

# City of Alexandria, Virginia

## MEMORANDUM

DATE: AUGUST 20, 2024

TO: GLORIA SITTON  
OFFICE OF CITY CLERK AND CLERK OF COUNCIL

THRU: KARL W. MORITZ, DIRECTOR *Karl W. Moritz*  
DEPARTMENT OF PLANNING & ZONING

FROM: LEON VIGNES AND NATHAN RANDALL, STAFF LIAISONS TO  
CARLYLE/EISENHOWER EAST DESIGN REVIEW BOARD (DRB)

SUBJECT: FISCAL YEAR 2024 CARLYLE/EISENHOWER EAST DESIGN REVIEW  
BOARD ANNUAL REPORT

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It is my pleasure to provide this annual report for the Carlyle/Eisenhower East Design Review Board (“DRB”) for fiscal year 2024 (“FY 2024”), as required by City Code Section 2-4-7(i)(l). The DRB is comprised of two design professionals (architects Siti Abdul-Rahman and Eric Colbert), a City Manager designee (City Architect, Tom Canfield), a City Council Representative (Councilman R. Kirk McPike), and a citizen member (Charles Paul).

The primary role of the DRB is to review development applications within the Carlyle and Eisenhower East neighborhoods of the City of Alexandria. The DRB also provides design guidance to staff and makes formal recommendations to the Alexandria Planning Commission and City Council. The DRB is scheduled to meet every other month, but only if there is a project to review. Extra meetings may be scheduled on a case-by-case basis.

The DRB met on two occasions during FY 2024 and rendered feedback on three separate projects in various phases of the planning process. The meetings held and projects discussed during FY2024 are detailed as follows:

**I. Hearing Date: January 18, 2024**

*A. Re-appointment of Design Professionals*

In accordance with its bylaws, the DRB re-appointed Siti Abdul-Rahman and Eric Colbert as the two design professional members of the Board for a one-year term from February 22, 2024 to February 22, 2025.

*B. Hoffman/Eisenhower East Coordinated Development District (CDD) Conceptual Design Plan*

The applicant and their design team presented a Coordinated Development District (CDD) Conceptual Design Plan request for a total of eleven development blocks zoned CDD#2. The request serves as a framework plan to “unlock” the density and building height recommendations of the 2020 Eisenhower East Small Area Plan for the nine blocks on which redevelopment is expected in the future: Blocks 2A & 2B, 3A & 3B, 9A & 9B, 11, 12, and the eastern portion of Block 20. Blocks 7 and 14 were also included for administrative purposes. Given that this land-use request is only a framework plan and development approval of specific individual buildings was not being requested, this item was presented to the DRB for informational purposes only. The DRB asked questions and provided positive feedback about the item.

**II. Hearing Date: May 16, 2024**

*A. Eisenhower East Design Standards*

Planning & Zoning staff presented a draft version of revised Eisenhower East Design Standards to the DRB. Staff has created the revised design standards, which are divided into eight parts, as a complete replacement of the current version approved in 2006 to fulfill Recommendation #42 of the 2020 Eisenhower East Small Area Plan. DRB and community members in attendance provided feedback to staff that will be incorporated into an updated draft and shared with the DRB one more time prior to being considered at public hearings in autumn 2024.

*B. Eisenhower East Block 20 East – Conceptual Design Review*

The applicants and their design team presented the project to the DRB for a DSUP Conceptual Review. The 110-unit, 13-story multi-unit residential project is proposed for the eastern portion of Block 20 and would partially connect to the now-complete Meridian 2250 @ Eisenhower Station, also known as Block 20 West. Staff also provided a brief overview of its memo to the DRB, in which it noted many successful design elements and seven areas for further refinement. Examples of areas for further study included the need for increased building height and improved above-grade garage screening that would be more consistent with the Eisenhower East Small Area Plan. The DRB agreed with staff’s recommendations and provided additional feedback to the applicant. The applicant intends to re-submit for a second design review in summer 2024.

**ADVISORY GROUP ANNUAL ATTENDANCE REPORT**  
**CITY OF ALEXANDRIA**  
**CARLYLE/EISENHOWER EAST DESIGN REVIEW BOARD (“DRB”)**  
**MEETING ATTENDANCE REPORT**  
**JULY 1, 2023 THROUGH JUNE 30, 2024**

**CHAIRPERSON: Eric Colbert**

<b>MEMBER’S NAME</b>	Jul	Aug	Sep	Oct	Nov	Dec	<b>Jan 18</b>	Feb	Mar	Apr	<b>May 16</b>	Jun
Councilman R. Kirk McPike							<b>X</b>				<b>U</b>	
Tom Canfield							<b>X</b>				<b>X</b>	
Eric Colbert							<b>X</b>				<b>X</b>	
Siti Abdul Rahman							<b>X</b>				<b>X</b>	
Charles Paul							<b>X</b>				<b>X</b>	

**LEGEND:                    X = PRESENT                    E = EXCUSED                    U = UNEXCUSED**

**LIST OF THOSE WHO DID NOT ATTEND 75% OF MEETINGS:**

R. Kirk McPike

**FORM MUST BE SIGNED BY CHAIRPERSON**

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**Eric Colbert, Carlyle/Eisenhower East Design Review Board Chair**