



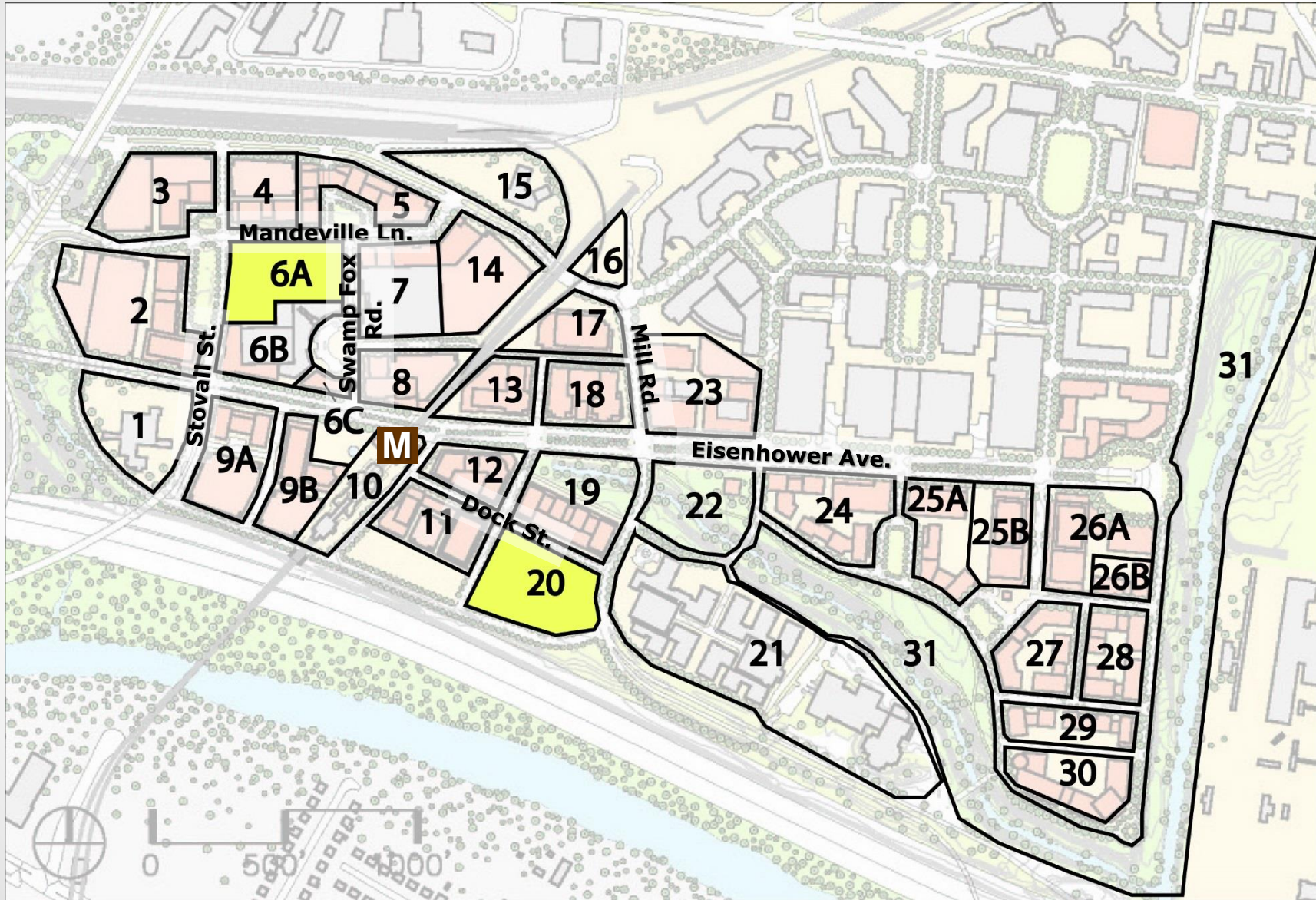
# **Eisenhower East Master Plan Amendment**

