



WMATA Office Building – Block 15A

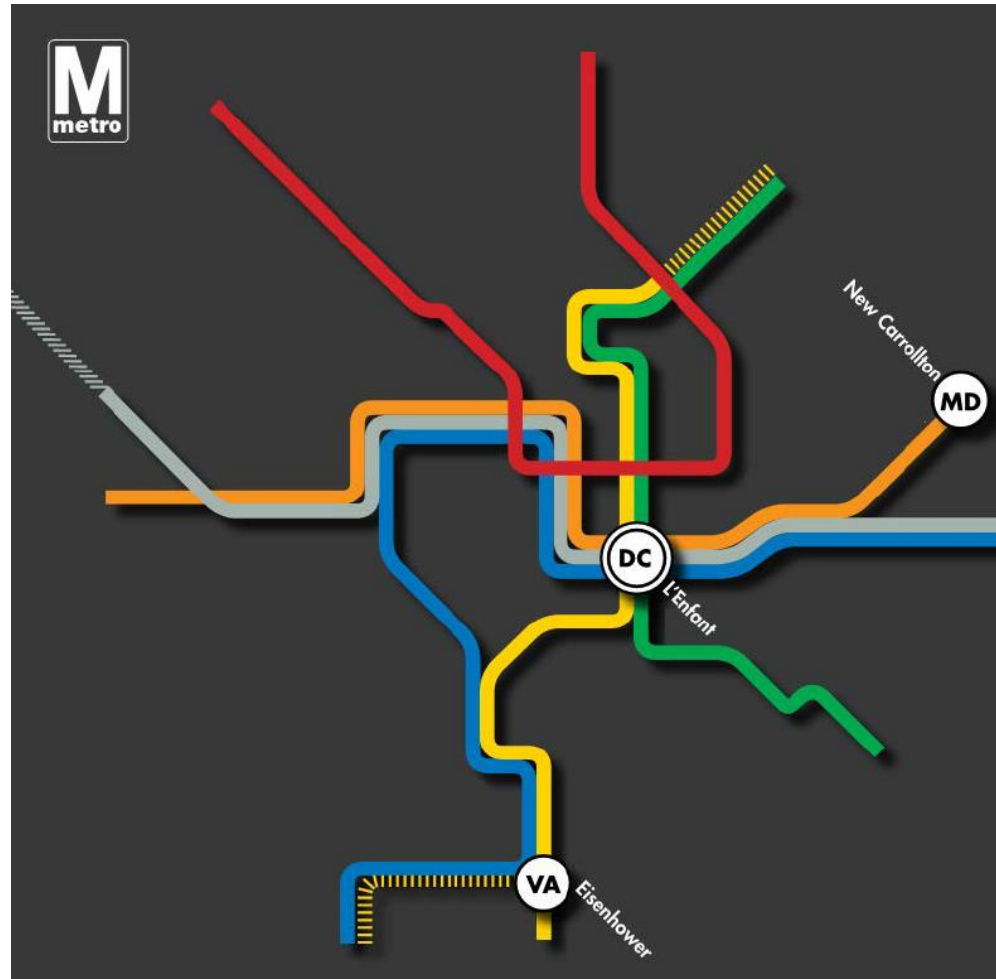
**Master Plan Amendment #2019-0002,
Rezoning #2019-0003,
CDD Concept Plan #2019-0003
Development Special Use Permit #2018-0018,
Transportation Management Plan SUP #2019-0033**

City Council - July 9, 2019

Background



- New headquarters for WMATA in Virginia
- Other headquarters in DC and Maryland



Project Context & Location



Applications Requested:

Master Plan Amendment of the Eisenhower East Small Area Plan Chapter to divide Block 15 into Blocks 15 and 15A.

CDD Concept Plan to add Block 15A.

Rezoning

- Current Zone: OCM(100)/Office Commercial Medium and UT/Utility and Transportation
- Proposed Zone: CDD #2 / Coordinated Development District #2 and UT/Utility and Transportation

Development Special Use Permit with Site Plan to construct an office building with above-grade parking and a surface parking lot.

