



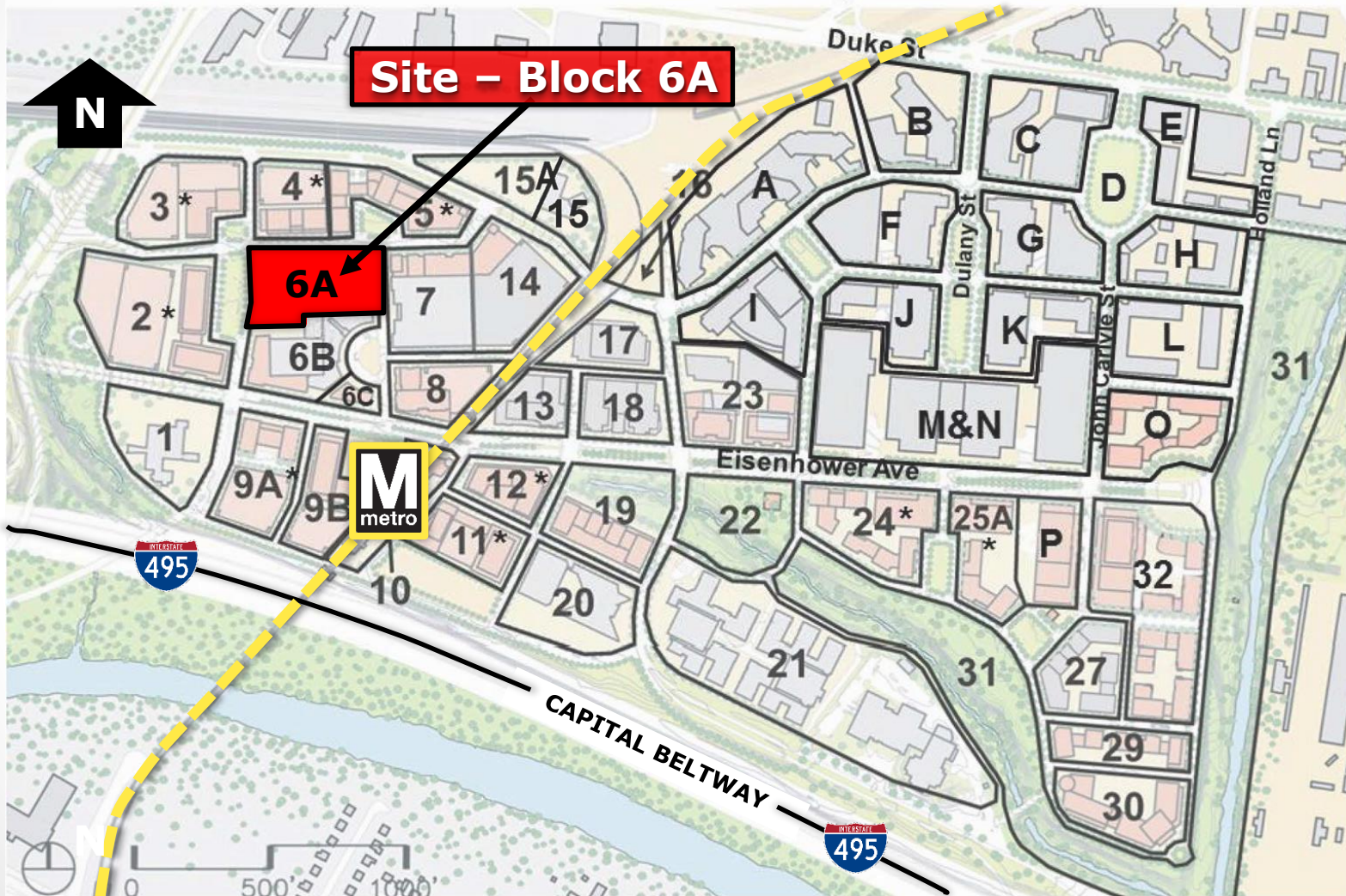
Hoffman Town Center Block 6A

200 Stovall Street

***Master Plan Amendment #2019-0005
Coordinated Development District #2019-0004
Development Special Use Permit #2019-0019***

