

2461 Eisenhower Avenue

DSUP #2016-00027

CDD #2016-00001

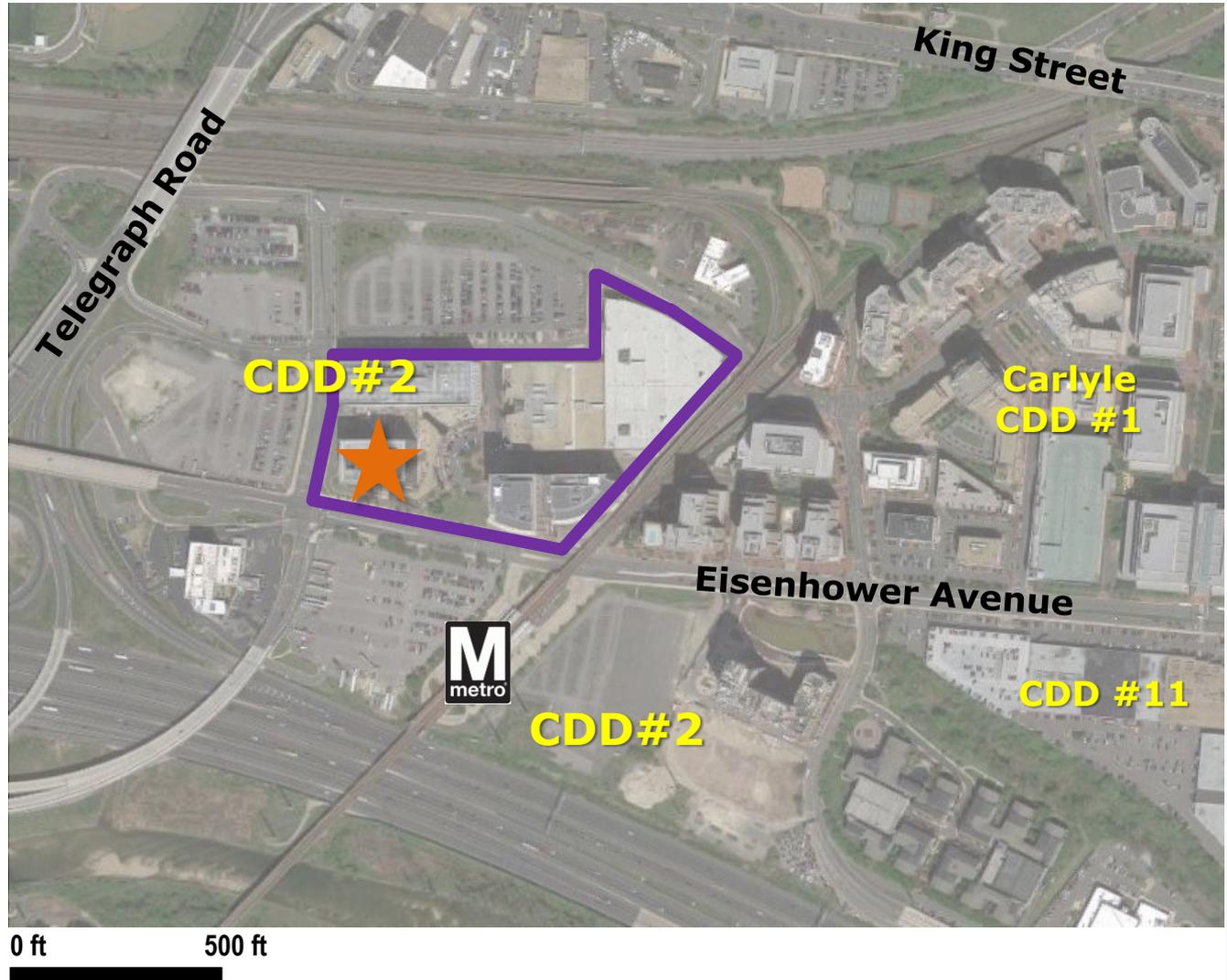
City Council
October 15, 2016



Location

Eisenhower East Small Area Plan

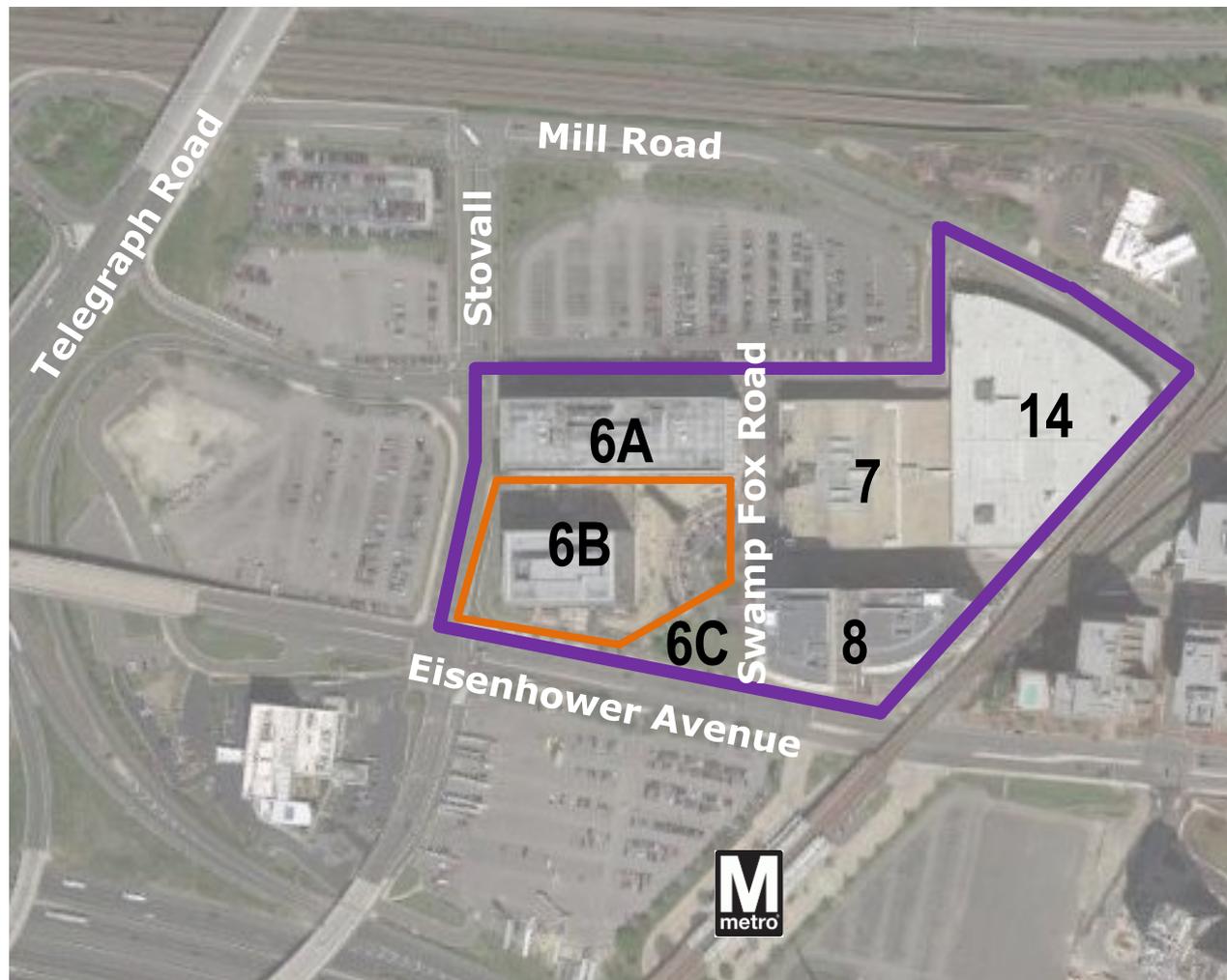
- CDD#2



Site Context

Town Center Blocks

- 6A Office
- 6B Office/Retail
- 6C Retail
- 7 AMC theater
- 8 NSF
