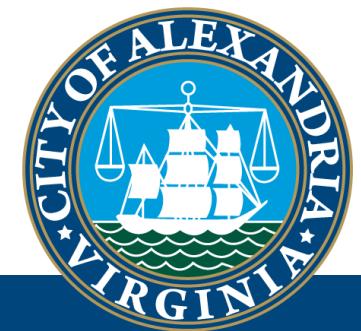


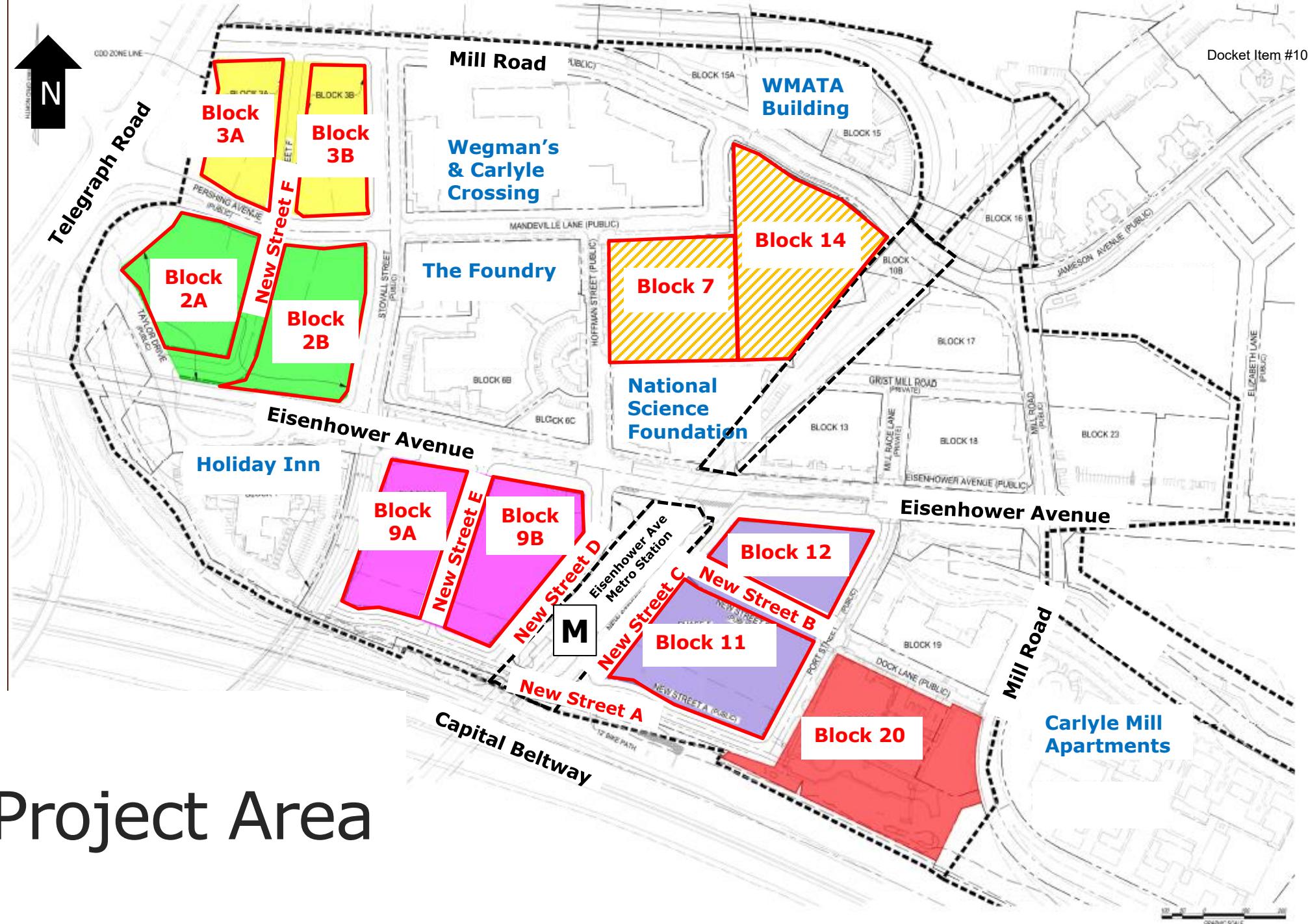
Hoffman / Eisenhower East Coordinated Development District (CDD)

Zoning Text Amendment #2024-00007
CDD Conceptual Design Plan #2022-00001

Planning Commission
June 4, 2024



CDD Project Area





Proposal

- 10.7 million square feet of new development anticipated on nine blocks of the 11-block project area
- Minimum and maximum building heights of 125-400 feet
- Mixed-use residential/commercial
- New construction for individual buildings would require additional development approvals not included in this request
- Up to six new streets, with flexibility for New Street F
- Transportation-related improvements around Metro station
- At least 10 new open spaces
- Future on-site affordable units and voluntary contribution
- Land for future public school



