

Design Review Board Case #2017-0002
Eisenhower East - Block 20

Application	General Data	
Project Name: Eisenhower East - Block 20 Location: 2200 A Mill Road Applicant: Paradigm Development Company	DRB Date:	September 28, 2017
	Site Area:	3.56 acres (155,047 sf)
	Zone:	CDD#2
	Proposed Use:	Residential and Hotel
	Gross Floor Area:	584,994 sf
Purpose of Application: Final design concept review of the proposed development for Eisenhower East Block 20. The proposal includes 486,040 sf of residential and 98,954 sf of hotel.		
<p>Staff Reviewers: Rob Kerns, AICP robert.kerns@alexandriava.gov Thomas H. Canfield, AIA tom.canfield@alexandriava.gov Nathan Imm nathan.imm@alexandriava.gov Gary Wagner, RLA gary.wagner@alexandriava.gov Stephanie Free, ASLA, LEED GA stephanie.free@alexandriava.gov</p> <p>DESIGN REVIEW BOARD ACTION, SEPTEMBER 28th 2017: The Eisenhower East Design Review Board (DRB) unanimously voted to approve the design direction of the rooftop amenity spaces, the streetscape, and the design concepts for the ground level open spaces. The Board found the concepts to be successful and well integrated with the residential building and the adjacent Parc Meridian development on Block 19. The Board agreed with Staff’s analysis and supports final development of these spaces through coordination between Staff and the applicant during the final site plan process. Specifically, the Board encouraged the applicant to continue to study the direction of the louvers on the 3rd floor roof terrace arbor to achieve the desired shading effects. This fourth presentation to the DRB satisfied the remaining Board comments; therefore, the Board supports recommendation of the application to the Planning Commission and City Council. The Board will expect to review the hotel architecture separately at a later time.</p> <p>DESIGN REVIEW BOARD ACTION, JULY 20th 2017: The Eisenhower East Design Review Board (DRB) unanimously voted to approve the site plan, residential building architecture, drop-off court, above-grade parking garage façades, and the hotel footprint and massing. The Board was very satisfied with the development of the above referenced items, including the articulation of the residential building façades and the refinement of the concept for the vehicular drop-off plaza and garage facades. The applicant addressed the DRB and Staff comments through methods to reintroduce depth to the residential building facades and a variety of massing in the building penthouse. Further, the applicant reduced the amount of paved area in the drop-off plaza and maximized the pedestrian realm, creating a linear water</p>		

feature adjacent to the north façade of the above-grade structured parking. The Board agreed that the garage facades thoughtfully and successfully implement a high-level of architectural design integrated with public art, vegetation, and water features.

Though the Board found no major issue with specification of the Block 19's Parc Meridian building brick on the Block 20 residential building, they did encourage the applicant to study a lighter brick color and/or use of the same brick with a different mortar color.

For the next submission, the DRB members expect to review a refined concept for the rooftop amenity spaces, the hike/bike trail, the streetscape, and the landscape concept for the open space adjacent to Southern Street. The hotel building architecture will be reviewed as a separate package at later time.

DESIGN REVIEW BOARD ACTION, MAY 18th 2017: The Eisenhower East Design Review Board (DRB) found, in general, that the simplification of the overall building through the elimination of many of the previously shown large balconies was a positive move. In particular, both the east and north facades of the residential building, as updated for the DRB hearing, have developed in a positive direction. There was concern expressed by several board members, however, that in the simplification of the building, some of the strong three-dimensionality and subtle layering previously seen has been either diluted or lost. The DRB encouraged the applicant to continue development of the south and west building facades. Further, the DRB supports an ongoing informal review of the façade designs as they progress through discussion with both Staff and the DRB. The board looks forward to reviewing these elevations, along with the further developed garage façade concepts and screening, and the landscape design, in a subsequent meeting.

Specifically (comparing the submission dated May 1st 2017 with the May 18th update – as seen in A 4.3):

(south façade)

- The sense of layering on the south elevation, where the outer brick skin overlapped the two expressed tower forms has been lost;
- The read of a thick brick edge at the SW corner (previously enhanced by a strong glass reveal behind the brick) is absent;
- The read of the above grade garage as a continuation of the building base on the west façade has been lost due to offset of brick and glass in the revised design.