**City Council Public Hearing
September 14, 2019**

Eisenhower East Block Map

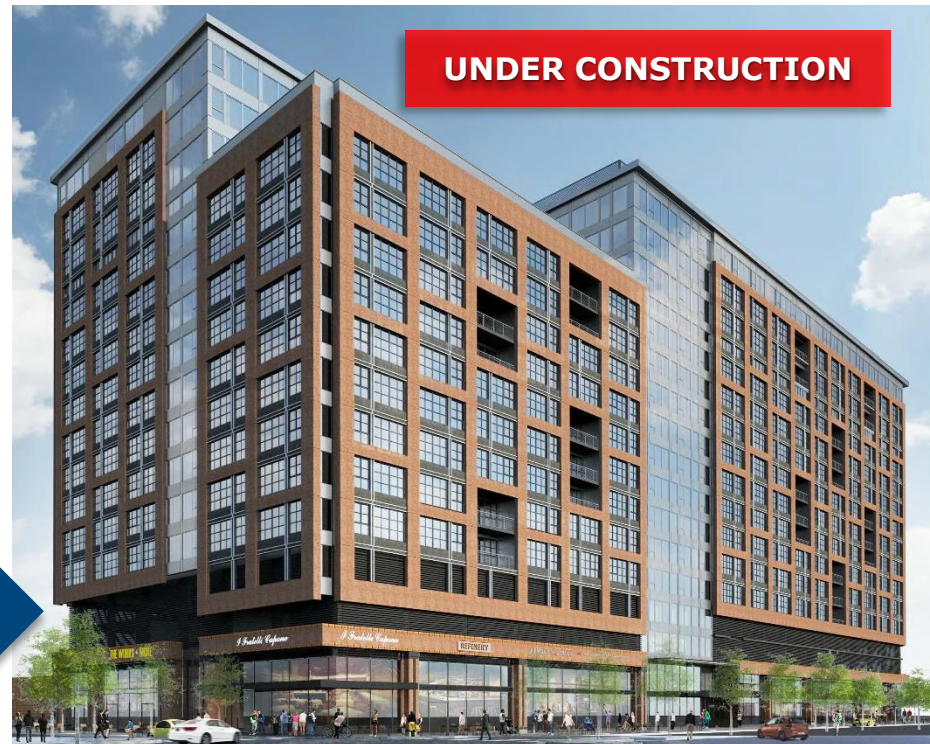
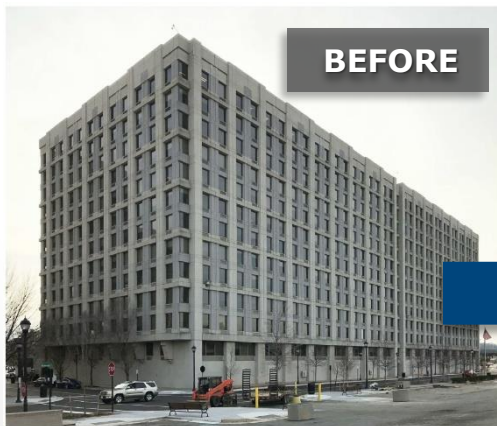


