

Park Meridian

Eisenhower East – Block 19

Master Plan Amendment #2013-0002

CDD Concept Plan #2013-0001

DSUP #2012-0028

TMP #2013-0027

Encroachment #2013-0001

City Council

June 15, 2013

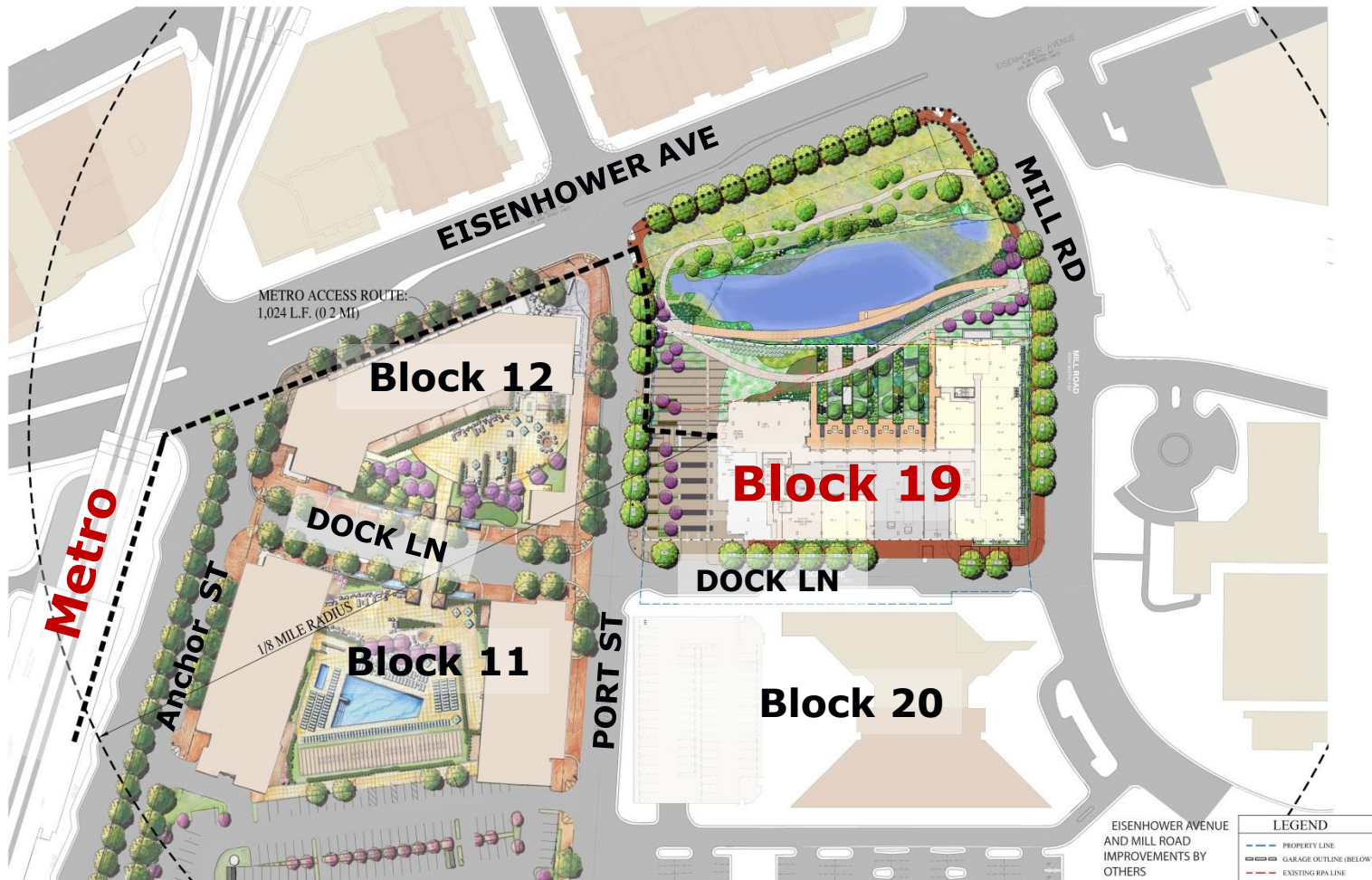


Project Description



- 24 story high-rise residential building on Block 19
- Zone: CDD#2
- Site Area: 125,588 sf (2.88 acres)
- 505 dwelling units - 518,400 sf
- 506 garage parking spaces
- Approximately one acre community park with a BMP/amenity pond
- Two new streets with streetscape improvements
