

2901 Eisenhower Avenue

CDD Concept Plan - CDD#2015-0006

DSUP#2015-0001

TMP SUP#2015-0100

Coordinated Sign Program - SUP#2015-0101

City Council

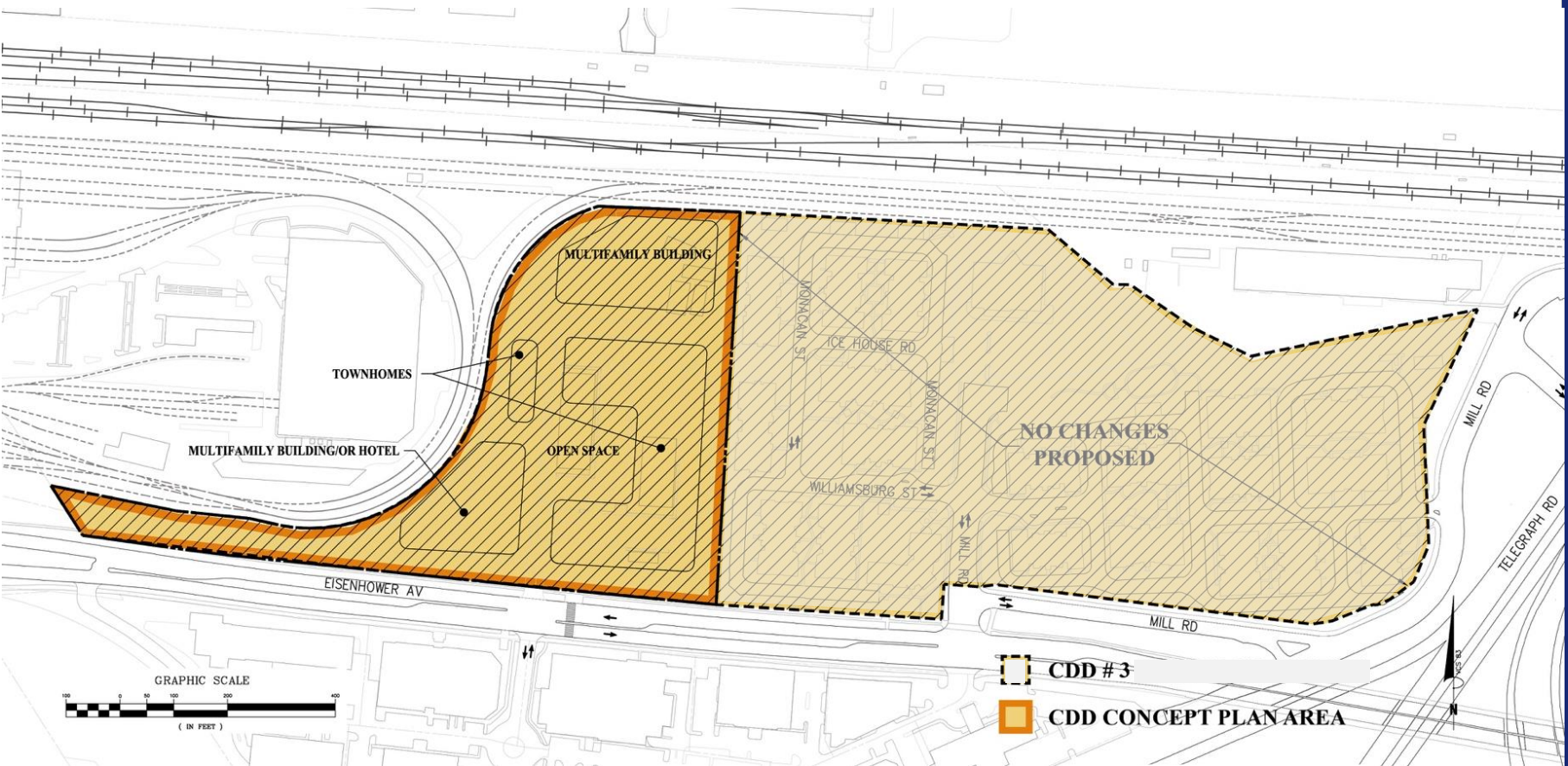


February 20, 2016

Project Location



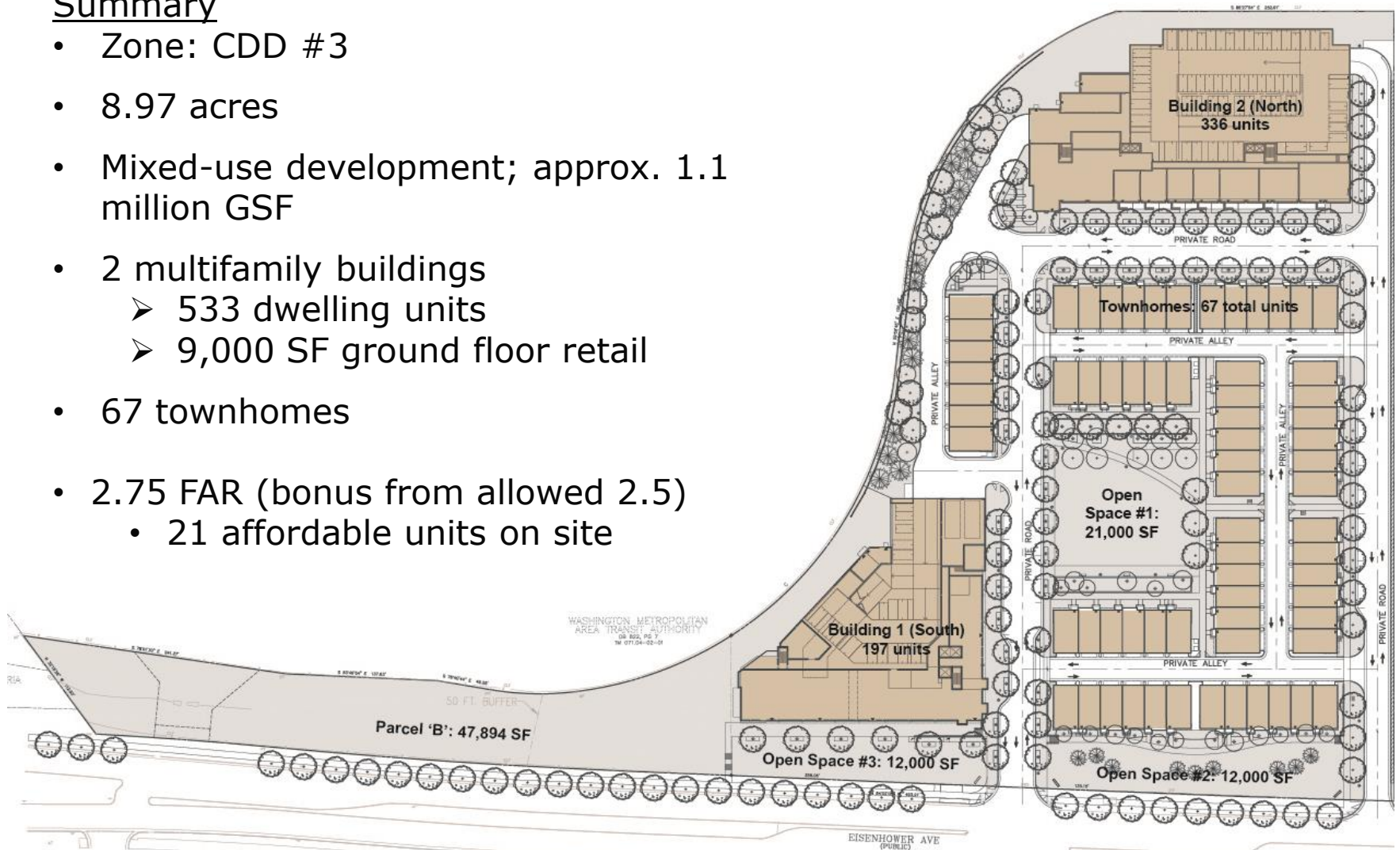
Proposed CDD Concept Plan



Project Description

Summary

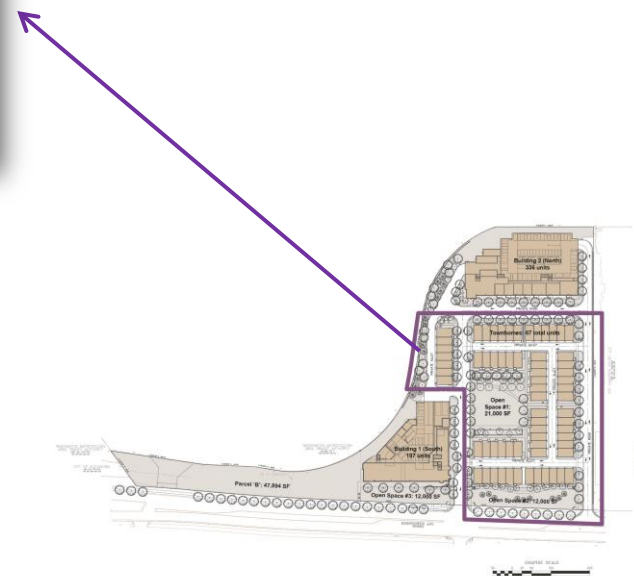
- Zone: CDD #3
- 8.97 acres
- Mixed-use development; approx. 1.1 million GSF
- 2 multifamily buildings
 - 533 dwelling units
 - 9,000 SF ground floor retail
- 67 townhomes
- 2.75 FAR (bonus from allowed 2.5)
 - 21 affordable units on site



Townhomes