Site Context



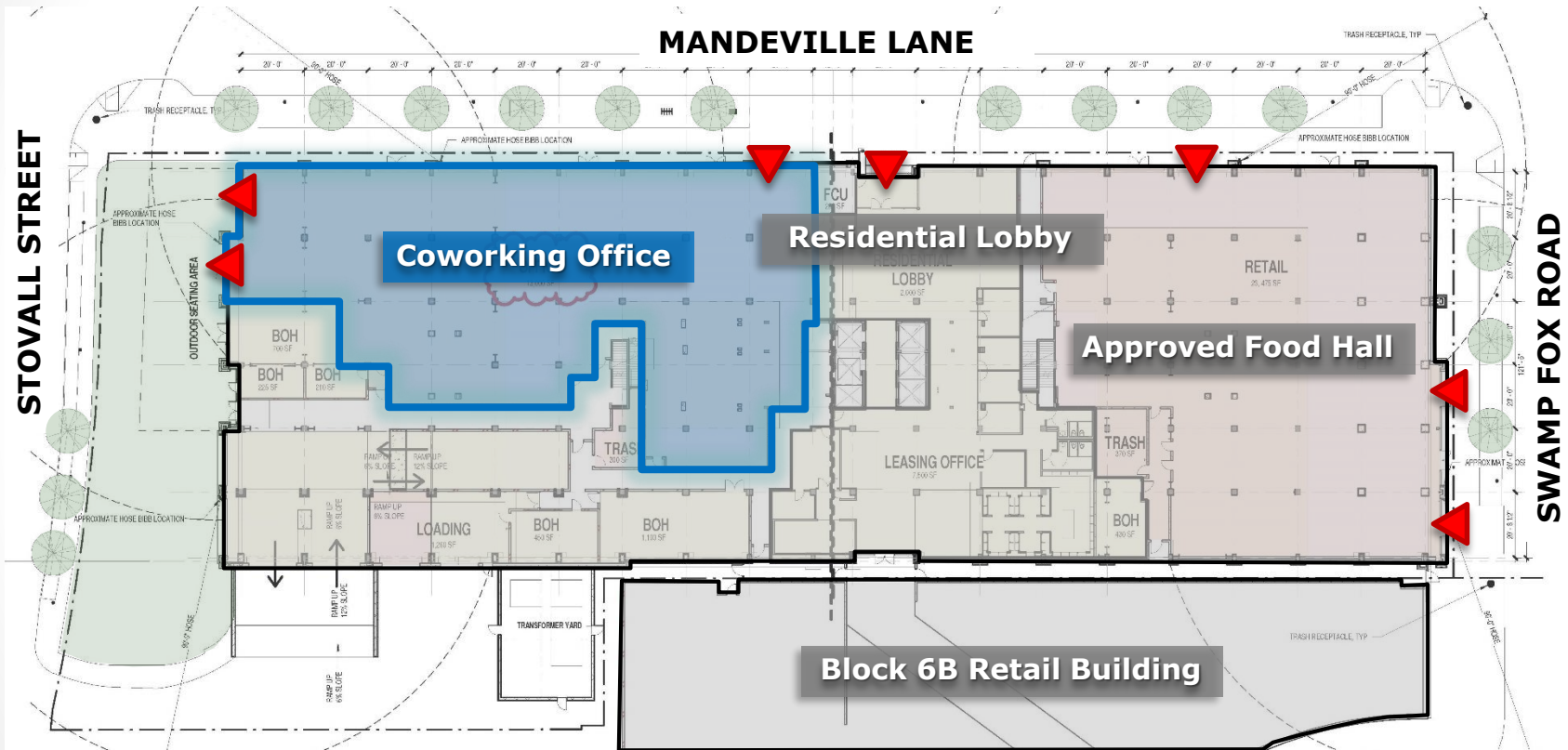
DSUP #2017-00015

- Office to residential conversion
- 3 additional floors and rooftop amenity space
- 2.5 levels of on-site, above grade parking
- Re-skinning of architectural façade