(west façade)

- Relocation of the accent bay to the north achieves alignment with the east accent volume, but may get lost in context with Hoffman Block 11-E – study: could color (white) solve this?;
- Building base and parking structure no longer feel integrated;
- Two color tower cores (light and dark) seem to confuse massing, when compared to

previous submission.

DESIGN REVIEW BOARD ACTION, MARCH 23RD 2017: The Eisenhower East Design Review Board voted unanimously to **approve** the overall massing, scale, and orientation of the buildings and site plan for both of the proposed development options. The board emphasized that the next step in development of the design is composition of the building façades, form, and materials.

I. OVERVIEW

Paradigm Development Company is requesting final Design Review Board (DRB) **approval** of the design direction for the rooftop amenity spaces, the streetscape, and the design concepts for the ground level open spaces associated with the proposal at 2200 A Mill Road (Eisenhower East - Block 20). Previously, the applicant proposed two development alternatives in their application for the March 2017 DRB meeting and a refined concept for the residential building at the May 2017 DRB meeting. The applicant has since received DRB approval for the site plan, residential building architecture, drop-off court, the north and south above-grade parking garage façades, and the hotel footprint and massing at the July 2017 meeting. Since then, the applicant has continued to work with Staff to further advance the design of the open spaces and refinements to the site design.

Since the development of Block 20 is in Eisenhower East, the DRB's jurisdiction is advisory, and its' recommendation for this application will be forwarded to the Planning Commission and City Council for their consideration of the overall development proposal.

II. BACKGROUND

Project Evolution

The Block 20 development concept was originally approved in 2009 as a combined office and residential development with Block 19 to the north. This concept had two residential towers and two office towers. No development activity had occurred following the 2009 approval and the owner received an extension of the site plan approval for an additional three years. This approval included separation of the original DSUP into two separate DSUPs. This allowed Block 19 and Block 20 to proceed independently. In September of 2017, the Planning Commission and City Council approved the Eisenhower East Small Area Plan Amendment which changed the designated land use on Block 20 from only office to residential and other nonresidential uses including office and hotel. The new owner now proposes a residential building and a hotel building for Block 20 with this application. Additionally, since this is a significant change from the original approval, DRB review is required as well as approvals from the Planning Commission and City Council. See Figure 1 for a rendered plan of the previous DSUP approval.

Site Context

Block 20 is located south of Eisenhower Avenue, east of the Eisenhower Metro Station, and west of Mill Road. This block is south of Block 19, which is the site of the recently completed Parc Meridian apartment building, west of the Carlyle Mill Apartments, and immediately east of the future development on Blocks 11 and 12. A Dominion Virginia Power (DVP) surface easement exists on the site along the southern boundary of Block 20, adjacent to the Capital Beltway. Dock Lane separates Blocks 19 and 20 and its' proposed extension will create a future connection between Blocks 11 and 12. The future Port Street will be constructed along the western boundary between this property and Block 11, and the future Southern Street will be constructed along the southern boundary within the DVP surface easement. The total area for this site is 3.56 acres with 1.76 acres of buildable area. The remaining land area consists of acreage dedicated to the City as well as underground and overhead power easements.

III. PROJECT DESCRIPTION

Building Design

Footprint and Massing

The footprint and massing of the residential building and hotel remains unchanged from the July 2017 DRB presentation, at which time they received final approval from the Board. To reiterate, the development proposal includes a residential apartment building with primary frontage on Dock Lane, and a hotel with primary frontage on Mill Road. The buildings are separated by a hardscaped drop-off plaza with surface parking that is accessed from Dock Lane and serves the main lobby entrances of both buildings. The portion of the property located within the existing DVP easement consists of 19 surface parking spaces that can be accessed from Southern Street and which are shared between the hotel and residential users.

The overall floor area of the residential building is 486,040 sf (exclusive of parking), which includes 420 units and potential for resident amenities at ground level and on upper levels. This residential building consists of two connected towers and a structured parking garage. The tallest tower consists of 26 floors and measures approximately 264-feet high measured to the main roof, with an approximately 24-foot high ornamental penthouse that accents the tower. The lower tower consists of 23 floors with a rooftop terrace and measures approximately 232-feet high to the main roof. A portion of the building façade treatment extends above the top floor of this tower to add architectural interest to the top of the building and a creates a pergola-like structure above the rooftop amenity terrace.

