

# Eisenhower East Blocks 11 & 12 Extension

**DSUP 2016-00012**

City Council

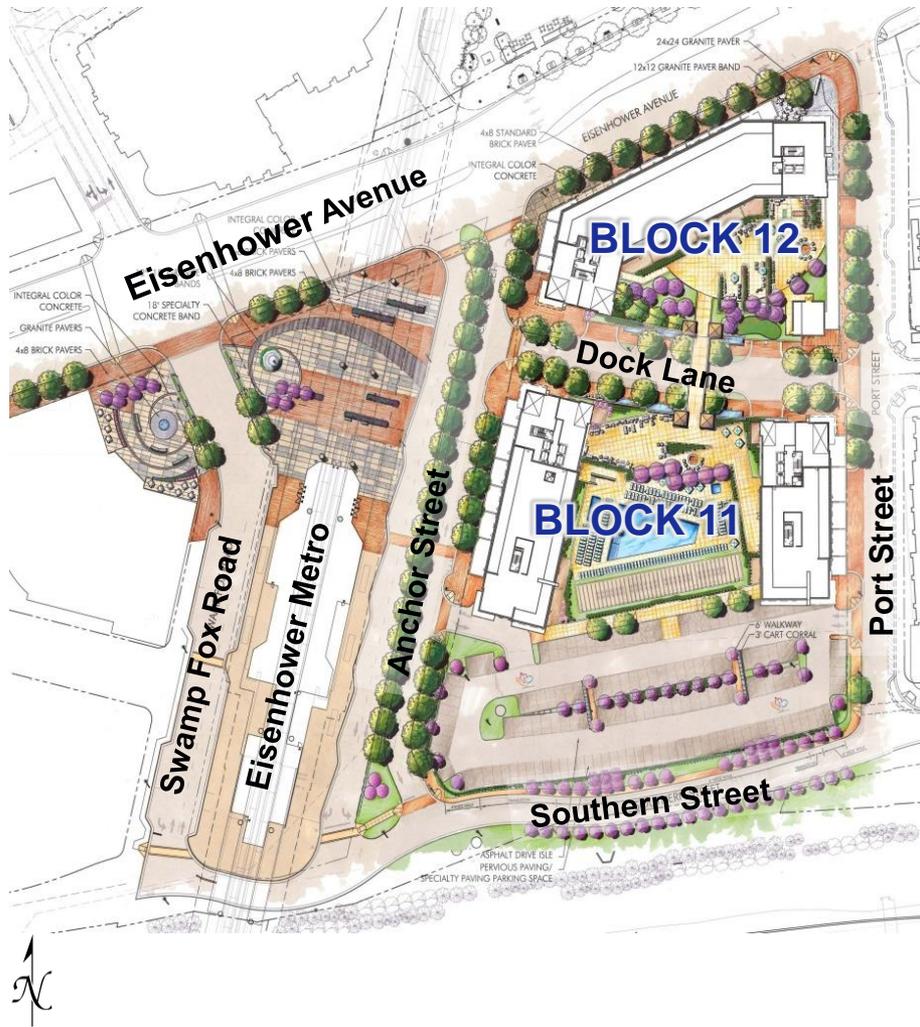
April 22, 2017



# Site Context



# Project Description



- 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

# Summary of Approvals Needed with This Extension

- A Development Special Use Permit with Site Plan (Stage 2);
- SUP for affordable housing density bonus per Section 7-700;
- SUP for increased penthouse heights and additional penthouses;
- Modifications to building setback to building height ratio, landscape guidelines and compact parking space ratio.



# Benefits of Approval

- Achieves the vision for the Eisenhower East Small Area Plan.
- Four new streets (public and private).
- A major renovation of the Eisenhower Metro Station.
- An expanded Eisenhower Station Square (plaza).
- Over 50,000 square feet of new affordable housing units.
- Green building certification.



# Summary of Changes

- **Sewer Tap Fees:** Reflects the current fee structure.
- **Housing:** Increase in housing contributions.
- **Stormwater Management:** Potential modification fee.
- **Eisenhower Metro Plaza:** Relocation of the General Eisenhower statue, or installation of another public art piece.
- **Eisenhower Metro Station Improvements:** The applicant will design and gain approval of the bus loop from WMATA and the City. The City will then construct the bus loop using the Federal and Commonwealth funds.



