Carlyle/Eisenhower East Design Review Board (DRB)
Application

PROJECT NAME: 2395 Mill Road **BLOCK:** 15

ADDRESS OF PROJECT: 2395 Mill Road

APPLICATION FOR REVIEW OF: *(Check one)*

[✓] Building [✓] Concept [ ] Final
[ ] Sign
[ ] Awning
[ ] Other: _____

APPLICANT Name: Jonathan P. Rak, Esq. on behalf of Washington Metropolitan Area Transit Authority

Address: 1750 Tysons Boulevard, Suite 1800, Tysons VA 22102

Phone: 703.712.5411 Email Address: jrak@mcguirewoods.com

ARCHITECT/DESIGNER Name: To Be Determined

Address: _____

Phone: _____ Email Address: _____

PROPERTY OWNER Name: N/A
(if different from APPLICANT)

Address: _____

Phone: _____ Email Address: _____

DESCRIBE THE REQUEST BRIEFLY: Review of Concept II submission by the Design Review Board. Please see attached plans, dated Februrary, 2019.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

Note: Per condition #67 of the Carlyle SUP #2253, as amended by SUP #2007-0094, all applicants will be responsible for the costs associated with DRB review of the application and will be invoiced.

Signature: Jonathan P. Rak Date: 3/25/19