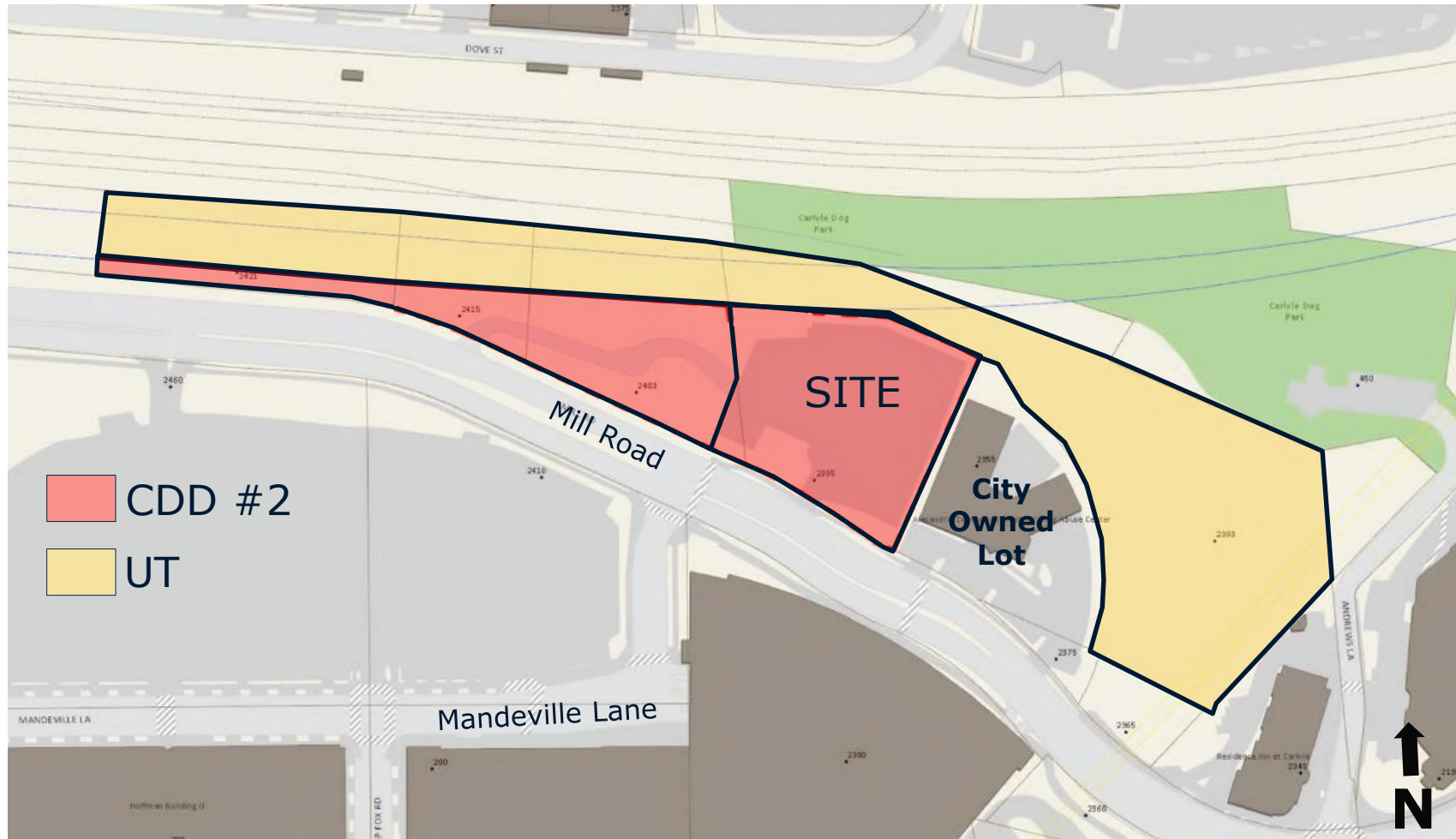
Special Use Permits for Transportation Management Plan.