View from Mandeville Lane and Swamp Fox Road

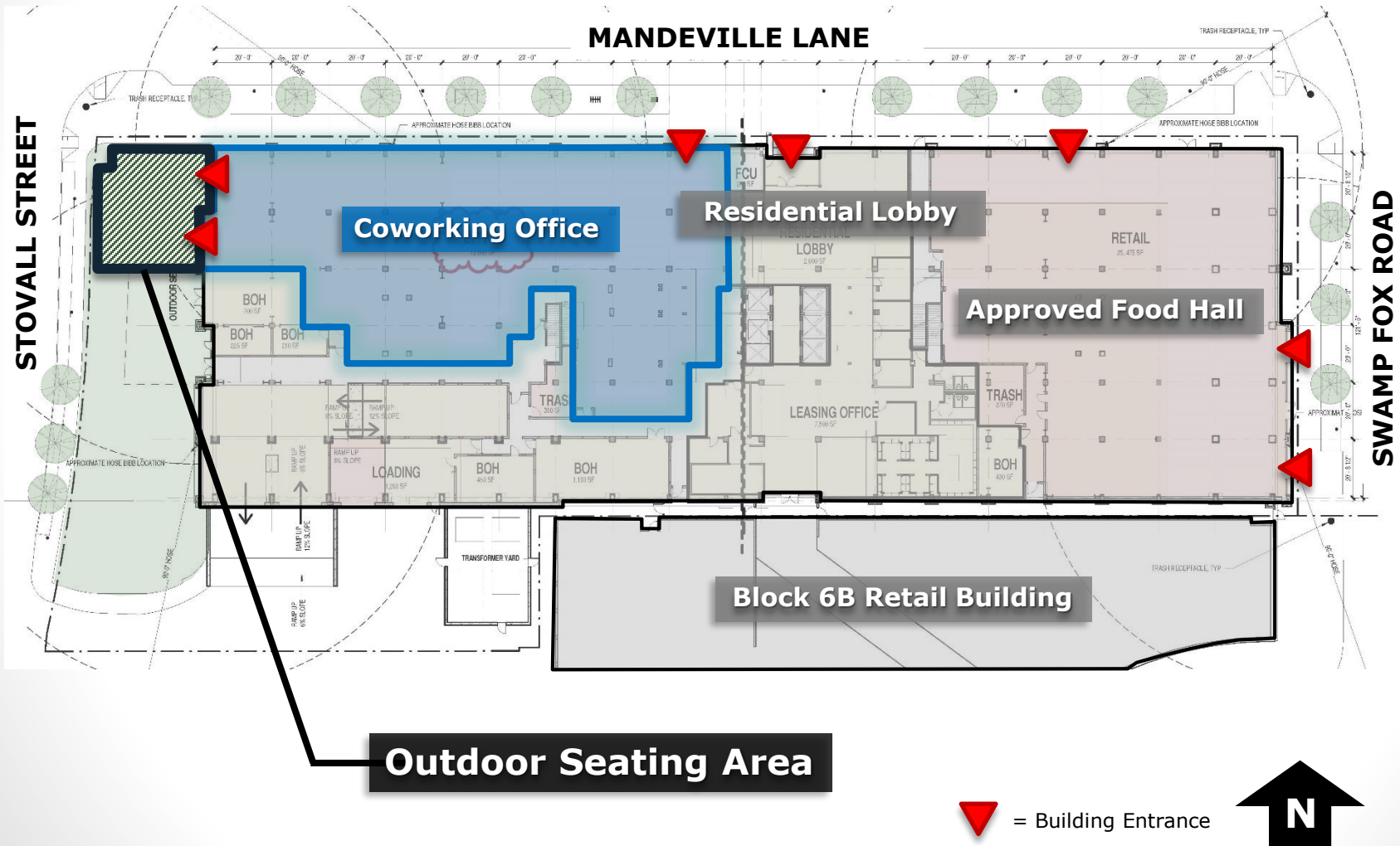
Project Description



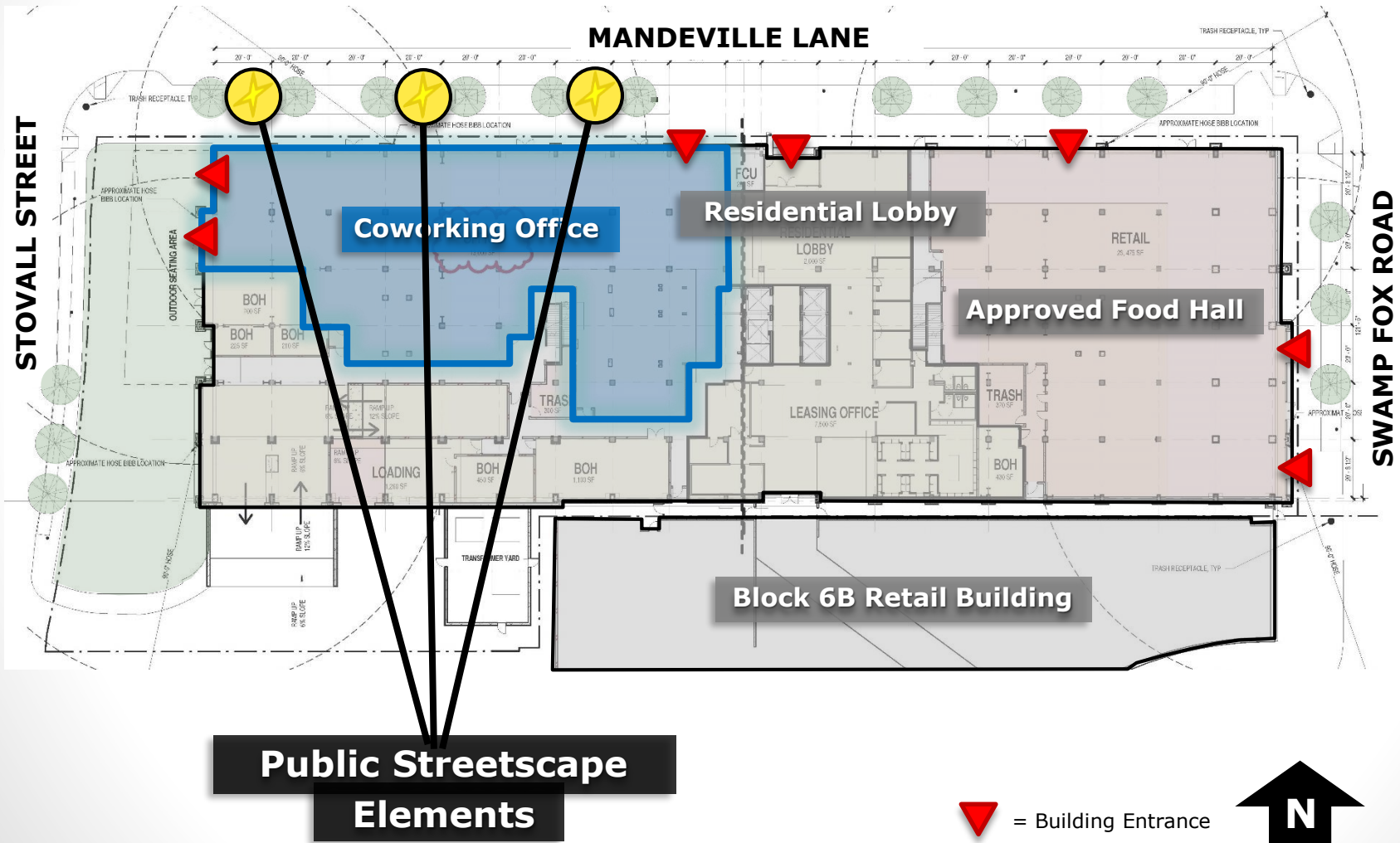
= Building Entrance