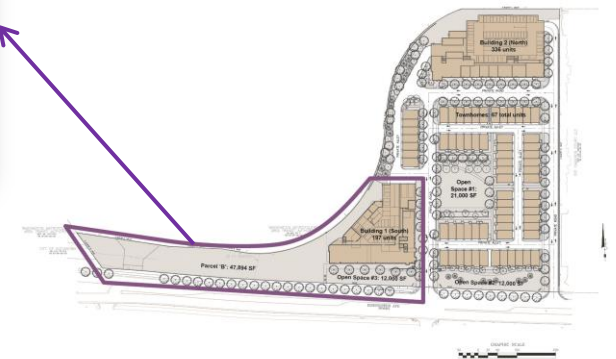
- Height:
 - 4 Stories
 - 43' tall
- Units:
 - 67 3-4 bedroom units



Building #1



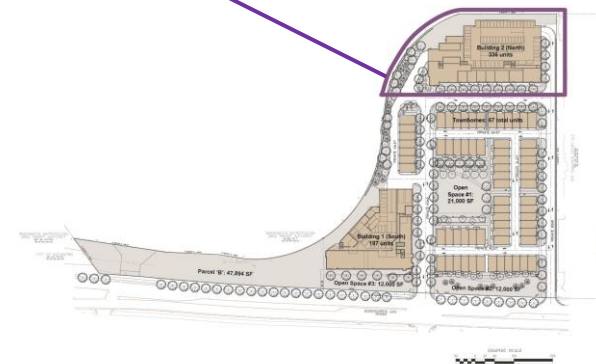
- Height:
 - 14 Stories
 - 150' tall
- Units:
 - 197 total units
 - 179 market rate
 - 8 affordable units (at 60% AMI)
- Retail: 9,000



Building #2



- Height:
 - 23 stories
 - 245' (increase from 225')
- Units:
 - 336 total units
 - 323 market rate
 - 13 affordable units (at 60% AMI)





View from Eisenhower Ave





Special Use Permits

- Development Special Use Permit with Site Plan
- Land without frontage on to a public street
- Increased number of penthouses
- Bonus density for the Provision of Affordable Housing
- Coordinated Sign Program
- Transportation Management Plan
- Parking Reduction

Modifications

- Height to setback requirement



Parking

- Townhomes
 - 67 units: 134 spaces required / 134 spaces provided
- Building 1 (South)
 - 197 units: 248 spaces required / 248 spaces provided (above grade parking structure)
 - 9,000 SF retail: 49 spaces required / 28 spaces provided
 - parking reduction required for 21 retail parking spaces
- Building 2 (North):
 - 336 units: 441 spaces required / 446 spaces provided (above grade parking structure)