Phase 1 Small Area Plan Update

# Proposed Amendments – Block 6A and 20



Eisenhower East MPA #2017-0006



# Summary of Proposed Amendments



## Block 6A

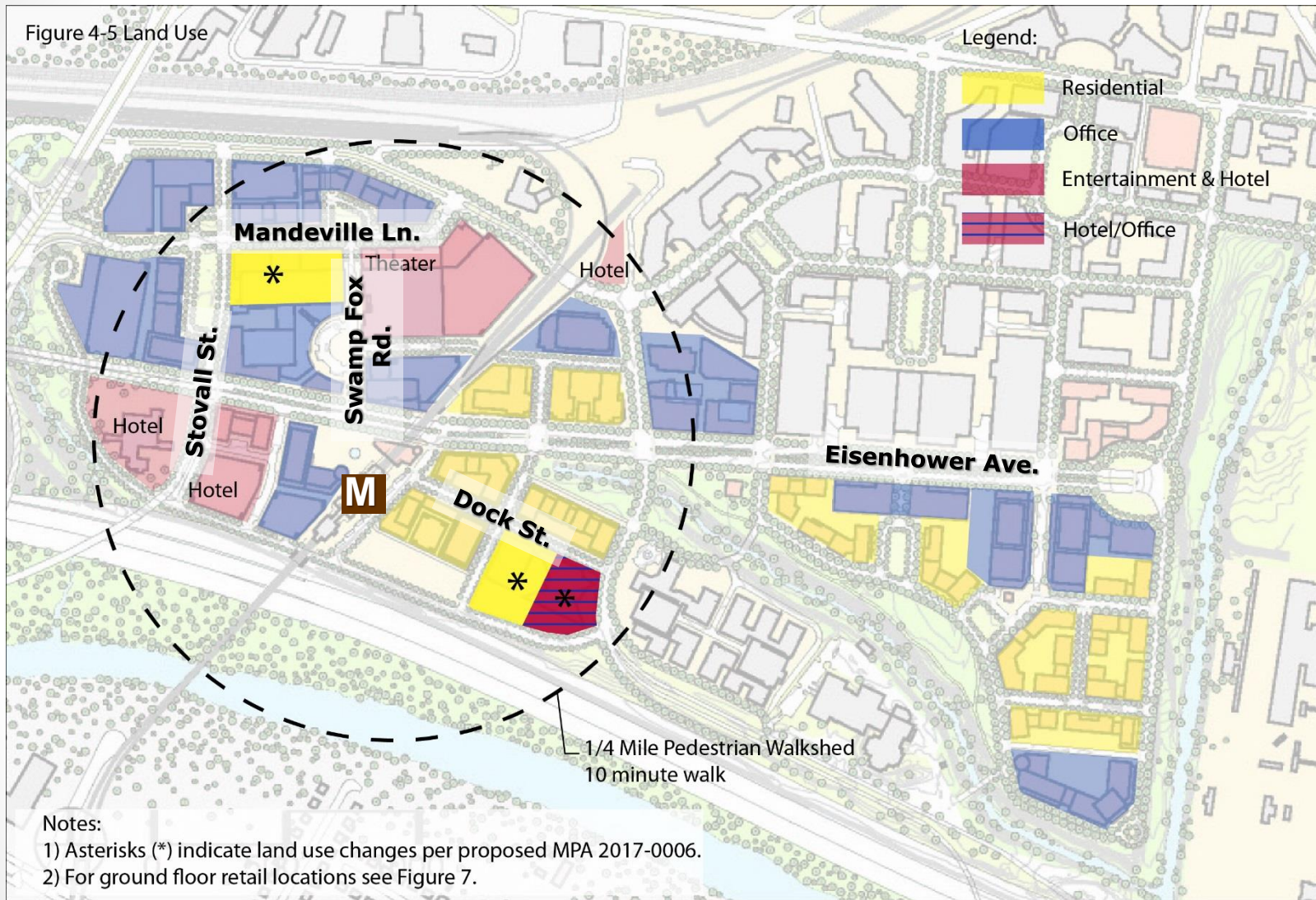
- Separation of Block 6 into 6A, 6B, and 6C
- Conversion of office to residential and retail use
- Allowance of above-grade parking to be excluded from the permitted allowable gross floor area (AGFA) with the adaptive reuse of the existing building
- Increase in maximum building height from 150 feet to 210 feet

## Block 20

- Conversion of office to residential and hotel (or office) use
- Increase in maximum building height from 220 feet to 310 feet

