

Eisenhower East Blocks 11 & 12 Extension Request

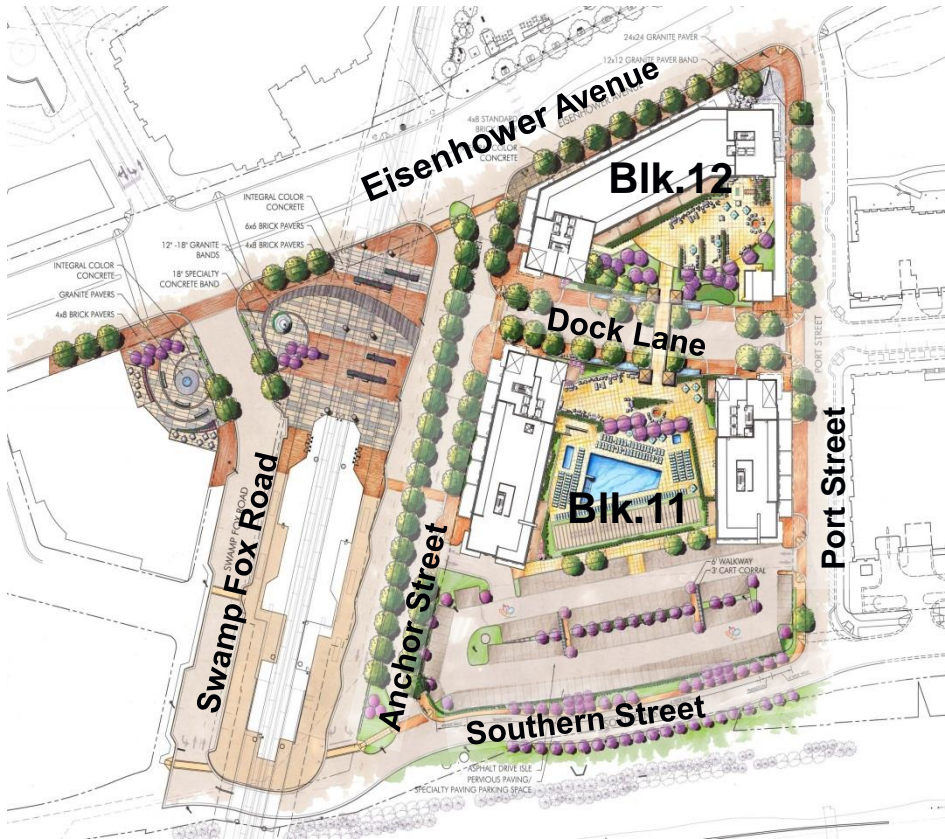
DSUP 2013-0008
City Council
June 15, 2013



Site Context



Project Description



- Request: Extension of previously approved DSUP 2009-0004
- Zone: CDD#2
- Site Area: 4.26 ac.
- 1.3 Million Square Feet
- 3 Residential Towers with Ground Level Retail
- 1,505 garage parking spaces
- 150 surface parking spaces
- Improvements to the Eisenhower Metro Station including a major new plaza
- Four new streets
- 50-55 Affordable Housing Units
- Green Building Compliance

Key Issues with Previous Approval

- Building design & environmental sustainability
- Improvements to the Eisenhower Metro Station and Urban Plaza
- Public Art Plan for all Hoffman blocks
- Pedestrian & streetscape improvements
- Affordable housing units & contribution
- Traffic, parking, & TMP



Key Issues with Extension

- Amendment to affordable housing condition for set aside units – from 30 years to 40 years
- Increase in number of bicycle parking spaces
- Allow possible bike facilities on Dock Lane, such as sharrows and signage
- Change to require construction of Eisenhower Ave widening along frontage
- Allow possible changes to brick sidewalks for ADA
- Amendments to BMP conditions to bring them up to current standards



Building Design



Street view of Blocks 11 & 12 from Eisenhower Ave.

Building Design



Street view of Blocks 11 & 12 from Eisenhower Avenue Metro Station

Building Design



View from the Capital Beltway

Conclusion – Applications

- Staff recommends approval of the extension with conditions as amended.



Eisenhower East Blocks