- 14 Parking



Background

Block 6B

- 2.89 acres

Existing Uses

- Office:
351,753 sf
- Liner Retail:
24,565 sf



View west from National Science Foundation

Request

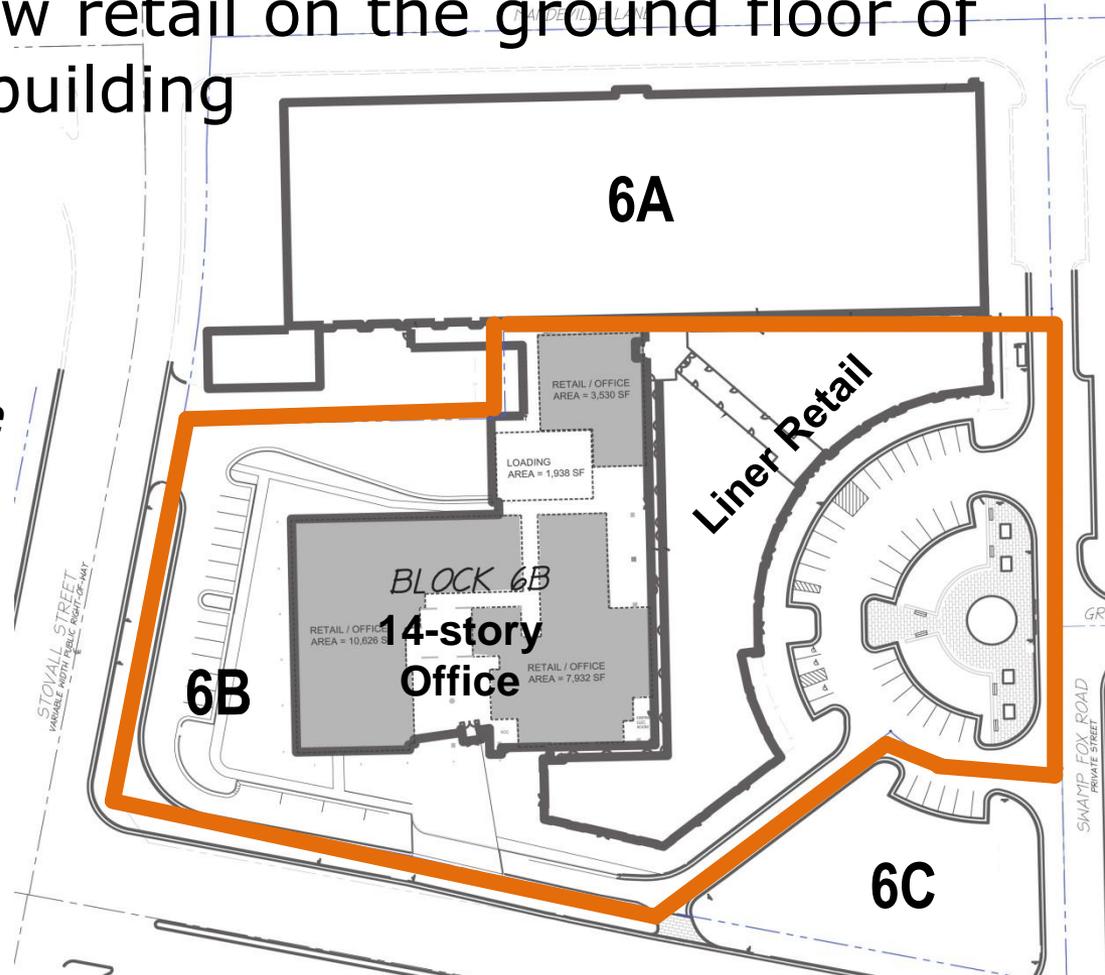
The applicant requests a DSUP and CDD Amendment to allow retail on the ground floor of the existing office building