Affordable Housing Plan

Bonus Units under Section 7-700

- North Tower – 13
- South Tower – 8
- 40 year Affordability Period @ 60% AMI

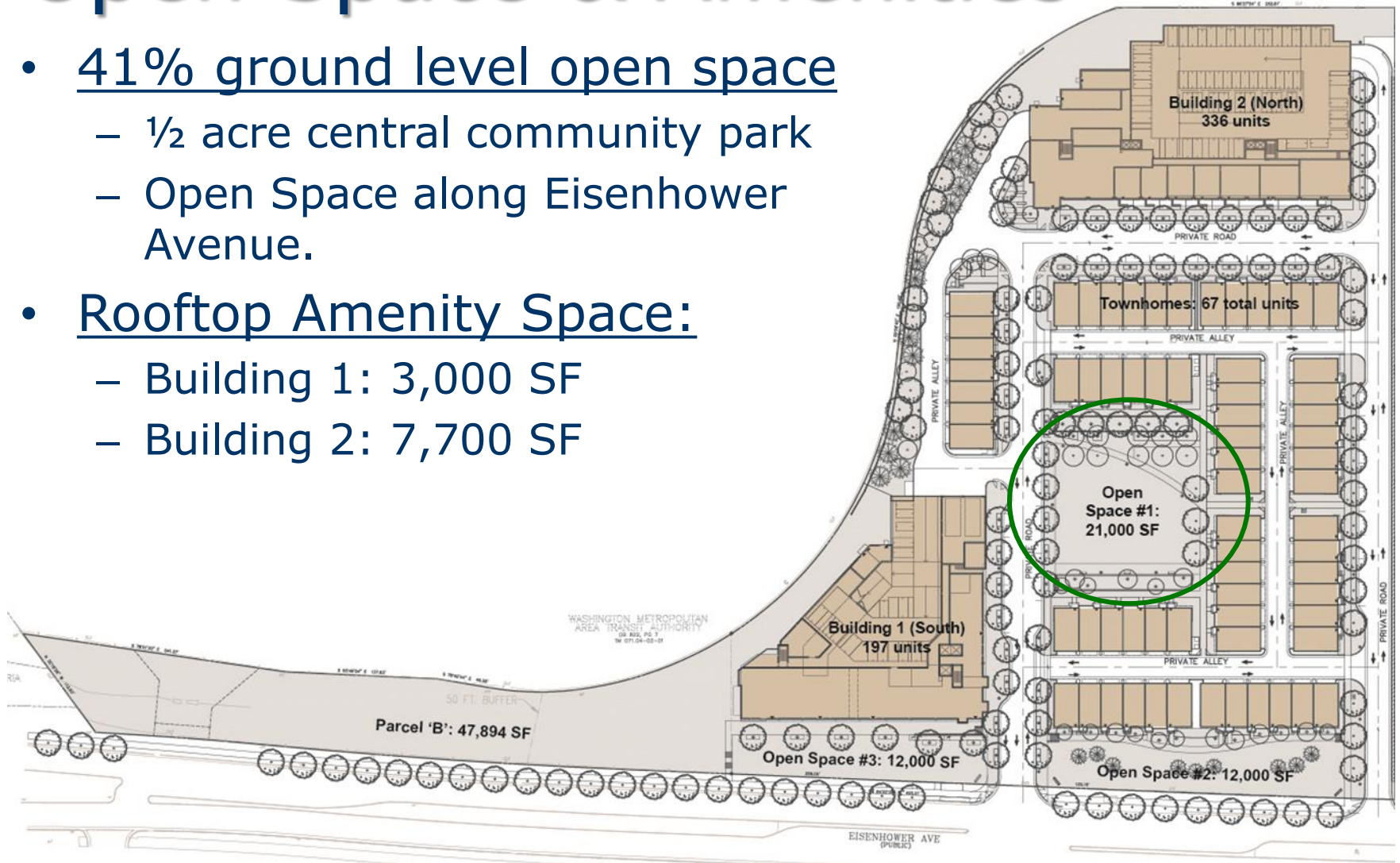
Voluntary Cash Contribution

- North Tower - \$1m
- South Tower - \$600k
- Townhouse - \$600k



Open Space & Amenities

- 41% ground level open space
 - ½ acre central community park
 - Open Space along Eisenhower Avenue.
- Rooftop Amenity Space:
 - Building 1: 3,000 SF
 - Building 2: 7,700 SF



Noise Mitigation

- 20 foot sound wall being built by the developer adjacent to the WMATA facility and tracks.



* Image represents texture, not color

Development in accordance with the King Street Metro/Eisenhower East Small Area Plan:

- Above grade parking garages adjacent to WMATA tracks.
- Sound-proofing materials incorporated into the design of the facades of the buildings

Public Benefits

- 21 on-site affordable housing units
- \$2.2mil contribution to affordable housing trust fund
- \$215,630 contribution to public art fund
- \$60,000 contribution to the bike share system
- Compliance with Green Building Policy
- Streetscape improvements
- Significant open space



Community Outreach

- Cameron Court Apartments
 - No opposition
- Commonwealth of Virginia DMV
 - No comment
- AHAAC
 - Approved the affordable housing plan on November 12, 2015
- Federation of Civic Associations
 - Discussion held on January 27, 2016
- WMATA
 - Met with staff regarding Noise Assessment Study



Conclusion

Staff recommends APPROVAL with conditions

