staff, as part of its review of Development Site Plan and Development Special Use Permit approvals.



Flexibility

- If an individual project is unable to meet these Design Standards, the applicants for the project must request flexibility as part of their application materials for Carlyle-Eisenhower East Design Review Board (DRB) review. The responsibility to clearly demonstrate that special circumstances (as outlined below) apply to individual projects rests with applicants requesting flexibility from the Design Standards.
- As part of its review of individual projects, City staff and the DRB will consider the project size and proposed use and may recommend flexibility if either of the two special circumstances apply:
 - The intent of the Design Standards has been met through alternative design methods; or
 - The strict application of the Design Standards is practically infeasible.

Other City Regulations/Plans/Policies

The Eisenhower East Design Standards should be used in concert with guidance from the Carlyle-Eisenhower East Design Review Board and other City regulations, plans, policies, and recommendations as they may be occasionally updated. Examples of such other guidance includes: the City of Alexandria Zoning Ordinance, the Eisenhower East Small Area Plan, the City of Alexandria Landscape Guidelines, the City's Green Building Policy, and the City's Environmental Action Plan.

1 // THE BLOCK

Intent

Well-designed city blocks facilitate comfortable movement and intuitive navigation for every mode of travel as well as opportunities to stop and enjoy the spaces between buildings. These guidelines support new development at pedestrian-oriented scale and consistent blocks to create continuity and legibility within the neighborhood. Development along a block shall also provide porosity to support a walkable scale and encourage alternate pedestrian routes and openness. This assumes block dimensions are already specified in the Eisenhower East Small Area Plan (EESAP) or Coordinated Development District (CDD).

Standards

- 1.1 Buildings exceeding 250 feet of frontage shall have at a minimum one full building break to the ground. These building breaks should align in a block to create through-block porosity where feasible.
 - a. These passages will be at least 15 feet wide if only pedestrian access is proposed or provide a minimum vehicular alley of 22 feet in width.
 - b. The passages shall be accessible to the public and ideally also serve to take service and parking access off public streets.

- 1.2 When not specified in a CDD or corresponding SAP, block size shall not exceed 1500 feet in perimeter.



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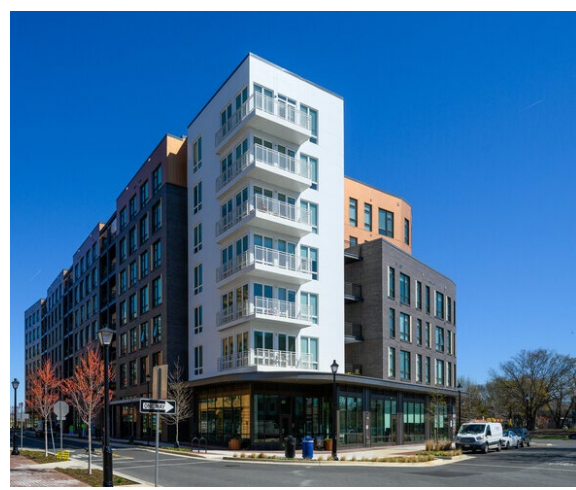
2 // PLACEMENT & ORIENTATION

Intent

Massing and orientation for new buildings should be carefully considered to establish a streetwall and frame public spaces. Variety in the streetwall – including setbacks for courtyards and plazas – should be studied and provided where appropriate.

Standards

- 2.1 Express the primary building use, such as residential, office, mixed-use or institutional through its architecture.
- 2.2 Coordinate the primary frontages and main entries of buildings to face and activate public streets and open spaces. Service functions shall be minimized along the primary frontages.
- 2.3 Building(s) shall have a minimum height of 30 feet along the street frontage.
- 2.4 Landmark building forms should be provided at district gateways, prominent neighborhood locations and major public open spaces.
- 2.5 Provide building recesses where appropriate (and determined as part of the development review process) for visual relief and pedestrian access.



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3 // HEIGHT, SCALE & MASS

Intent

The scale and massing of new development should respond to the existing and planned context of the neighborhood and reflect the varied height and fine-grained nature and character of development in Alexandria over time.

Standards

- 3.1 Minimize uniform heights and monotonous facades including among buildings in proximity to each other.
- 3.2 Developments that propose to break massing with offsets in plan and section, or the use of multiple building façade styles on a single mass, should design the individual components to read as convincing three-dimensional forms.
- 3.3 Building massing will be contextually based and respond to massing and height of adjacent properties. Orient the tallest buildings towards the wider streets or when appropriate to highlight viewsheds or signature vistas.
- 3.4 Integrate the design, form and materiality of mechanical structures and penthouses with the overall building architecture.
- 3.5 Compose massing to create strong and cohesive building forms. Buildings taller than 100 feet shall have distinctive roof and parapet heights and forms that are distinguished from nearby buildings.



4 // MATERIALS & COMPOSITION

Intent

Building materials will be high-quality, durable, sustainable and reinforce a pedestrian-scaled public realm. It is strongly encouraged to explore innovations in materials and detailing.