MPA & CDD Concept Plan

Eisenhower East / Carlyle Blocks



Rezoning and Subdivision

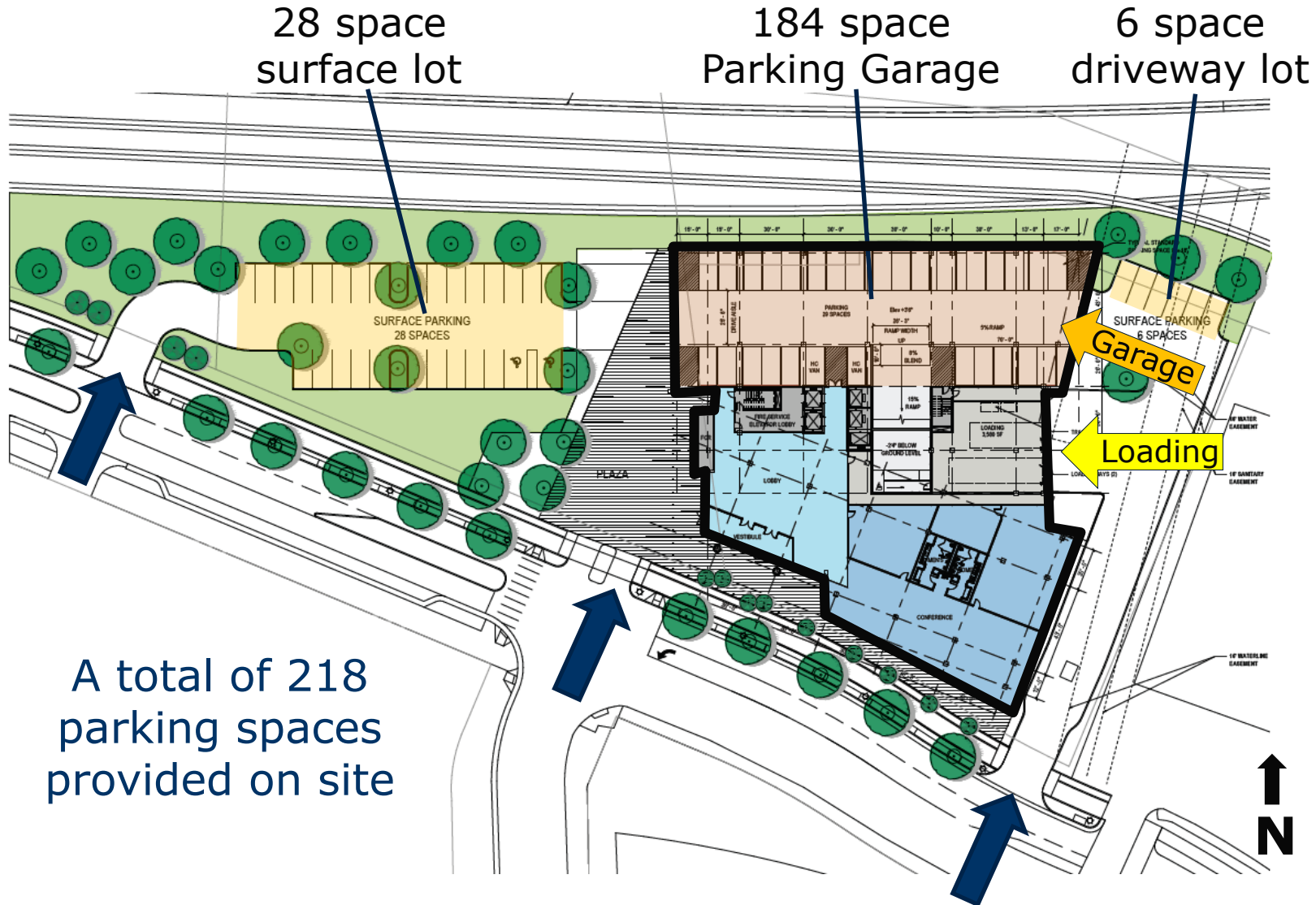


Project Description