- Affordable Housing units and contribution

Location



Project Issues

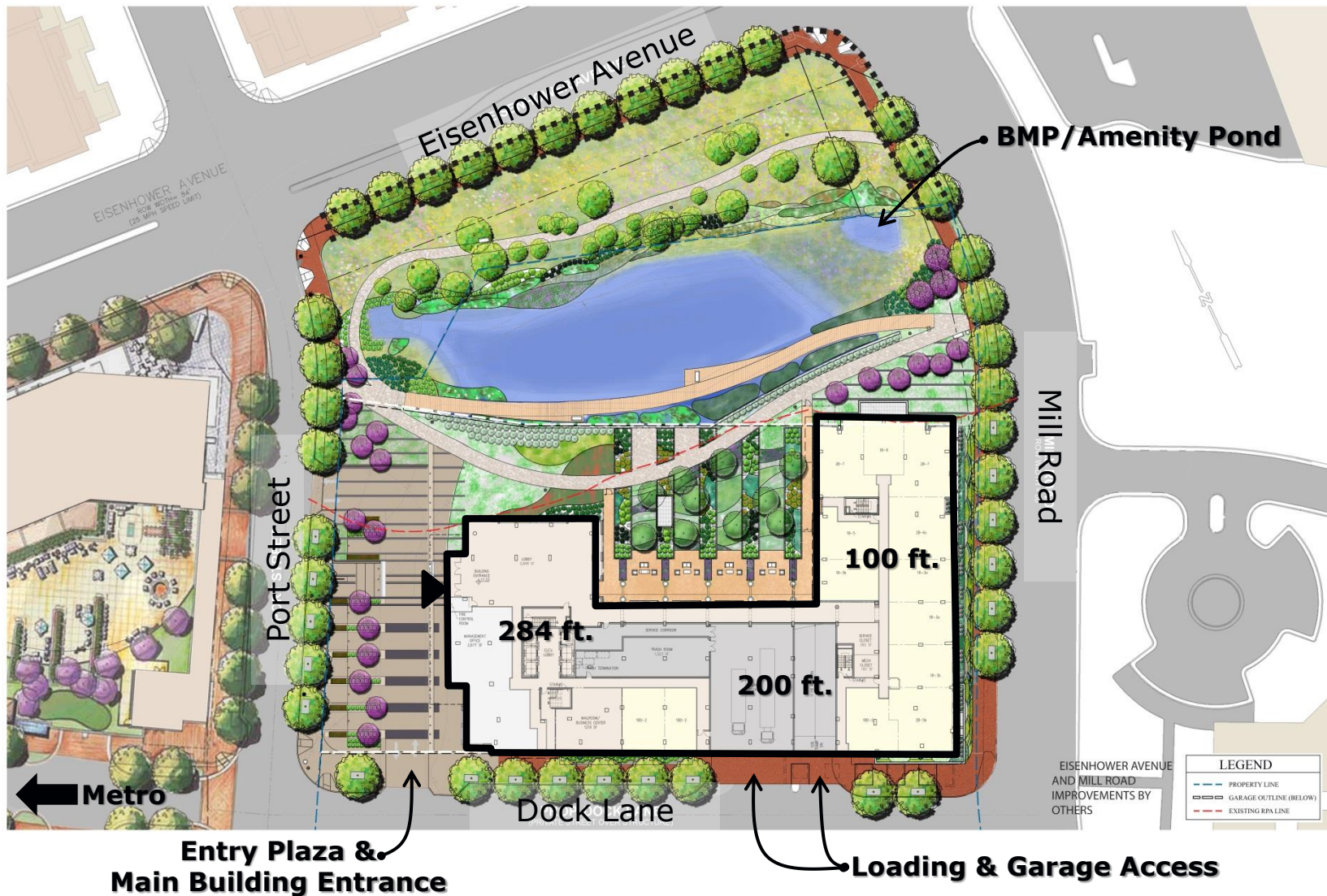
- The overall building massing and tower feature
- Amendment to the Eisenhower East Small Area Plan (EESAP) for additional building height and floor area
- The design of a new BMP pond that functions as high quality, publicly accessible open space, while achieving important stormwater management functions
- The lower parking ratio for the building
- The density bonus for affordable housing