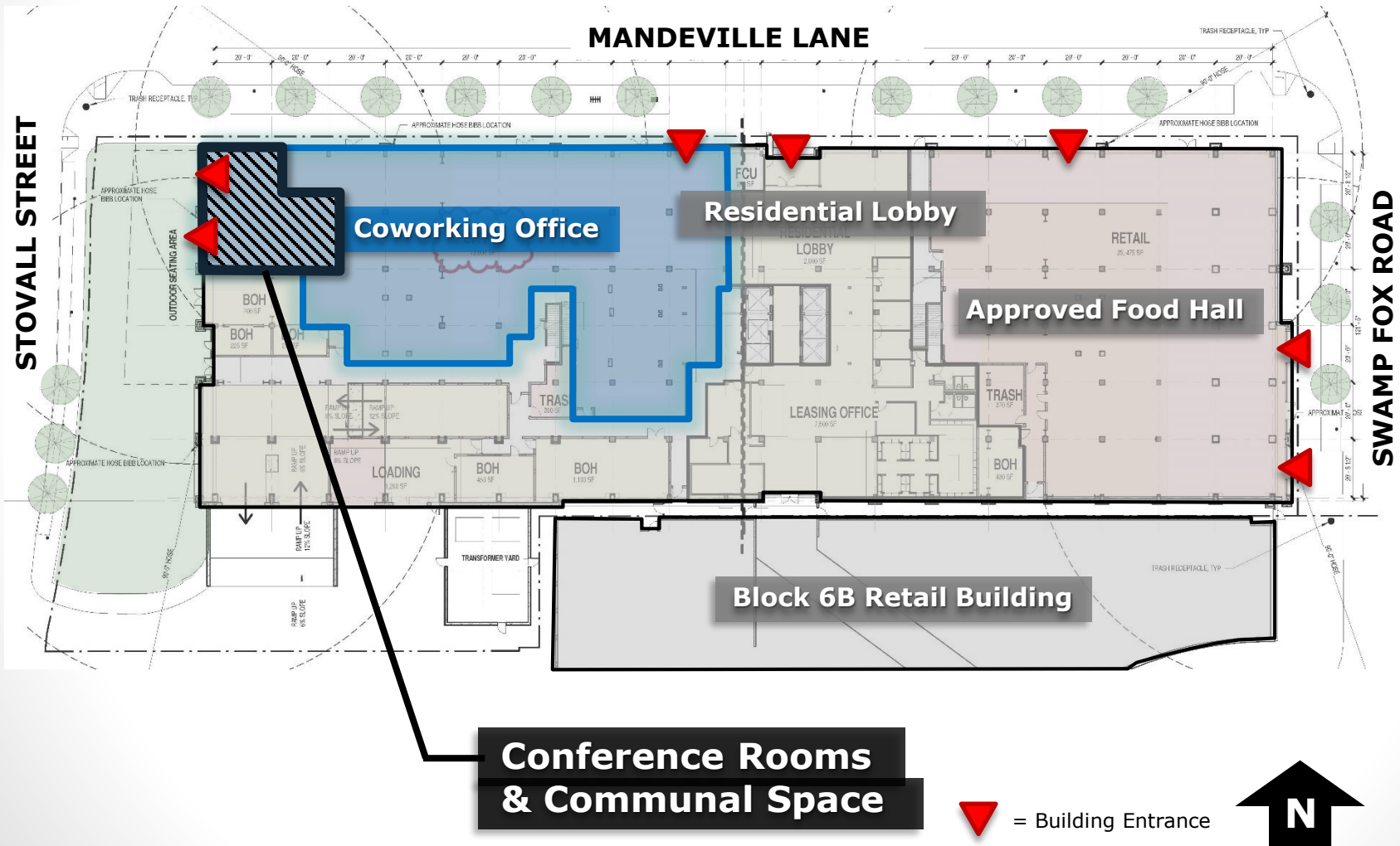
Project Description



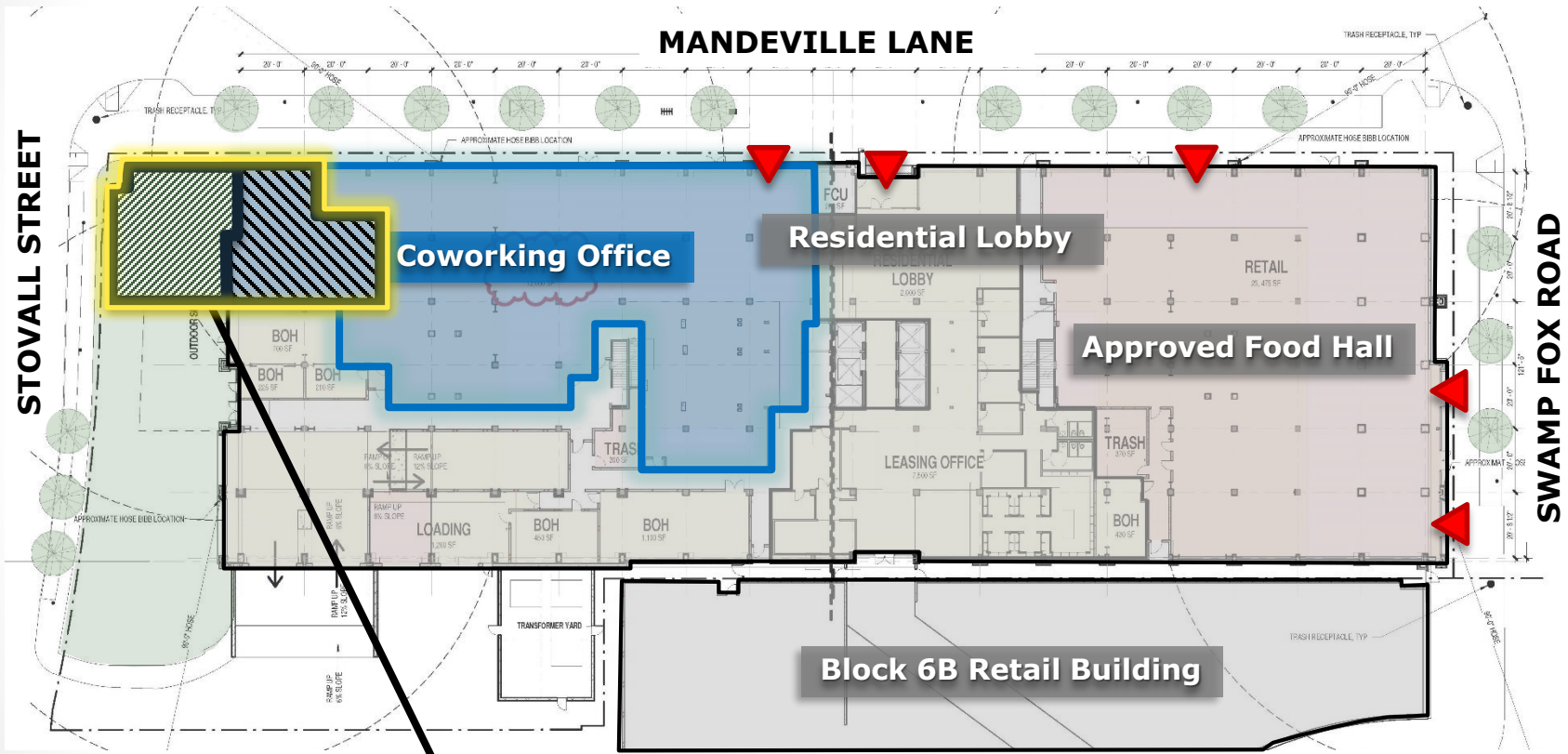
Project Description



Project Description



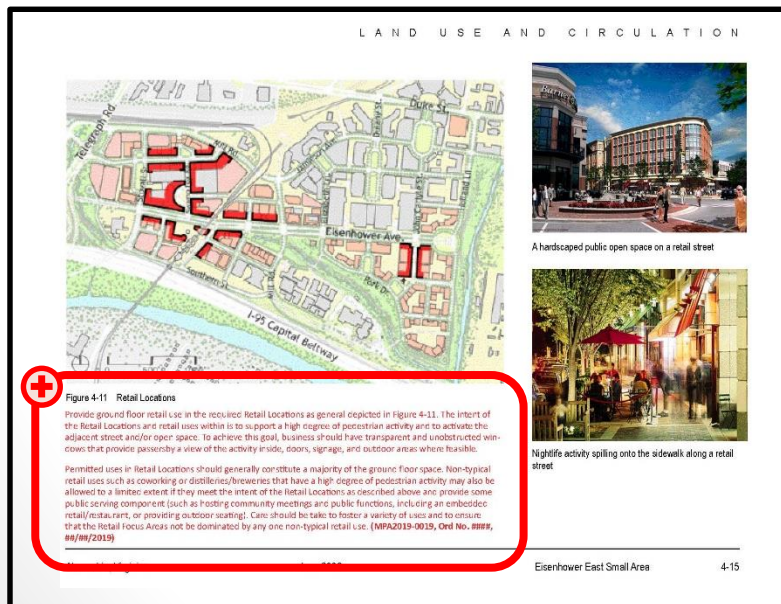
Project Description



**Conference Rooms
& Communal Space
For Rent By the Public**

Summary of Development Requests: Master Plan Amendment

- Addition of text to page 4-15 to allow coworking as a permitted ground floor use
- New Note #11 to Figure 4-9 "Development Controls CDD 2" to allow coworking office in ground floor retail areas on all blocks, subject to a DSUP amendment