A structured parking garage with 3 levels of above-grade parking is located south and east of the residential towers, parallel to Dock Lane. The proposal also includes two levels of below-grade parking under the majority of the site. A paseo of approximately 18-feet separates the parking garage from the western face of the proposed hotel. Vehicular access to this parking structure is provided from Port Street, and serves the residents of the apartment building. The hotel (when built) will provide separate parking and loading access from Southern Street.

As previously mentioned, the overall massing and footprint of the hotel building was approved by the DRB in July 2017. This hotel has been designed as a 9 story structure measuring approximately 92-feet high to the main roof with an approximately 20-foot high mechanical penthouse. The overall floor area for this building is 98,954 square feet, which includes 180 guest rooms. Parking for the hotel is provided almost completely below-grade with 2 levels of structured parking and 19 surface parking spaces that are shared with the residential building on the south portion of the site as discussed above. The hotel application will follow the full approval of the residential building and site; therefore, building articulation and façade treatments have not been provided for the hotel with this application.

The applicant should anticipate condition language with the Development Special Use Permit (DSUP) which will necessitate a high-level of architectural design for the hotel that meets the requirements of the Eisenhower East Design Guidelines. Furthermore, due to ongoing

coordination with Dominion Virginia Power and the Virginia Department of Transportation, condition language will be included in the DSUP that will require the applicant to continue coordination with the City and other applicable agencies on the final alignment of the Southern Street and Mill Road intersection. Subsequently, the footprint of the hotel building will be considered in any realignment of Southern Street.

Architectural Design and Articulation-Residential Building

The Board also approved the residential building architecture at the July 2017 DRB meeting. The Board was satisfied with the development of the architectural articulation and refinement of the building facades. In their presentation to the Board, the applicant addressed the DRB and Staff comments from the May 2017 DRB meeting through methods to introduce depth to the facades and variations in massing of the building's penthouse.

The current application does not propose any changes to the residential building architecture from what was approved by the Board in July of 2017. At that time, Staff and the Board encouraged the applicant to study a lighter brick color and/or use of the Parc Meridian building brick with a different mortar color. Additionally, it was recommended that the applicant study color alternatives for the window trim and glass on the residential building to subtly differentiate it from the Parc Meridian building on Block 19. However, upon further discussion, Staff supports the residential building materials as they have been presented for the Block 20 residential building, regardless of their similarity to the Parc Meridian building. Staff believes that the applicant has adequately differentiated the building from Parc Meridian through its design, massing, and form.

Parking Garage

The Board also approved the north and south above-grade parking garage facades at the July 2017 DRB meeting. They were pleased with the applicant's proposal and agreed that the facades implemented a high-level of architectural design integrated with public art and a water feature.

The current application proposes no changes to the layout or arrangement of the residential parking garage. However, the applicant has further refined the design of the north and south garage façades which were originally presented at the third DRB meeting in July 2017. While specific materials and dimensions of these treatments are not identified at this time, the applicant indicates integration of a water feature with the north façade of the garage, and a vertical, slatted screening system with the south façade. Both the north and south facades of the garage are intended to integrate public art elements into the design which will correspond with the public art pieces installed on the Parc Meridian site. Conversely, the design and treatment of the east façade of the garage, which faces the hotel and paseo, is only roughly shown in the elevation on Sheet A3.1 and partially viewed in the perspective rendering on Sheet L1.4. Therefore, Staff has encouraged the applicant to include further detail of the design for the east garage façade in their presentation to the DRB at the September 2017 meeting.

Site Design

Drop-off Plaza

The applicant has further refined the design of the drop-off plaza since the July 2017 DRB meeting. As recommended by Staff, the applicant included sheets L1.1 through L1.9 in the current application which were prepared by the project's Landscape Architect to illustrate additional detail of the vehicular drop-off plaza and exterior amenities. The drop-off plaza continues to provide 11 surface parking spaces that are shared between the hotel and residential buildings and areas for drop-off at the main entrance to both building lobbies. Additionally, Staff believes that the applicant has achieved a healthy balance of hardscape and landscape areas through the proposal of a large, planted area located central to the plaza which connects to the Dock Lane streetscape. A generous pedestrian realm is also proposed adjacent to the north face of the parking garage which includes planting areas, seating, and a basin for integration of a water feature with the garage facade.