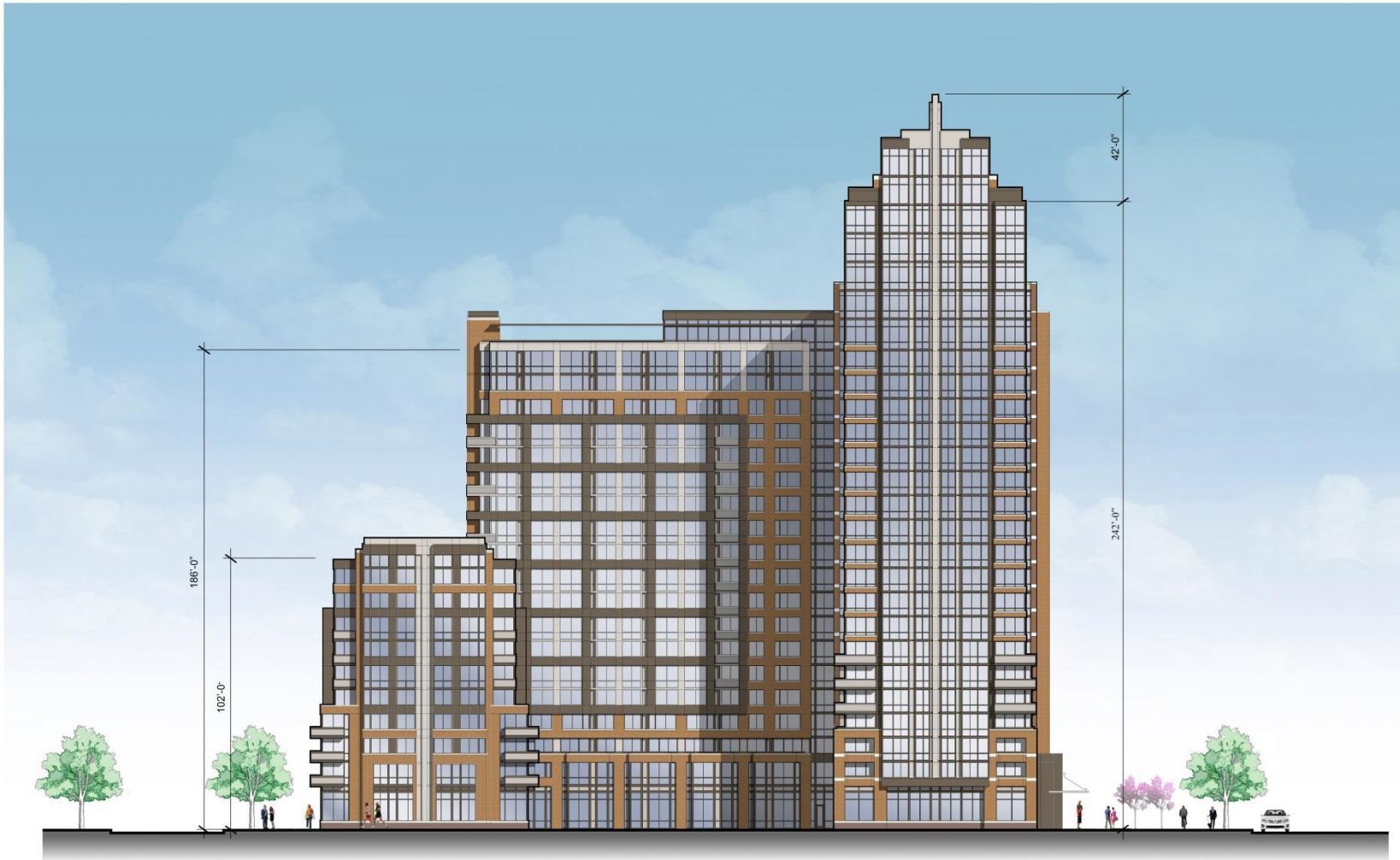
Block 19: Background



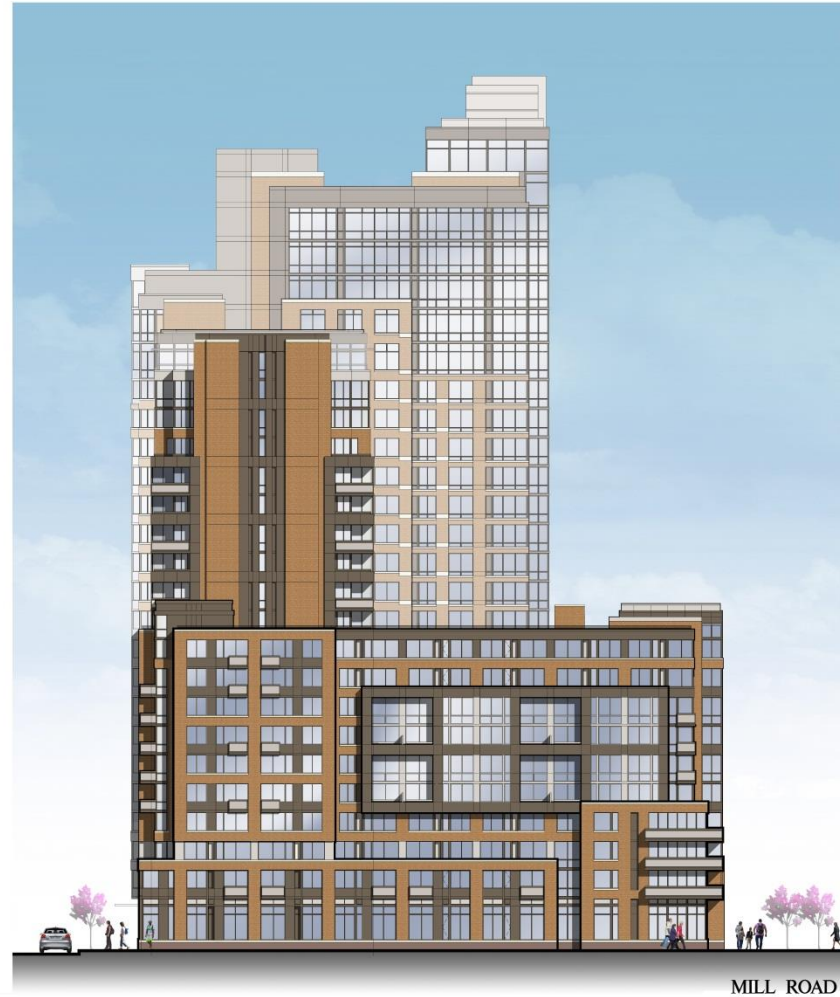
Park Meridian Site Plan



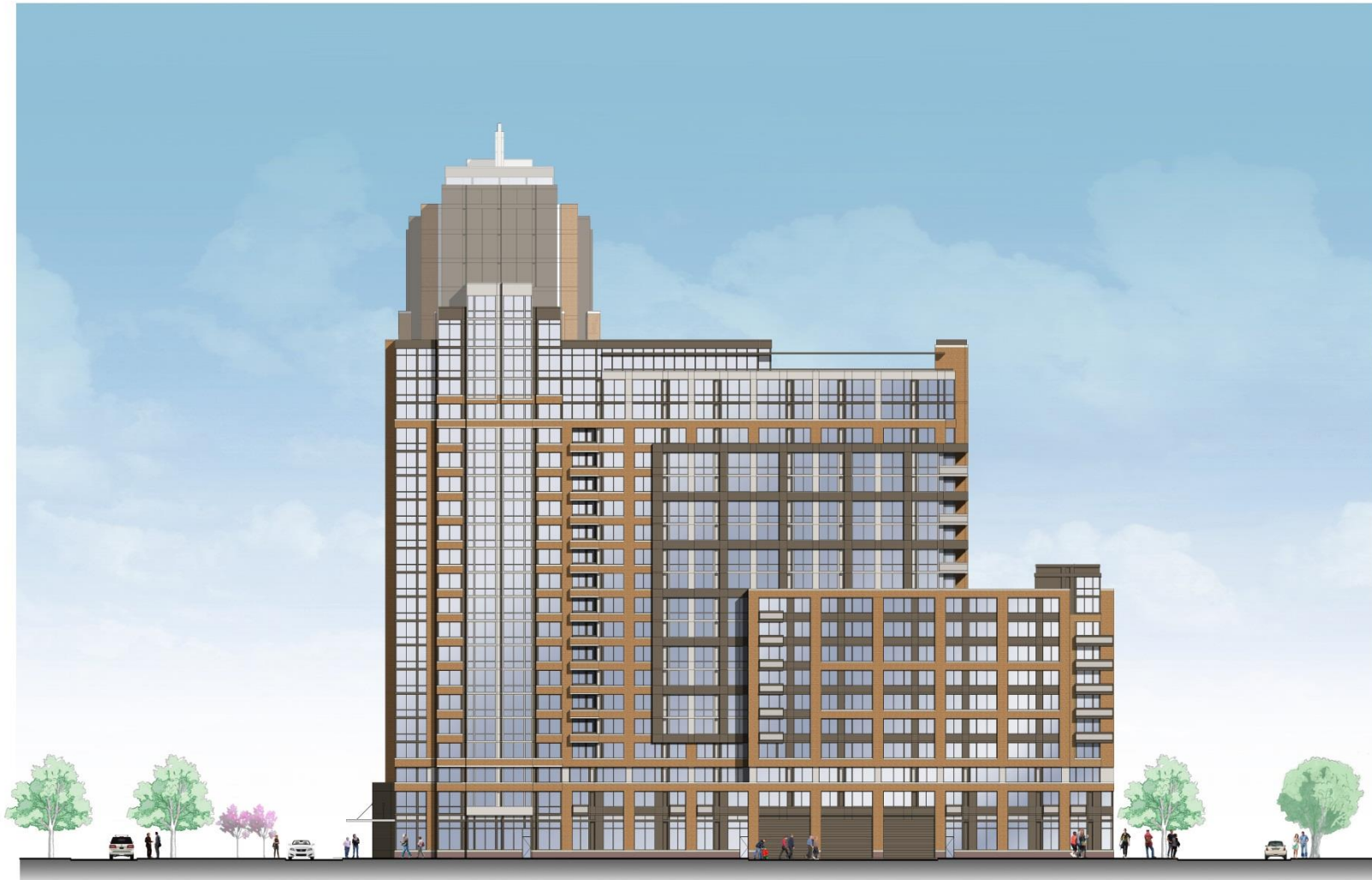
Eisenhower Ave. Elevation



Elevations



Dock Lane Elevation



Entry courtyard and plaza



Master Plan Amendment

- Request for 34 ft of additional building height over the 250 ft. currently allowed, for a total of 284 ft
- Request for 37,000 sf of additional floor area for a new base AGFA of 432,000 sf
- Livable space is below the 250 ft height limit
- Additional height for penthouse, elevator override and architectural embellishment
- The design creates a strong articulated roof form and more interesting skyline, stepping up to the Metro Station
- Building height is more compatible with adjacent Hoffman buildings where buildings are 277, 339 and 370 feet in height
- Proximity to the Metro station and Capital Beltway
- Supported by the Carlyle/Eisenhower East Design Review Board