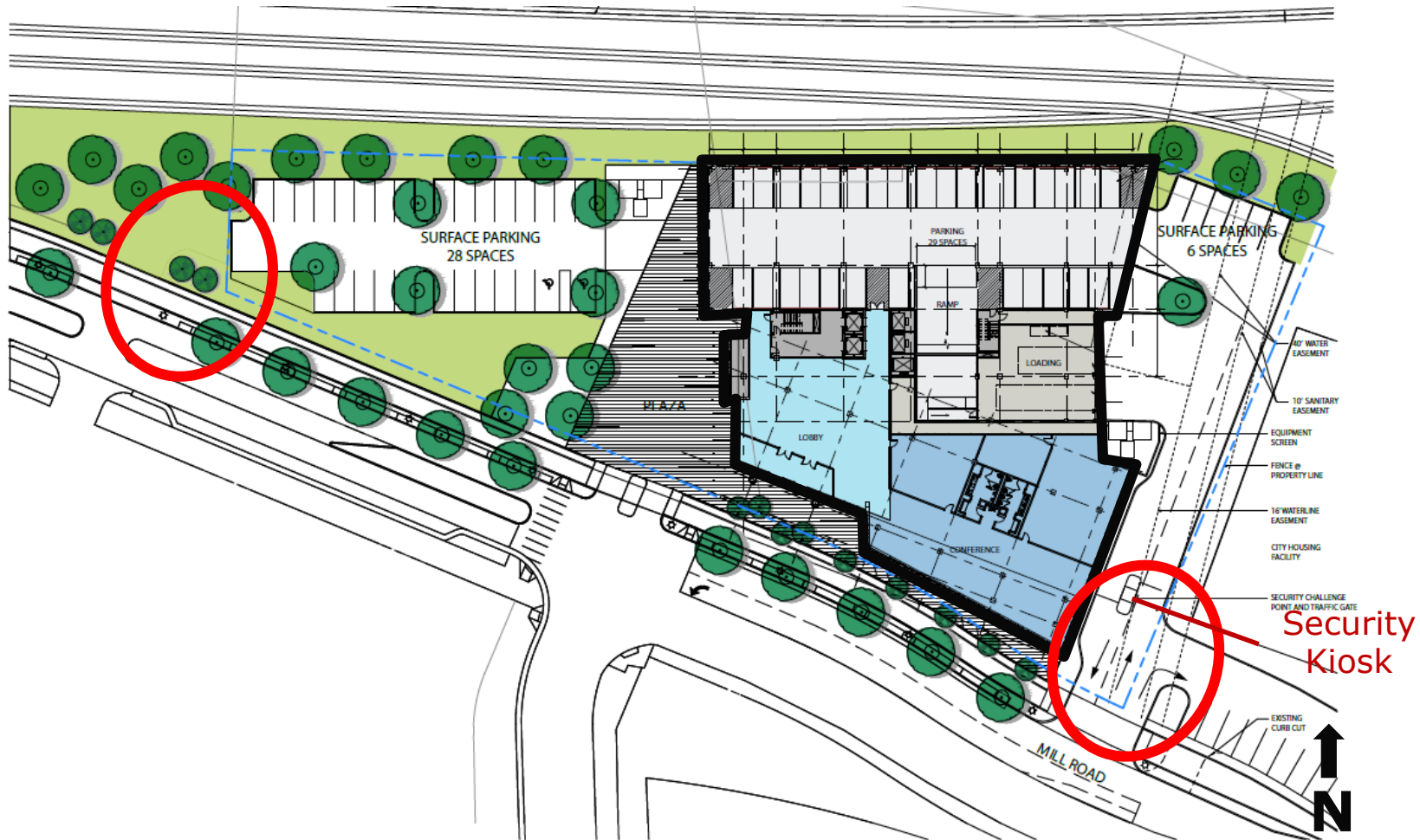


- 408,767 square feet of new office and parking garage space (net)
- 1.89 acre site (82,283 square feet)