# Building Design

(No Changes from DSUP 2013-0008 Extension Approval)



*View from Capital Beltway*



*Street view of Blocks 11 & 12 from Eisenhower Ave.*



*Evening View from Eisenhower Ave.*

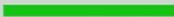


*Street view of Blocks 11 & 12 from Eisenhower Metro Station*



# Eisenhower Ave Metro Bus Loop



-  Bus Loop Improvements
-  Expanded Eisenhower Station Square
-  Station Improvements
-  Portion of Expanded Eisenhower Station Square that will be Improved as Part of Scope of the Bus Loop Improvements

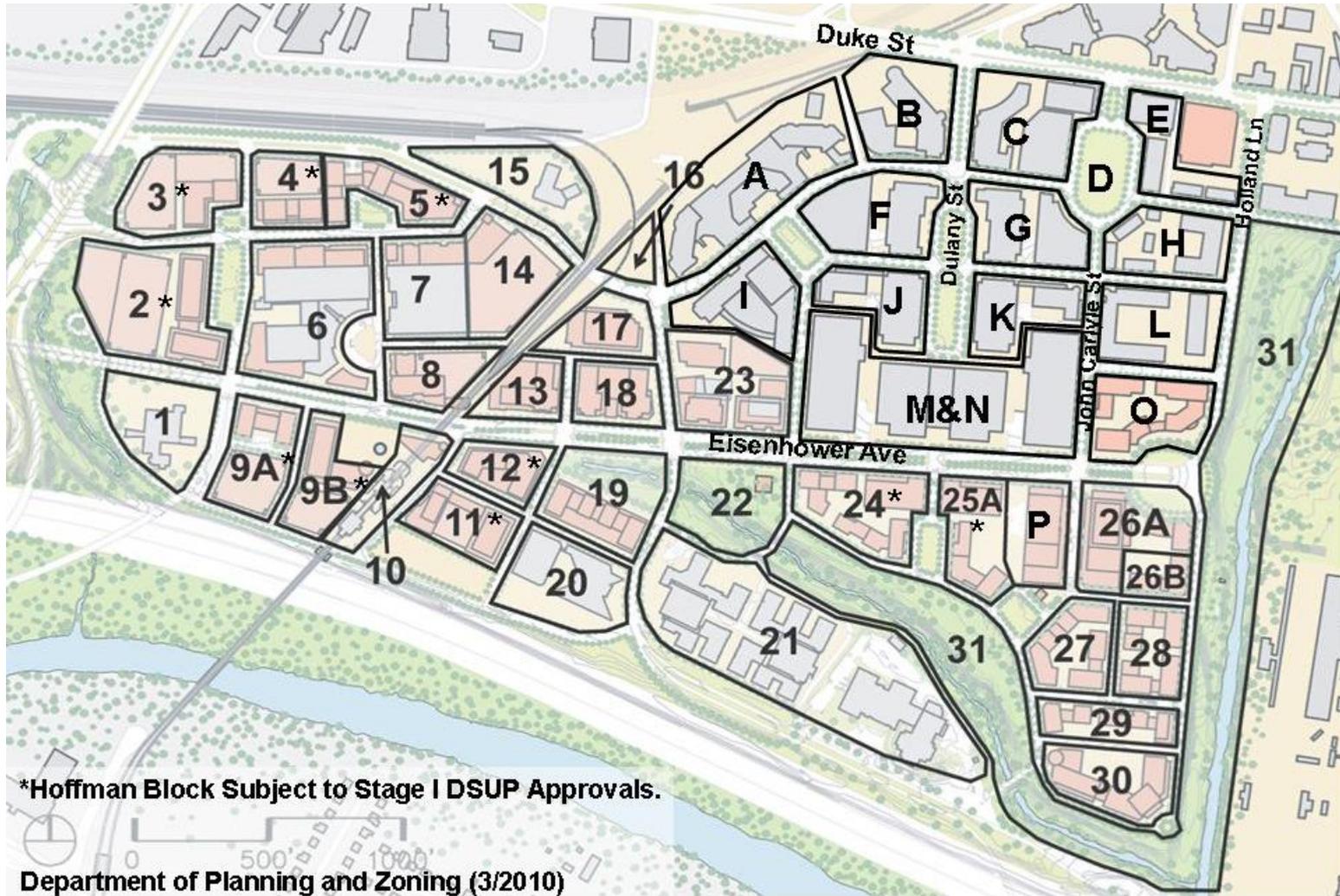


# Conclusion

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



# Eisenhower East Blocks



# Hoffman Public Art Master Plan

-  OPPORTUNITY FOR SCULPTURE/PUBLIC ART FEATURE
-  OPPORTUNITY FOR PUBLIC ART
-  INTERPRETIVE HUB (2-SIDED KIOSK)
-  ARCHITECTURAL PANEL