The enlargement plan on Sheet L1.2 indicates a rich color palette of materials, which will complement the building, and a sense of varying pavement patterns and sizes which will add visual interest and enhance the perception of this space as an urban plaza. Although the colors, patterns, and sizes of the materials vary, the concept is formalized by strong lines which form bands that define the parking spaces and, on a larger scale, align with the banded paving concept applied to the north, ground-level courtyard at Parc Meridian. This connection further reinforces the relationship between the two buildings.

Amenities

First, the applicant proposes two on-site, outdoor residential amenity terraces atop of the building's rooftops. The larger of these two terraces is located on top of the above-grade parking garage, and is accessed from the third floor of the residential building. This amenity terrace includes a pool with sun shelf, a bocce court, grilling and dining spaces, firepit(s), and a sunken lawn. The concept also includes a covered, outdoor "party room," which provides separation between the pool deck and the year-round uses. Though the renderings provided do not include labels or indication of materials, the illustrations show a variety of color, texture, and balance between usable space and planting areas. This is also evident in the elevations provided on Sheet A3.5 which indicate a bold graphic of branching trees displayed on the vertical façade of the terrace's party room, and portions of the bathroom/pool equipment/lifeguard rooms.

The smaller residential amenity terrace is proposed atop of the 23rd floor roof, connecting to the indoor "party room" which is located on the 24th floor of the adjacent residential tower. The current application shows a grid pattern of paving on this amenity terrace with no further detail. Staff has encouraged the applicant to provide further detail on the design and program of this outdoor amenity space in their presentation to the DRB at the September 2017 meeting.

Secondly, through coordination with the City's Department of Recreation, Parks & Cultural Activities, the applicant has agreed to provide and maintain a publicly-accessible dog park in the open space on the south side of Southern Street. This provision was agreed to by Staff and the applicant in order to satisfy a portion of the applicant's open space contribution associated with the project's Development Special Use Permit (DSUP).

The dog park is proposed to have both large and small dog areas which will include surfacing that is designed to withstand heavy foot traffic, agility equipment, benches, and pedestrian-scaled lighting. The applicant proposes a number of berms with boulders within the dog parks which will provide some visual and auditory screening of the adjacent Capital Beltway traffic. The applicant also proposes to plant the berms lushly and to provide large shrubs/small trees lining the back of the sidewalk along Southern Street. While further refinement of the plant material and their locations is needed, Staff feels that a dog park of this size with such amenities will serve as a large benefit to the community within Eisenhower East and the surrounding developments, including Carlyle and Eisenhower West.

Lastly, the applicant proposes a passive park space at the corner of Southern Street and Port Street. This space is located within the easement for the overhead Dominion Virginia Power lines and is adjacent to an existing power pole. The concept for the roughly 6,000 square foot space appears to propose a number of long, rectangular benches set amongst a heavily planted grove of trees. Although there are obvious restrictions imposed by the minimum clearance required around the power pole and the easement of the overhead power lines, Staff recommends that the applicant continues to further refine this concept to ensure a vibrant program and design for public use of the space. The program should consider the limited height of the plant material allowed within the easement and its effect on the program of uses. Staff has also recommended that the applicant provide further detail on the program of this space to the DRB during the September 2017 meeting.

IV. STAFF ANALYSIS

Overall, Staff finds the residential building design, the hotel footprint and massing, and the design of the exterior amenities and drop-off plaza to be very successful and feel it accomplishes many of the goals and guidelines outlined by the Small Area Plan, as discussed further below. Minor refinements to the design of the exterior amenities and drop off plaza are discussed in the Analysis Narrative and should be addressed in continued coordination with Staff through the site plan approval process.