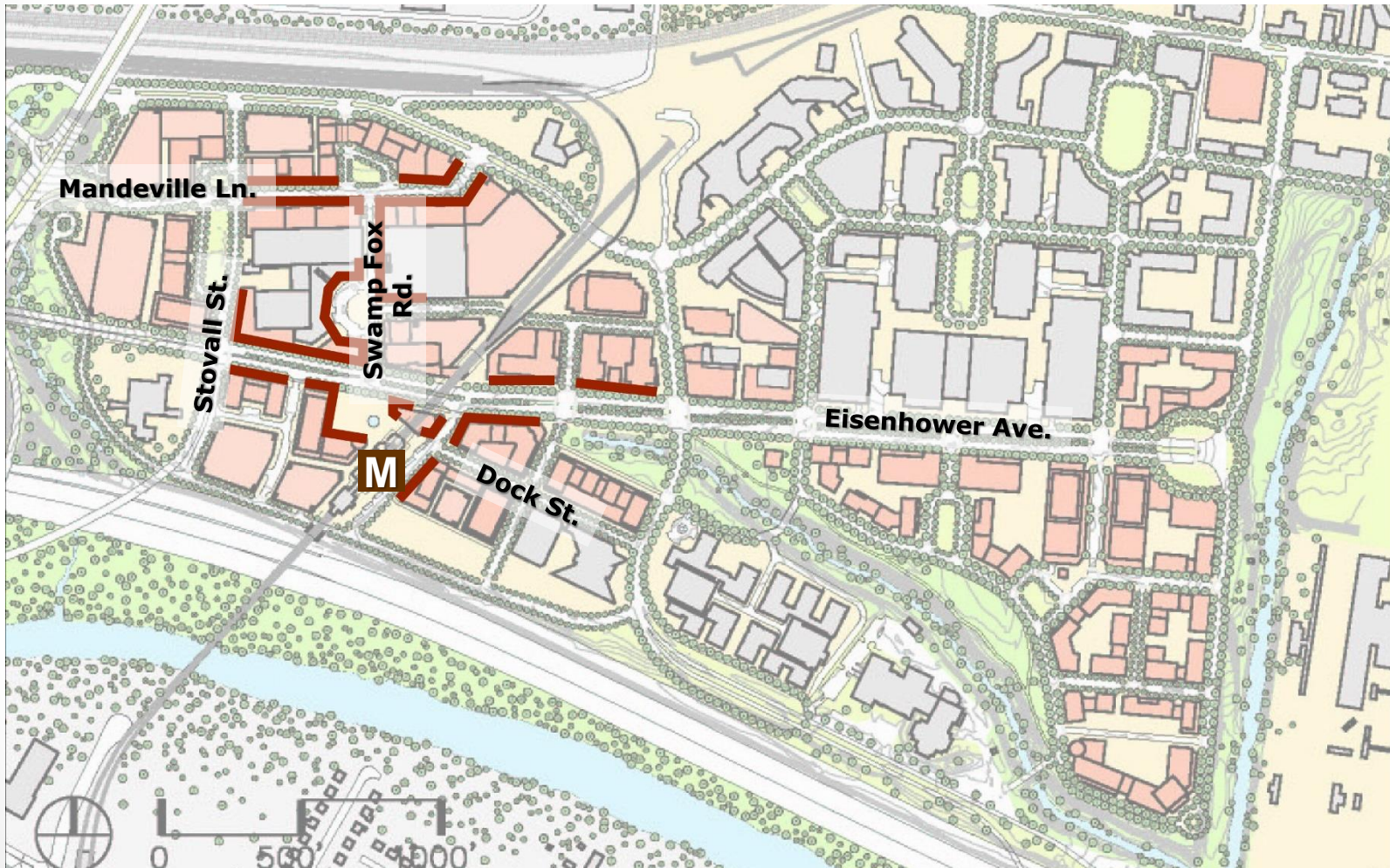


# Proposed Land Use Amendments

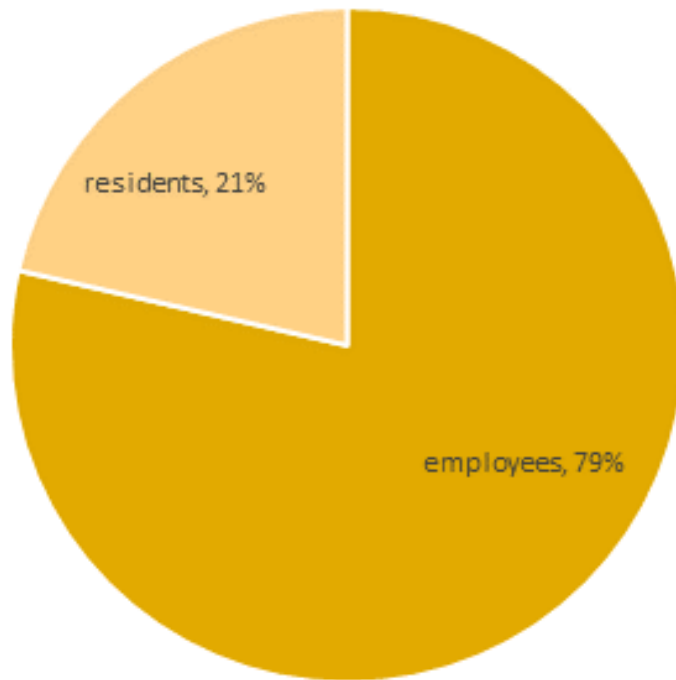




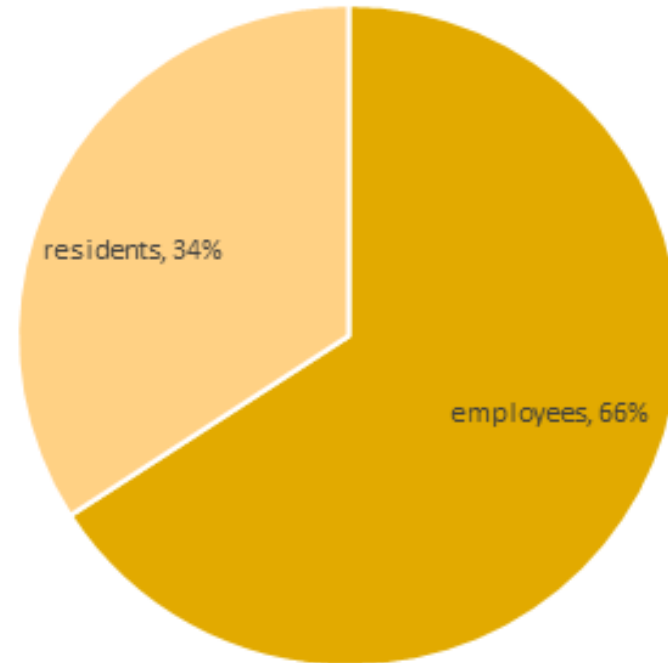
# Approved Retail Locations (Per 2003 Plan)



# Ratio of Residents to Employees within 1/4 mile of Metro



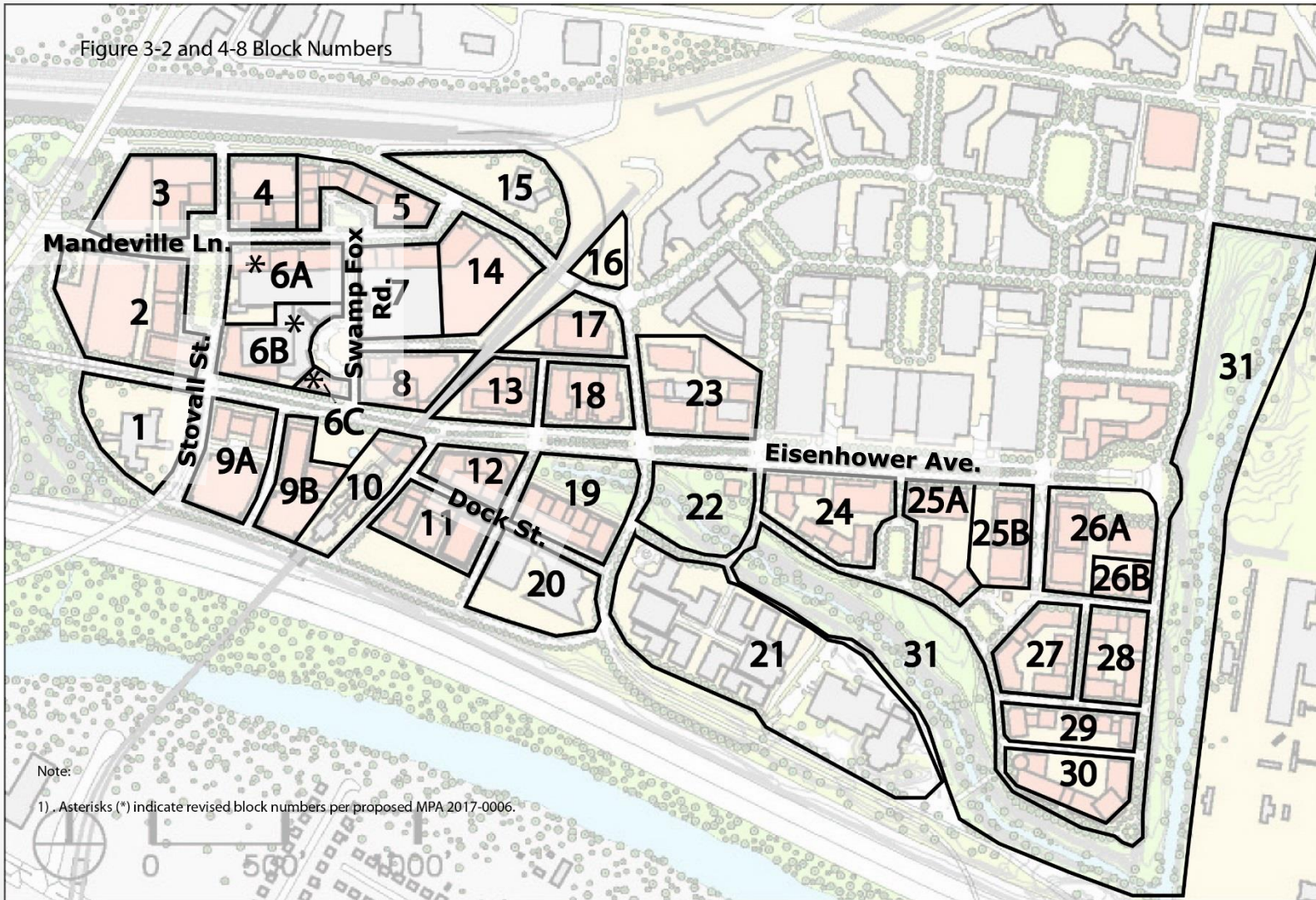
Per approved land use in 2003 Plan  
Residents 21% Employees 79%