Model and Section



Parking

- EESAP has a maximum parking ratio of 1:1 spaces for 1,000 sf of floor area = 570 spaces maximum
- 506 spaces in the garage & on site
- Parking ratio on-site is 1.00 space per unit, including visitor parking
- EESAP emphasis is on lower parking ratios and increased transit use
- Within 1,000 feet of the Eisenhower Metro Station
- 32 affordable units have traditionally lower parking ratios (.75 spaces per unit)
- Parking ratios do not include tandem parking spaces
- 1.02 parking ratio with tandem spaces



Pond Design



Existing RPA Area



Existing RPA/Stream



New Stormwater Regulatory Changes

- New State Stormwater Management Regulations
- Chesapeake Bay Total Maximum Daily Load (TMDL)
- Municipal Separate Storm Sewer System (MS4) Permit



MS4 Phased Reductions: Acres

Required Reductions	Acres Requiring Treatment
Phase I: 2013-2018 (5%)	120 - 300
Phase II: 2018-2023 (40%)	$\approx 950 \pm (?)$
Phase III: 2023-2028 (100% - Total to Comply)	$\approx 2400 \pm (?)$

Regulatory Discussion

- VA Chesapeake Bay Act regulations specifically allow flood control or regional stormwater management facilities within the RPA
- City's Environmental Management Ordinance allows public flood and regional stormwater management facilities in the RPA
- An RPA is not required around the Pond because it is bound by culverts at both ends (no inflow from a perennial stream and no outflow to a perennial stream))



Ecological and Recreational Comparison of Options

	RPA Option	Stormwater Pond Option
Park Experience	Passive	Passive
Trails	One at edges of meadow	Two: one at waters edge and one nearer the building
Habitat	Wildflower Meadow, grasses	Wetland shelf submerged grasses and reeds
		Open water – fish and other aquatic organisms
	Benthic Macro-Invertebrates	Benthic organisms - decomposers
Tree Canopy	Limited	Limited
Bird Species	Canopy and meadow species	Canopy, wetland and open water species
Water Quality	No change in Hydrology	Improves water quality downstream (20-30%) and dampens variation in flows
	Water quality improvements for 3 ac.	Water quality improvements for 70 ac.

Economic Benefits

- Developer will build (\$1.8 million cost)
- Developer will maintain.
- Phosphorous removal credits go to the City's requirements under the TMDL.)



Affordable Housing

- Section 7-700 (20% density bonus) = 86,400 sf
- 30- 32 new affordable dwelling units (35% of the bonus density)
- \$1,350,330 contribution to the Housing Trust Fund (\$176,000 above previous contribution)
- Units will remain affordable for 40 years.



Encroachments on Dock Lane

- ~ 3 ft by 26 ft building bay overhang ~ 17 ft above the sidewalk
- ~ 6 ft by 51 ft transformer vault below the sidewalk on the east side of Dock Lane



Community

- Five (5) public meetings with the Carlyle/ Eisenhower East Design Review Board (DRB)
- A joint public meeting with the Environmental Policy Commission (EPC) & the Park and Recreation Commission in (PRC) April 2013



Recommendation

Staff recommends APPROVAL with conditions



Requested Approvals

- Master Plan Amendment for additional height and floor area
- Amendment to the CDD Concept Plan
- DSUP for residential development
- SUP for affordable housing density bonus per Section 7-700
- SUP for a Transportation Management Plan
- Encroachment for architectural bay and transformer vault in Dock Lane

