

Eisenhower East Blocks 11 & 12 Extension

DSUP 2016-00012

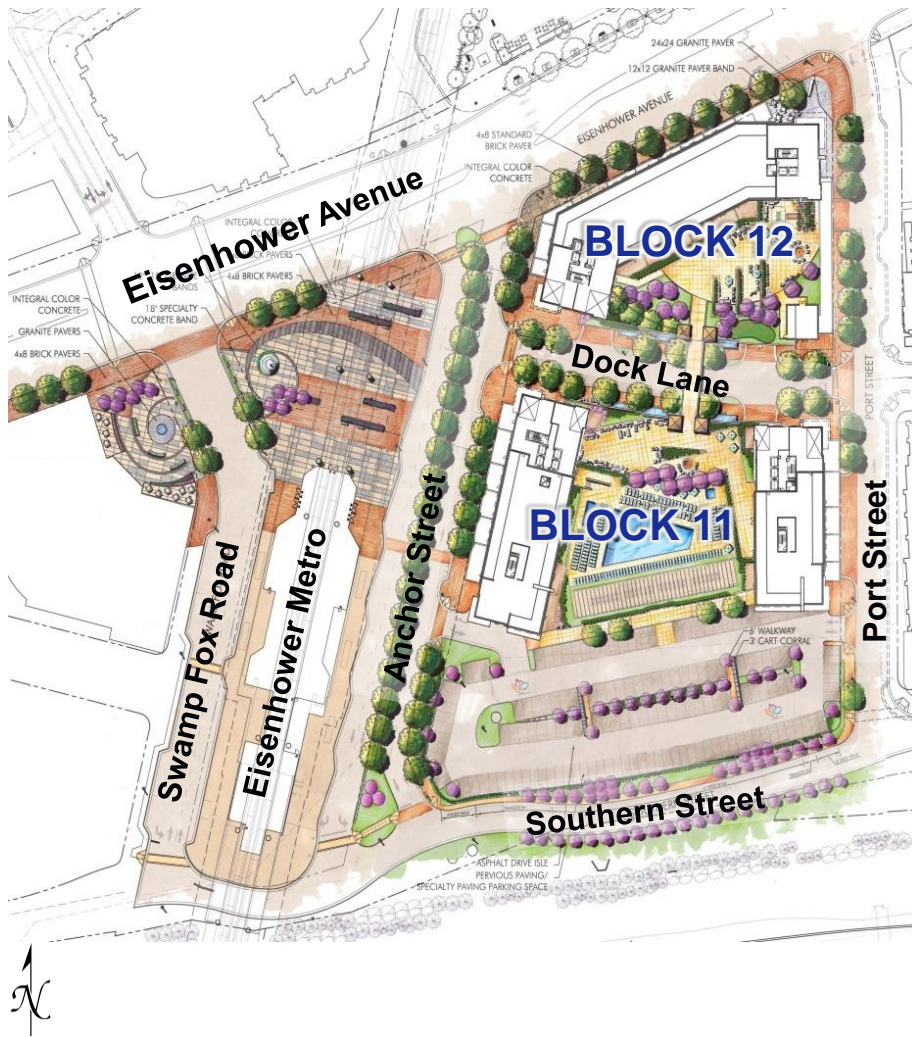
City Council
April 22, 2017



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.