Land Use Requests

Text Amendment

Eliminate minimum parking requirements for CDD#2 zone

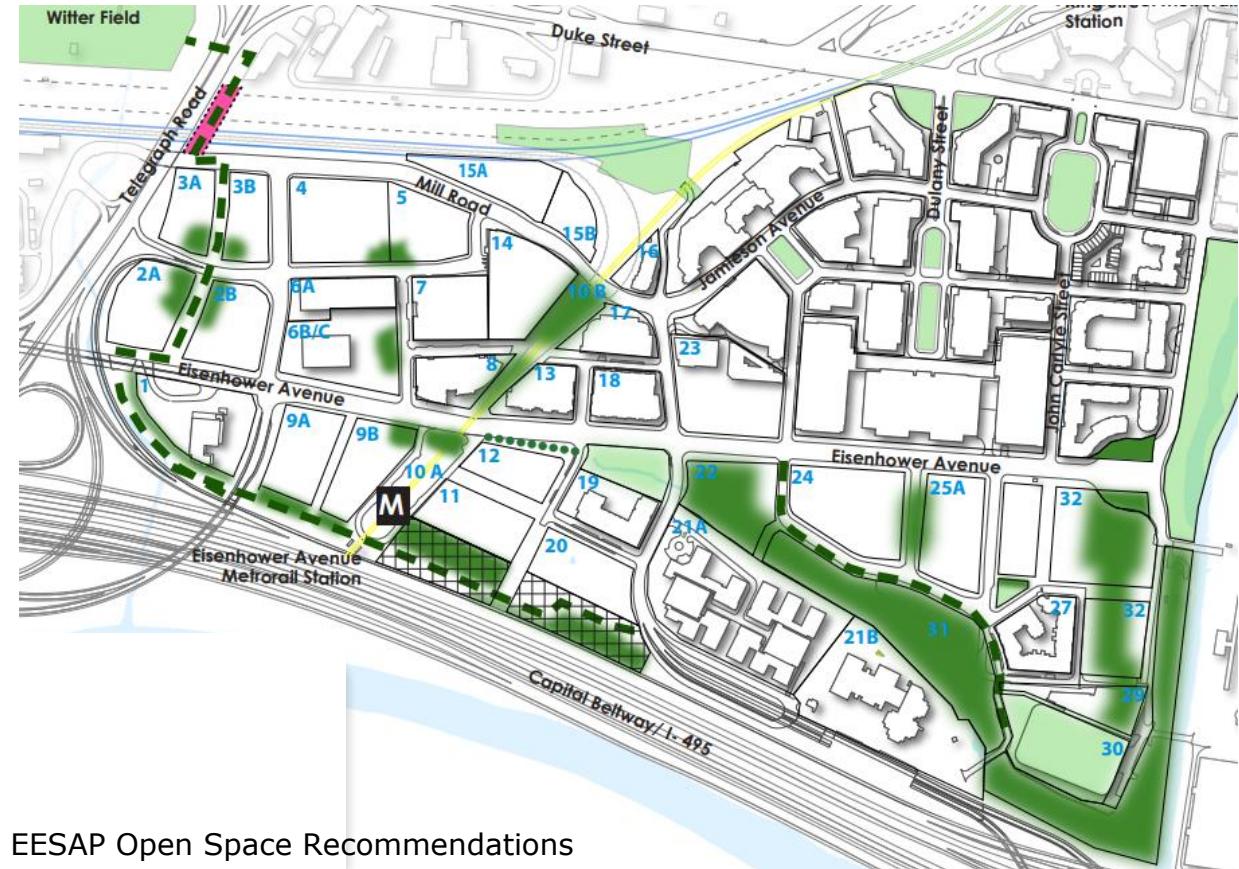
CDD Conceptual Design Plan

Approval for future development consistent with square footage, minimum & maximum building height, uses, open space and other elements shown on plan for multiple blocks



Consistency with Eisenhower East SAP

- Streets / Site Layout
- Future Buildings & Uses
- Transportation-Related Improvements
- Open Spaces
- Affordable Housing
- Developer Contribution
- Public School Site





Conclusion

Considerations

- Stormwater management to be considered with future development
- Transportation improvements, including around Metro station
- Schools: Estimated 200 new students with future development
- Fiscal Analysis: Estimated \$20.3 million increase in gross tax revenue

Benefits

- Long-anticipated redevelopment of surface parking lots near Metro station
- Construction of up to six new streets as recommended in EESAP
- New bicycle/pedestrian trail and other open spaces
- Eisenhower East Developer Contribution toward neighborhood improvements
- Estimated 200+ on-site affordable units and \$18+ million voluntary contribution
- Land dedication for future public school

Community Meetings	Dates
Adjacent Property Owners	10/2023
Carlyle Community Council	10/2023 & 12/2023
Virtual Public Meetings	11/2023 & 5/2024
Carlyle-Eisenhower East Design Review Board (DRB)	1/2024
Parks & Recreation Commission (PRC)	2/2024
Environmental Policy Commission (EPC)	5/2024

Recommendation: Staff recommends APPROVAL of the requests subject to the conditions contained in the staff report