Compliance with the Eisenhower East Small Area Plan and Design Guidelines

The table below provides a summary of how each option for this project complies with the intent of the Eisenhower East Small Area Plan and Design Guidelines:

Guideline	Plan Requirement	Proposed Plan	Complies with intent?
Land Use	Residential & Hotel or Office ¹	Residential & Hotel	Yes
Retail Locations	No retail requirement for this block	Retail is not currently proposed	Yes

Guideline	Plan Requirement	Proposed Plan	Complies with intent?
Allowable Gross Floor Area	585,000 sf	584,994 sf	Yes
Building Height	Maximum height of 310 feet ²	Residential: 300'-0" to the top of the ornamental penthouse. Hotel: 92'-4" to the top of main roof.	Yes Yes
Architectural Articulation	- "B" Street Facades (Mill Road): The building façade shall articulate a clear base, middle and top to the building. Building façade must articulate a residential scale with varied surface articulation of color, scale and material. -"C" Street Facades (Port Street, Dock Lane) - Facades shall be an integrated component of the overall building design.	Hotel architecture is not provided with this submission. Facades are conceptually integrated as a component of the overall building design.	Not Yet Yes
Architectural Expression	HVAC and mechanical equipment shall be integrated in the overall building design.	Approved design of the residential building penthouse demonstrates integration with the overall architecture of the building.	Yes ³
Street Frontage: B Street (Mill Road)	-A minimum of 75% of the building façade shall meet the build-to line. -Main pedestrian building entries must be at sidewalk elevation and shall be spaced no less than 25' apart.	The building façade does not meet the Build to Line at any point. The geometry of the building may be further developed with the hotel partner with subsequent submissions. The primary residential and hotel building entrances will be located at the drop-	No Yes

Guideline	Plan Requirement	Proposed Plan	Complies with intent?
	-Only one curb cut per block face permitted.	off plaza accessed from Dock Lane. There are no curb cuts on Mill Road.	Yes
Street Frontage: C Street (Dock Lane, Port Street, and Southern Street)	-Buildings shall generally be built to the Build to Line. -Parking and garage entries -Curb cuts	Buildings generally meet the Build to Line. The parking garage entrance and loading spaces are provided along Dock Lane and southern street. Curb cuts are provided on Dock Lane and Southern Street to provide access to the garage and loading entrances for both buildings.	Yes
Massing	Provide a clear base, middle, top with appropriate building setbacks and street walls.	A clear base, middle, and top are conceptually shown on the residential building though setbacks have not been provided. Hotel architecture is not provided with this submission.	Yes No
Street Sections	66 foot right of way, with two 11 foot travel lanes, on-street parking and 14 foot sidewalks.	Dock Lane and Port Street will be dedicated, which will include the required 66 foot right of way for the travel lanes, on street parking, and sidewalks. Southern Street will be dedicated, which will include a 66-foot right of way, two 11 foot travel lanes, parking on the north and south sides, and sidewalks.	Yes ⁴ Yes ⁴

Guideline	Plan Requirement	Proposed Plan	Complies with intent?
Public Realm – Parks and Squares	Parklands shall have active and passive uses with biking and hiking trails, set amongst a natural setting.	Public parks or squares are not required. Perpetual public access easements over all at-grade privately owned open space areas to be provided.	N/A

¹The Eisenhower East Small Area Plan Amendment was recently approved in September 2017 by the Planning Commission and City Council which converted the land uses of Blocks 6A and 20 to office, residential, and/or hotel use.

²An increase in the maximum building height to 310 feet on Block 20 was recently approved by the Planning Commission and City Council in September 2017 with approval of the Eisenhower East Small Area Plan Amendment.

³Applies to the residential architecture only. Hotel architecture is not submitted with this application.

⁴The design of “C” Frontage streets may be modified during the development process with the approval of the Directors of Planning & Zoning and Transportation & Environmental Services, provided a minimum right of-way of 50 feet is maintained (The Eisenhower East Design Guidelines). The applicant will continue to coordinate with Staff and other applicable agencies during the Final Site Plan process to finalize the alignment of Southern Street at the intersection of Mill Road.

