

Hoffman / Eisenhower East Coordinated Development District (CDD)

CDD Conceptual Design Plan #2022-00001

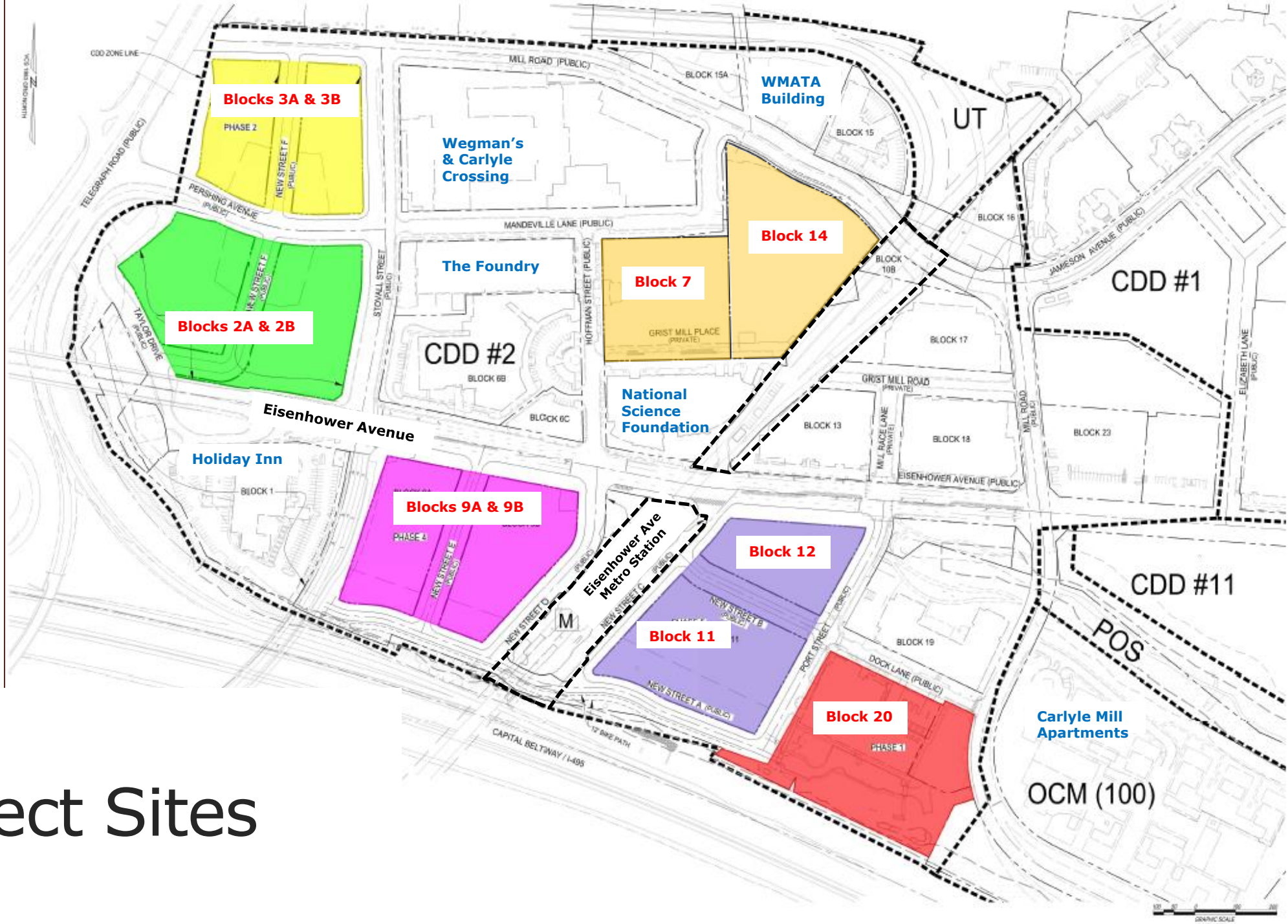
Environmental Policy Commission
May 20, 2024





Coordinated Development Districts (CDDs)

- CDDs are special zoning districts
 - Zone component (CDD#2, CDD#30, etc.)
 - Conceptual Design Plan requirement
- CDD Conceptual Design Plan is only a framework plan for future development
- Future development for individual buildings would require approval of Development Special Use Permit (DSUP)



Project Sites

Proposal



Block	Primary Use	Min % Commercial	Max Gross Floor Area (SF)		Building Height (ft)		Land Area (SF)
			<i>Without Parking</i>	<i>With Parking</i>	<i>Min</i>	<i>Max</i>	
2A	Residential	30% (may be shared between these blocks)	1,500,000	2,900,000	150	300	155,509
2B							
3A	Residential		1,250,000	1,615,000	125	250	
3B							
7	Commercial	100%	79,000		150	300	91,040
9A	Commercial	60%	1,600,000	2,175,000	150	300	66,647
9B					200	400	78,408
11	Residential	None	1,300,000	1,740,000	200	400	104,544
12	Residential	None	1,250,000	1,550,000	175	350	56,192
14	Commercial	100%	18,000	960,500*	125	250	120,661
20	Residential	None	585,000	825,000**	150	300	154,078
Total			7,564,000	11,844,500			935,108 (21.5 acres)



Proposal

- CDD Proposal also includes:
 - Up to six new streets & improvement around Metro station
 - At least 10 new open spaces
 - Provisions for affordable housing
 - Land for future public school
- Parking-related text amendment and updated Eisenhower East Design Standards
- Proposal is consistent with Eisenhower East Small Area Plan
- Future buildings will need to be consistent with Green Building Policy in effect at the time of DSUP submission