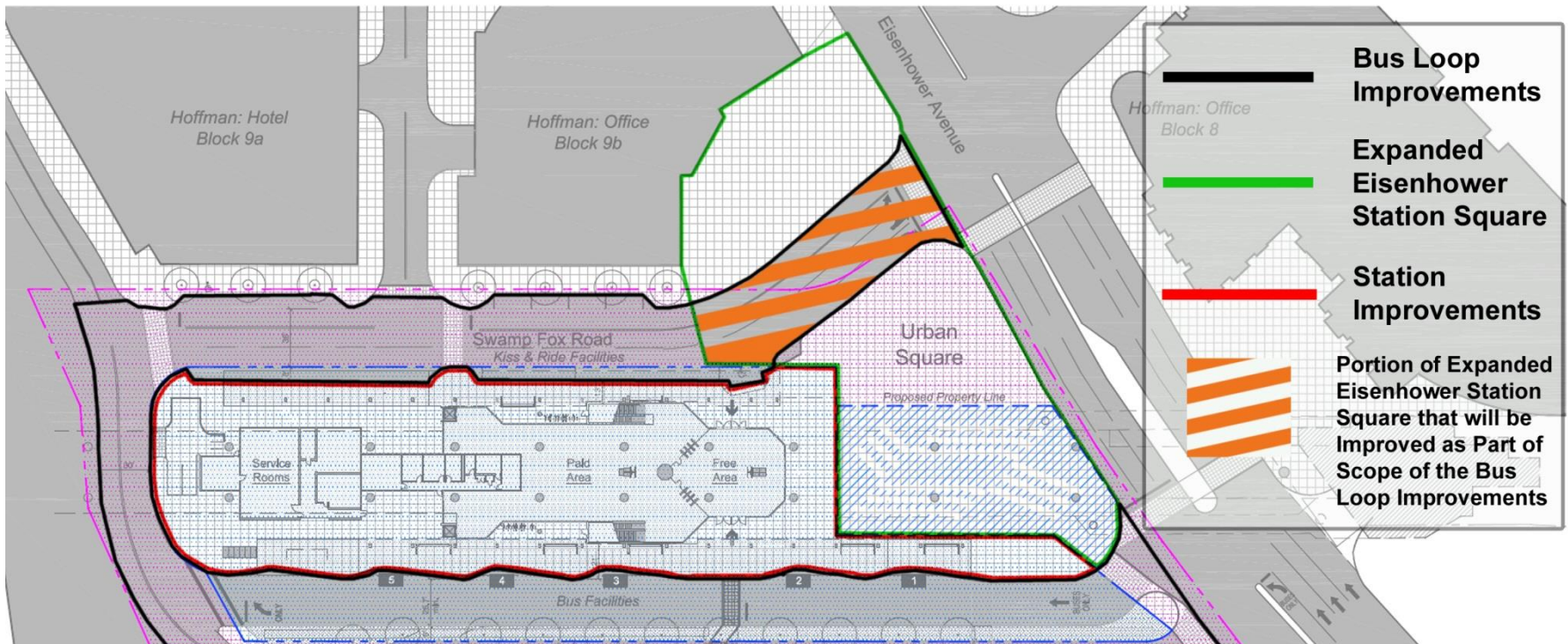


Evening View from Eisenhower Ave.



Street view of Blocks 11 & 12 from Eisenhower Metro Station

Eisenhower Ave Metro Bus Loop

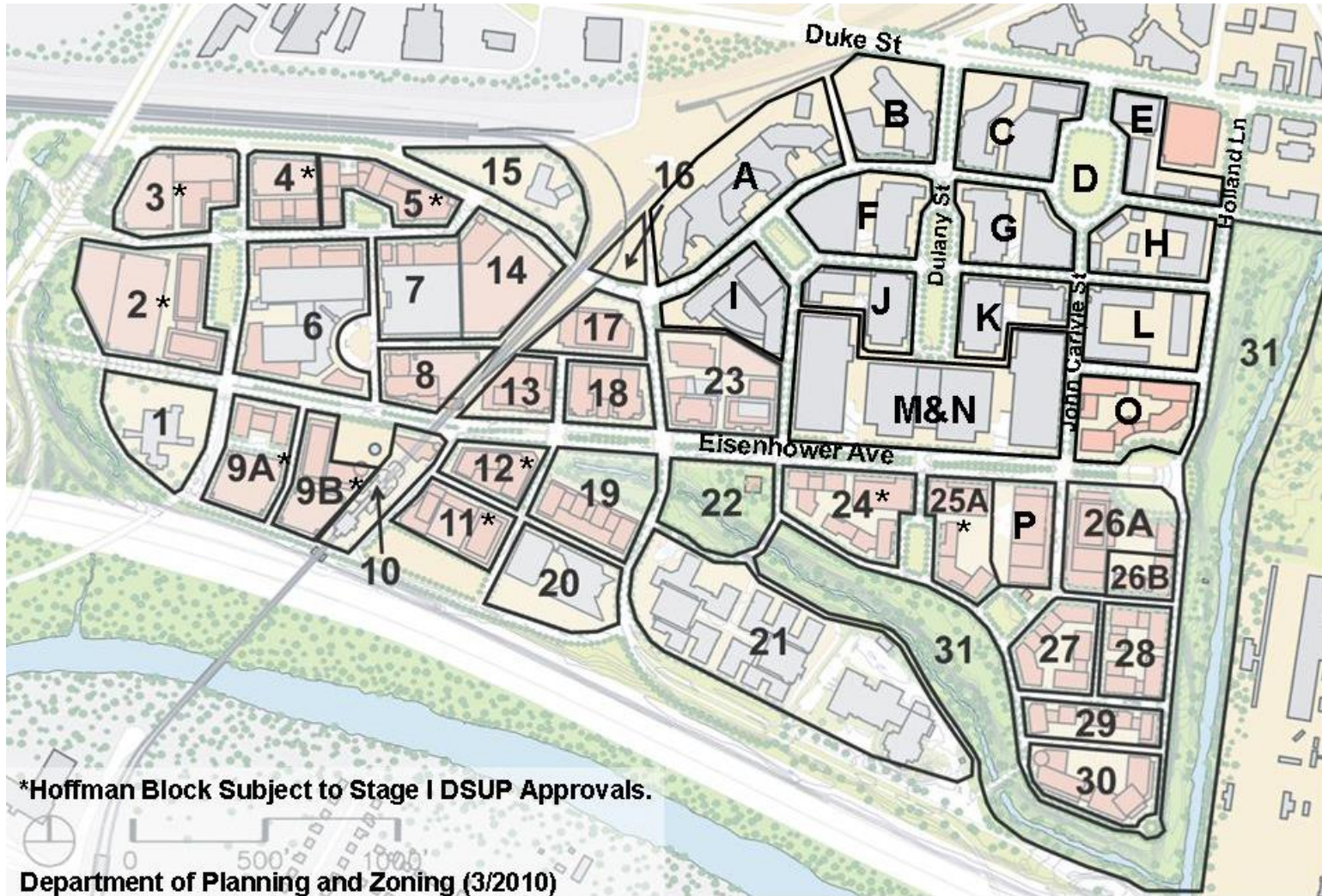


Conclusion

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



Eisenhower East Blocks



*Hoffman Block Subject to Stage I DSUP Approvals.

Department of Planning and Zoning (3/2010)

Hoffman Public Art Master Plan

★ OPPORTUNITY FOR SCULPTURE/PUBLIC ART FEATURE

▲ OPPORTUNITY FOR PUBLIC ART

✚ INTERPRETIVE HUB (2-SIDED KIOSK)

▬ ARCHITECTURAL PANEL