Page 4-15

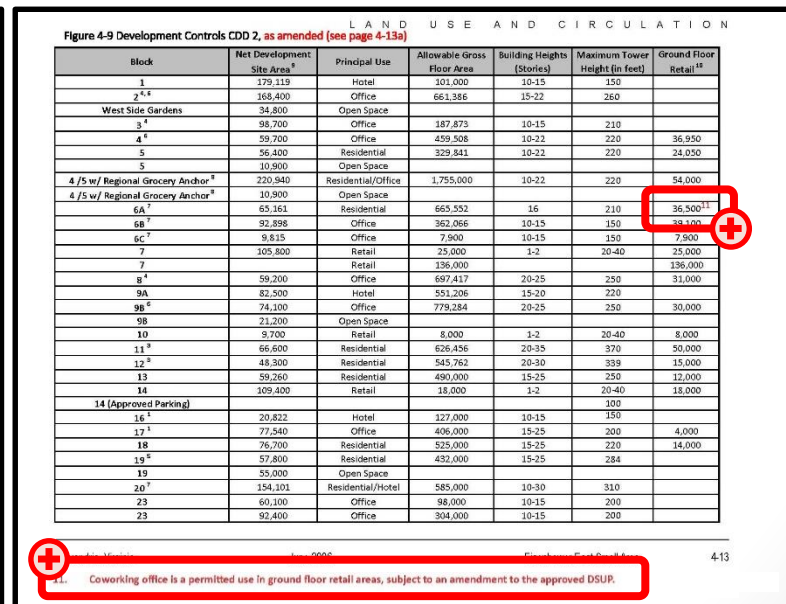
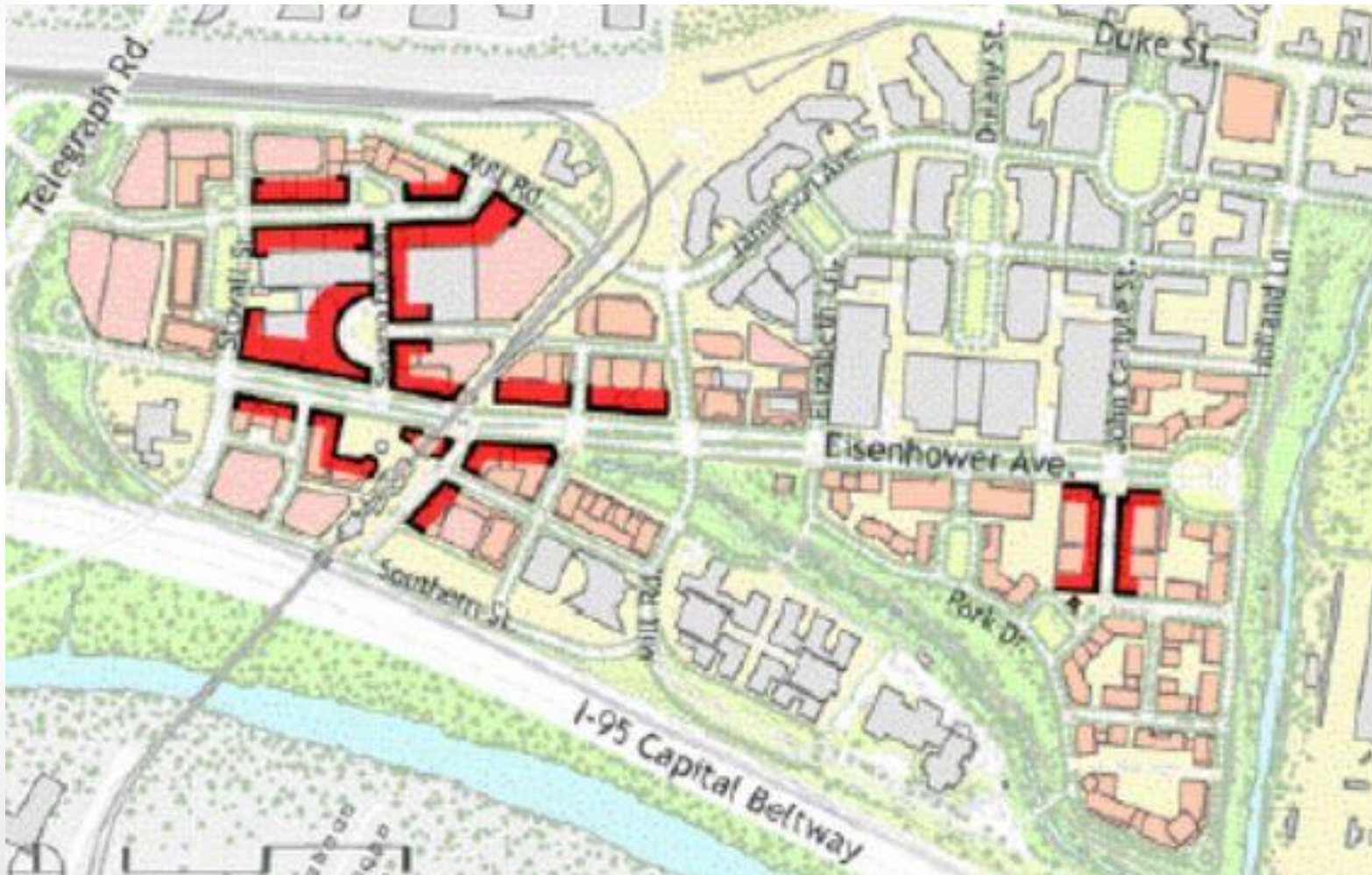


Figure 4-9

Master Plan Retail Areas

Figure 4-11: Retail Locations



Summary of Development Requests: **CDD and DSUP Amendments**

- **Concept Plan Amendment**

- Update the CDD table of uses to be consistent with the proposed MAP amendment to Figure 4-9.

- **DSUP Amendment**

- New condition #19 to require the applicant to provide an outdoor seating area, business signage, seating or objects along Mandeville Lane, and provide space for rent by the public
- Other amendments, including changes to noise conditions to be consistent with recent approval, and requirement of an updated Parking Management Plan.

Consistency with Plans

- Consistent with proposed Eisenhower East Master Plan Update (Fall of 2019)
- Consistent with Eisenhower East Retail Strategy

Project Benefits

- Flexibility for additional ground floor uses that serve nearby residents and workers;
- Outdoor seating along Stovall Street;
- Outdoor seating and/or amenities on Mandeville Lane; and
- Rentable conference and event space for public use.



Community Outreach

February–June 2019	Eisenhower East Small Area Plan Update
August 28, 2019	Eisenhower Partnership
June 2019	Federation of Civic Associations

Recommendation

- Planning Commission and City Staff recommend **approval** of the request subject to the conditions contained in the staff recommendations.