Existing

- Office Building:
351,753 SF *office use*

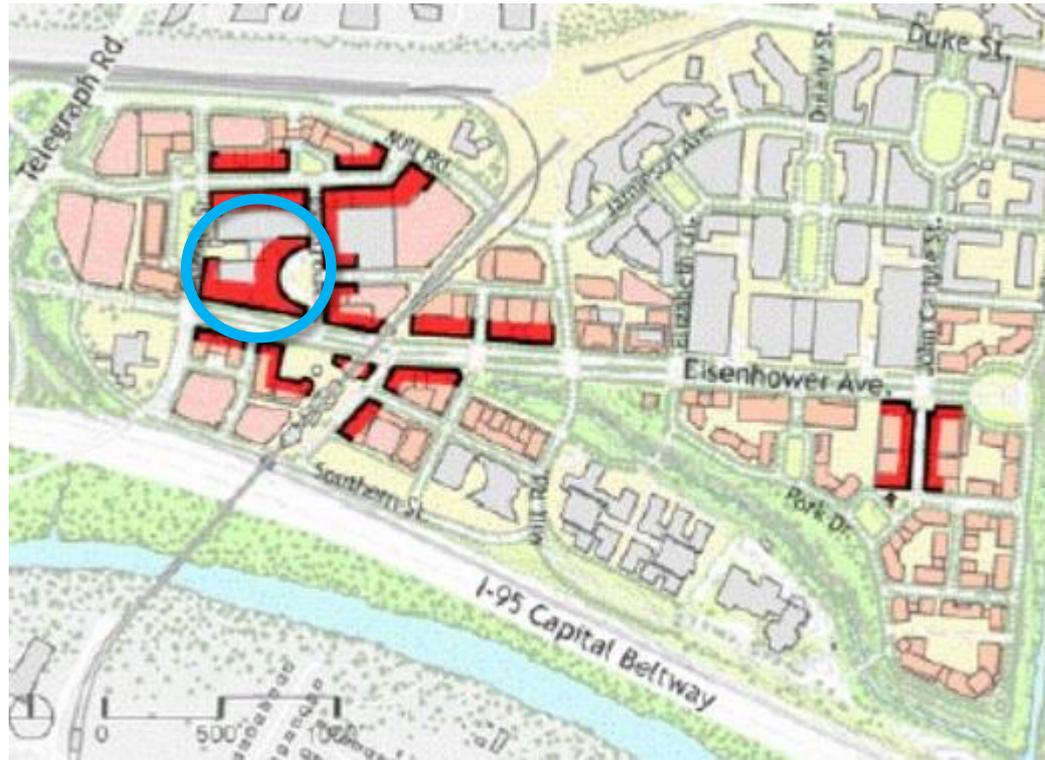
Proposed

- Office Building:
351,753 SF*
- * 22,088 NSF of ground floor office or retail use



Consistency with Small Area Plan

1. Indicated as a location for ground floor retail
2. Development chart allocates 50,000 SF of additional retail for Block 6
3. Area can support additional retail



Benefits

- Ground floor retail
 - near metro station
 - for new employees and residents of the area
- Streetscape improvements on Eisenhower Ave
- Potential for outdoor dining
- Increased pedestrian activity in neighborhood



Community

- Eisenhower Partnership & Federation approve of the use flexibility:

Use flexibility will provide added variety and activity to current area uses



Recommendation

Staff Recommends Approval of
DSUP#2016-00027 & CDD2016-0001,
subject to conditions.