Site Access and Parking



Project Revisions



Carlyle/Eisenhower East Design Review Board

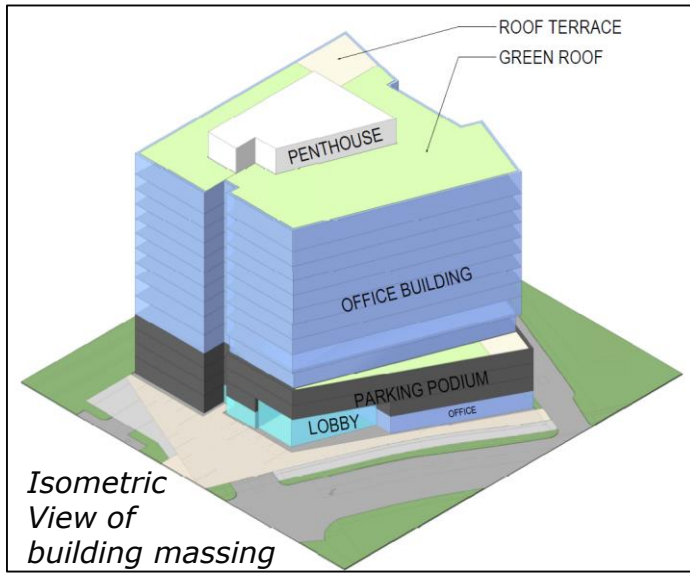


WMATA Office Building

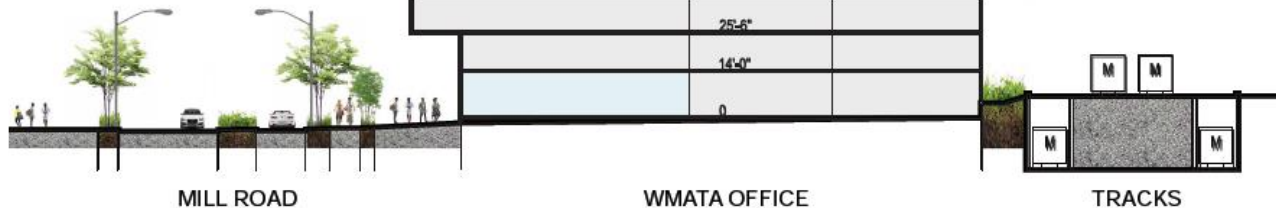
DSUP2018-0028

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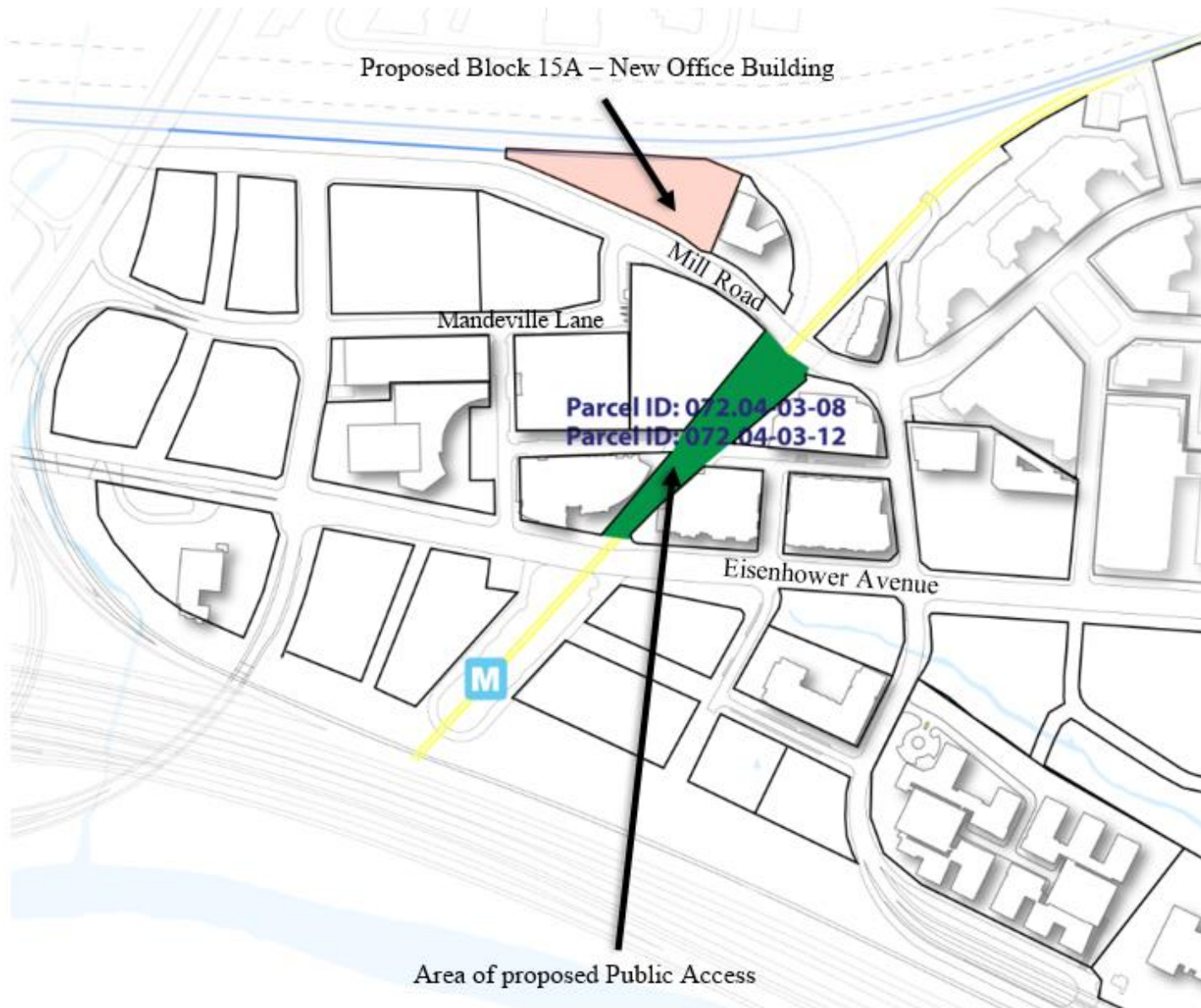
Building Design



North-South
Section of
building



Developer Contributions



Project Benefits

- Construction of new office building on a currently vacant and underutilized lot;
- Expansion and increased urban development within Eisenhower East;
- Construction of high-quality architecture and compliance with the Green Building Policy;
- Improved/new multi-use paths, street trees and traffic equipment enhancement;
- Provision of on-site public art (\$75,000 value)



Conclusion



Planning Commission and Staff recommend **approval**, subject to compliance with all applicable codes and the staff recommendations.