V. ANALYSIS NARRATIVE

Staff believes that the residential building design, the hotel footprint and massing, and the design of the exterior amenities and drop-off plaza meet the intentions of the Eisenhower East Small Area Plan (EESAP) and Design Guidelines. Furthermore, Staff recommends that the applicant continue to work with Staff to further refine the below listed items through the site plan approval process:

1. For the design of the exterior amenities and the central drop-off plaza, Staff recommends that the Applicant coordinate with Staff to address the following:
 - a. Paving materials, site furniture, plantings, and light fixture types/locations.
 - b. The agility equipment types and locations, seating areas, and other program requirements for the dog park.
 - c. Location and specification of plant material within the Dominion Virginia Power Easement, including the dog park and the small park located at the corner of Southern St. and Port Street.
 - d. Refinement of the design for the residential rooftop amenity terraces.
2. Refinement of the streetscape elements on Mill Road.
3. The final alignment of the intersection for Southern Street and Mill Road.

VI. CONCLUSION

Staff recommends final DRB **approval** of the overall design direction for the rooftop amenity spaces, streetscape, and concepts for the ground level open spaces, with advancement of the designs in consideration of the items described in the Analysis Narrative and continued coordination with Staff.



Figure 1-Previously Approved Block 19 & Block 20 Plan

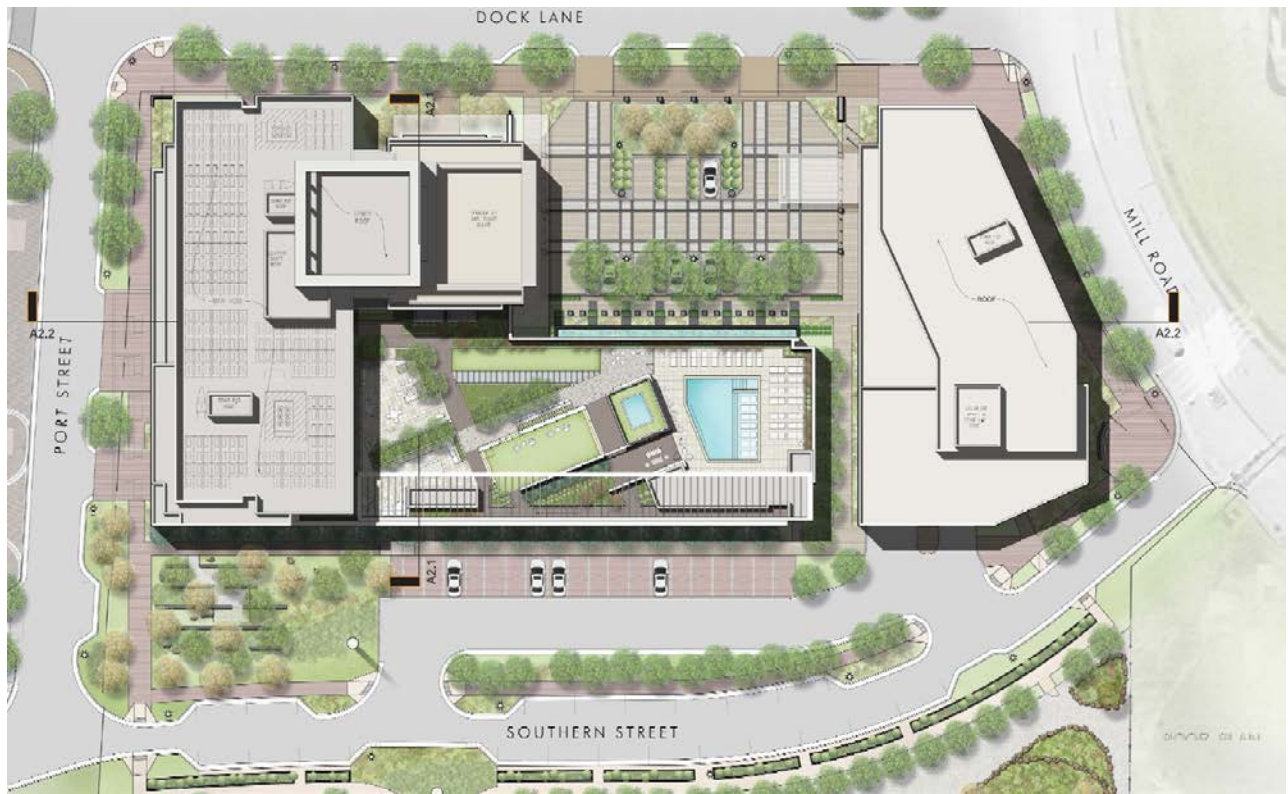
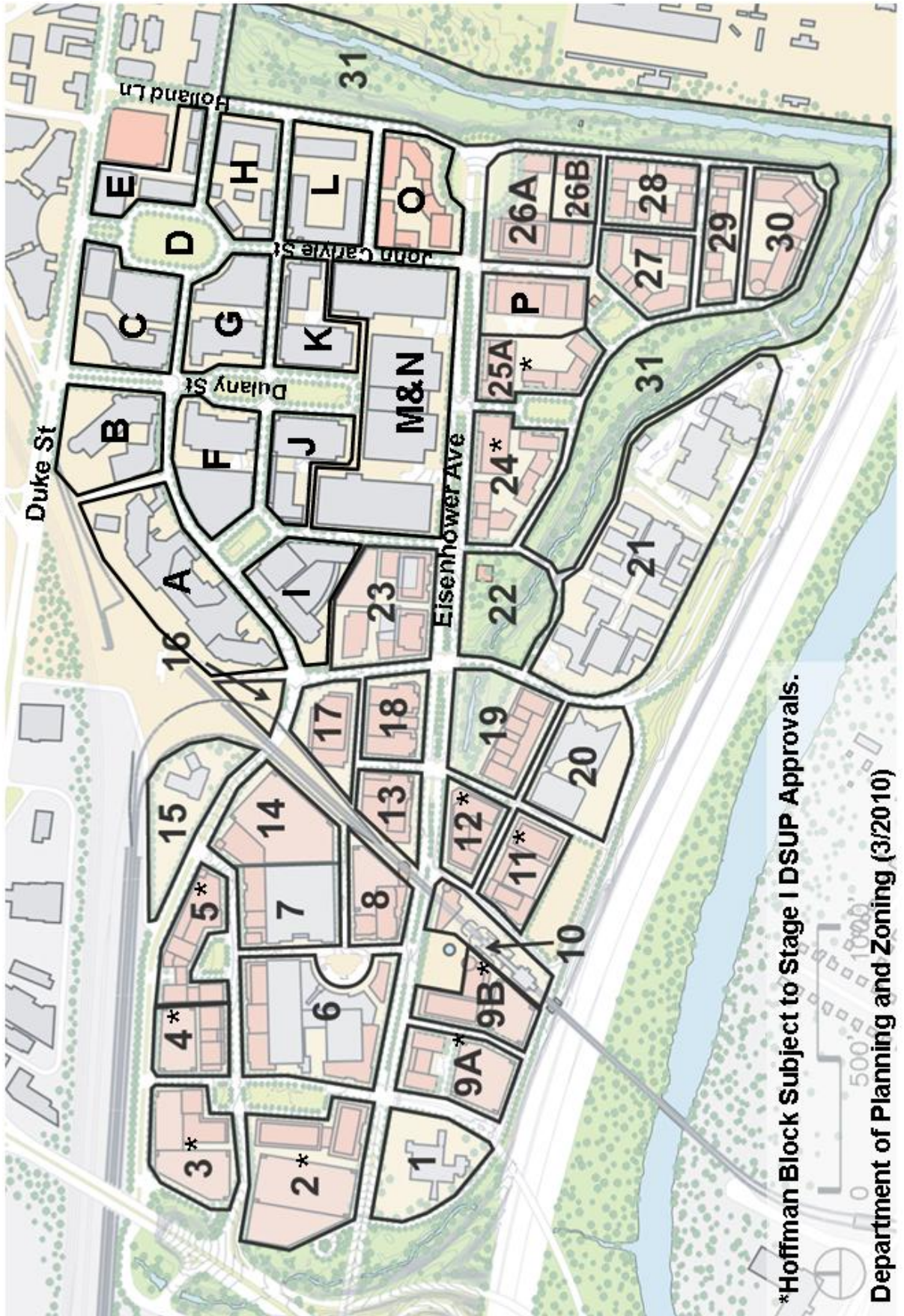


Figure 2-Block 20 Concept Plan

Eisenhower East / Carlyle Blocks



*Hoffman Block Subject to Stage I DSUP Approvals.

Department of Planning and Zoning (3/2010)