Standards

- 4.1 Each facade will consist of brick, wood, metal, porcelain, stone, terra cotta, fiber cement siding or panels, or architectural precast concrete.
 - a. Fiber cement siding or panels will be limited to a maximum of 20 percent of the materials used on any building façades visible from a public street, right-of-way, or park/open space. Fiber cement siding shall not be utilized on the ground level or second story unless on an interior façade that is not publicly accessible.
 - b. Other innovative and new materials not listed here and not prohibited will be considered as part of the City’s review process.

- 4.2 Demonstrate a high degree of articulation with a focus on creating significant depth between façade elements.



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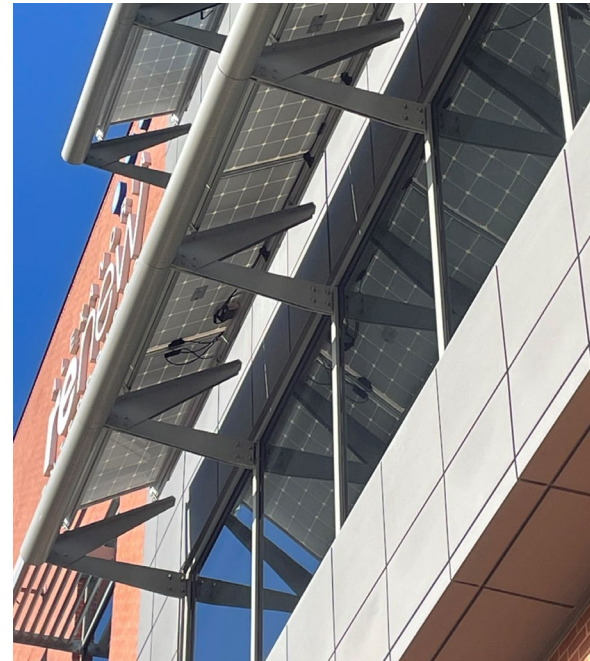
5 // SUSTAINABILITY

Intent

The design, construction and operations of buildings greatly impacts the wellbeing of people and the stewardship of resources in Alexandria. Sustainability should be integrated in all aspects of the development process.

Standards

- 5.1 Optimizing building orientation for passive solar control and natural ventilation shall be a baseline design response.
- 5.2 Employ proven methods of passive solar control in all appropriate applications, including fixed shading devices, recessed glazing, and light shelves.
- 5.3 Use active solar control, double skin, photovoltaics, and other active strategies to the greatest extent feasible.
- 5.4 Utilize natural weathering, longer-lasting and low-to-no-maintenance materials. These include glass, copper, zinc, corten or stainless steel, terracotta, porcelain tile and stone.



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6 // PARKING

Intent

Parking location, design, and screening are critical elements in ensuring that a building is integrated into the walkable neighborhood pattern of the City.

Standards

- 6.1 Consistent with the Eisenhower East Small Area Plan, each office, multi-unit, or mixed-use building where off-street parking is provided will provide at least one level of underground/basement parking below the entire building footprint.
- 6.2 Each level of on- or above-grade parking shall be screened consistent with the recommendations of the Eisenhower East Small Area Plan (see EESAP pages 44-46, including Figure 12).
- 6.3 Design all above-grade parking to be convertible in the future to compatible (i.e. residential, office, storage) uses, as parking demand is expected to diminish over time.
- 6.4 Interior (fully wrapped) parking structures will be concealed from street view, will not exceed the height of the habitable portions of the building, and will be subject to all other height requirements.
- 6.5 Surface parking for new development is not supported, other than parallel on-street parking, or in limited cases as approved by the Director.



7 // RETAIL

Intent

Successful retail or other similar active commercial uses at the ground floor of a new development can create a new center of activity for the community. New ground-floor commercial spaces should have tall ceilings, predominantly storefront window systems and direct access and visibility from the adjacent sidewalks to have the greatest chance of successful tenants.

Standards

- 7.1 The minimum depth for retail spaces will be 35 feet for the entire length of the building frontage along all streets and (where applicable) open spaces, courtyards, and park frontages.
- 7.2 The floor-to-floor will be a minimum of 15 feet in retail or retail-ready spaces located in new buildings.
- 7.3 Building frontages planned for primarily retail shall minimize the space devoted to entrances and lobbies for upper-floor uses.
- 7.4 For ground floor retail, provide transparent windows for a minimum of 70 percent of the retail area. Flexibility may be considered based on creativity and whether the design meets the intent of the Small Area Plan as approved by the Director of Planning and Zoning.
- 7.5 The materials for the retail storefront will consist of stone, metal, glass, and/or wood. Construction detailing and finish will exhibit a high level of craftsmanship and creativity.



8 // OPEN SPACE

Intent

New development should where possible be oriented toward and incorporated into the network of existing and/or planned community open spaces. New open spaces should be created with each development for users of the property and for the community based on the size and nature of the project.

Standards

- 8.1 Open spaces will optimize sun and shade conditions and will be designed to address the need for seasonal shade through landscaping and shade structures.
- 8.2 Publicly accessible open space shall be integrated with and accessible from adjacent areas of sidewalks and/or existing open space.
- 8.3 Design residential uses with courtyards visually open from a public right-of-way to enhance livability, sunlight and connections to the neighborhood.
- 8.4 Rooftop open space and balconies should be provided for residential and mixed-use buildings whenever feasible.