With Proposed amendment  
Residents 34% Employees 66%



# Proposed Block Number Map



# Block 6A Proposed Amendments



- Conversion of 665,522 sq. ft. of office use on Block 6A to 36,475 sq. ft. of retail use
- Allowance of 115,900 sq. ft. for above-grade parking within the existing building on Block 6A (for adaptive reuse of existing vacant building)
- An increase in building height from 150 feet to 210 feet on Block 6A



# Block 20 – Proposed Amendments



- Conversion of 585,000 sq. ft. of office use to residential and hotel or office use; a minimum of 95,000 sq. ft. must be for hotel or office use
- Increase in building height from 220 feet to 310 feet consistent with existing and proposed buildings height surrounding Block 20

# Development Controls Table CDD2

Figure 4-9 as amended

Block	Net Development Site Area <sup>8</sup>	Principal Use	Allowable Gross Floor Area	Building Heights (Stories)	Maximum Tower Height (in feet)	Ground Floor Retail <sup>9</sup>
<b>6</b>	<u>195,210</u>	Office	<u>1,036,000</u>	<u>10-15</u>	<u>150</u>	<u>33,500</u>
<b>6</b>		Retail	<u>50,000</u>	<u>1-2</u>	<u>20-40</u>	<u>50,000</u>
<b>6A</b> <sup>7, 10</sup>	<u>65,161</u>	<u>Residential</u>	<u>665,552</u>	<u>16</u>	<u>210</u>	<u>36,500</u>
<b>6B</b>	<u>92,898</u>	<u>Office</u>	<u>362,066</u>	<u>10-15</u>	<u>150</u>	<u>39,100</u>
<b>6C</b>	<u>9,815</u>	<u>Office</u>	<u>7,900</u>	<u>10-15</u>	<u>150</u>	<u>7,900</u>
<b>20</b>	<u>77,100</u>	Office	<u>585,000</u>	<u>10-15</u>	<u>220</u> <sup>2</sup>	
<b>20</b> <sup>7, 11</sup>	<u>154,101</u>	<u>Res/Hotel</u>	<u>585,000</u>	<u>10-30</u>	<u>310</u>	

In addition, the proposed amendment adds the following notes to Figure 4-9:

- With adaptive reuse of the building on Block 6A, above grade parking will not count against AGFA, as long as the parking is screened and integrated into the design of the building.
- Block 20 must provide 95,000 sq. ft. minimum hotel or office use.



# Staff Recommendation