Printed Name: Jonathan P. Rak

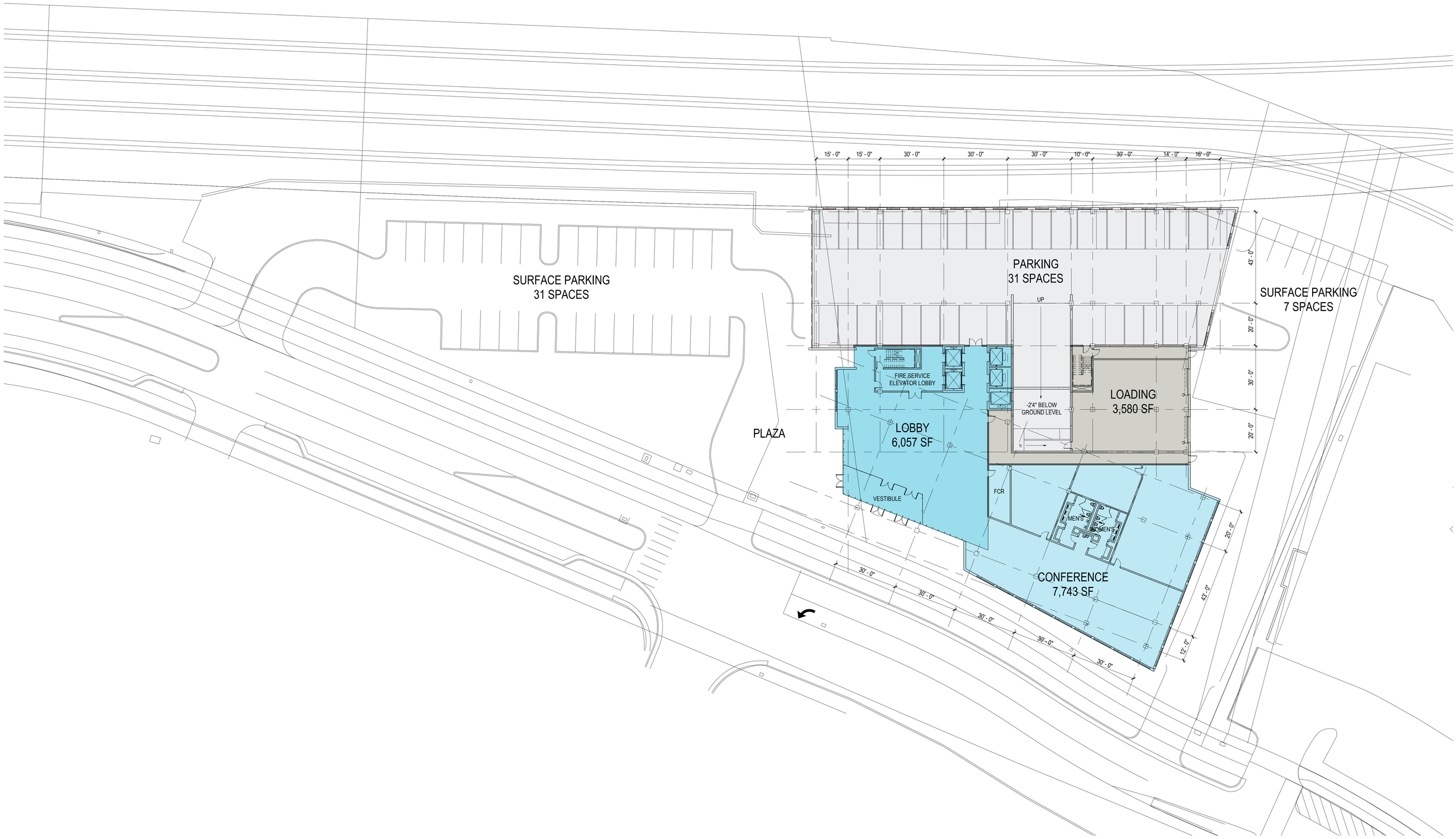
Revised 4/8/09

Carlyle Design Review Board
Submission-March 2019
2395 Mill Road- WMATA

2395 MILL ROAD OFFICE BUILDING

Carlyle Design Review Board Meeting

April 25, 2019



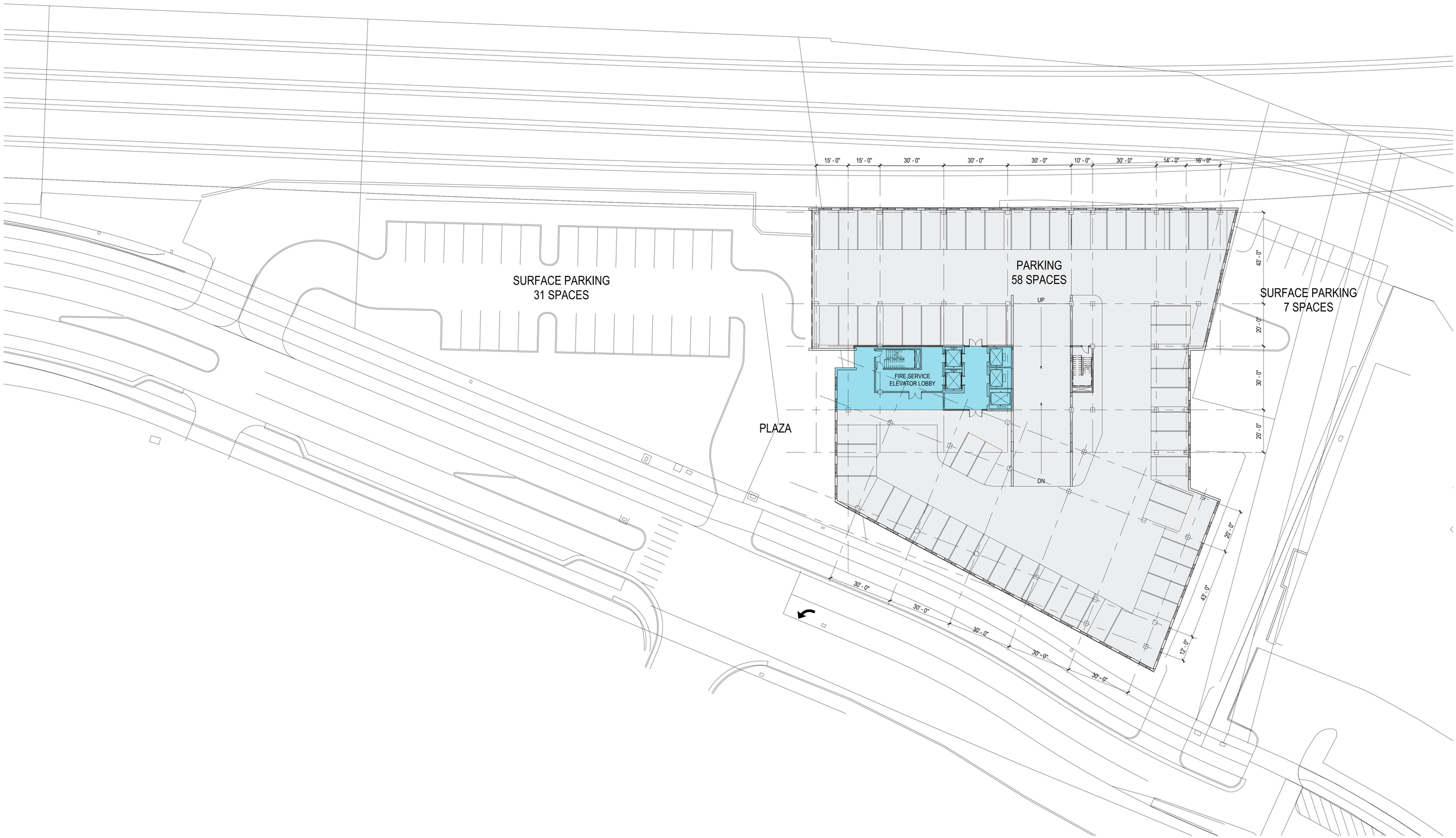
2395 MILL ROAD OFFICE BUILDING

Drawing North 0 5 10 20 40

4/25/2019

GROUND FLOOR PLAN

A.001



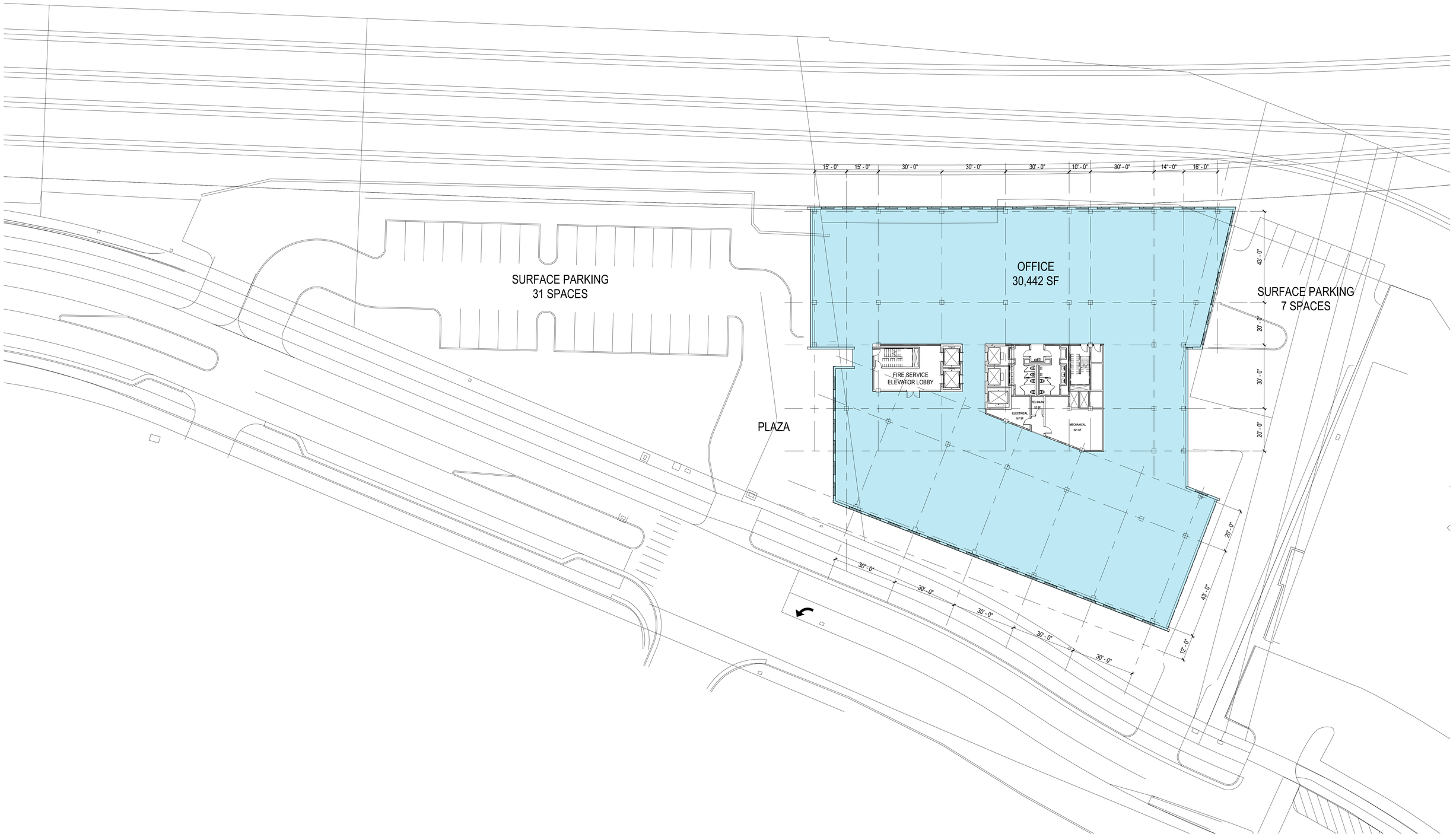
2395 MILL ROAD OFFICE BUILDING

Drawing North 0 5 10 20 40

4/25/2019

TYPICAL PARKING PLAN

A.002

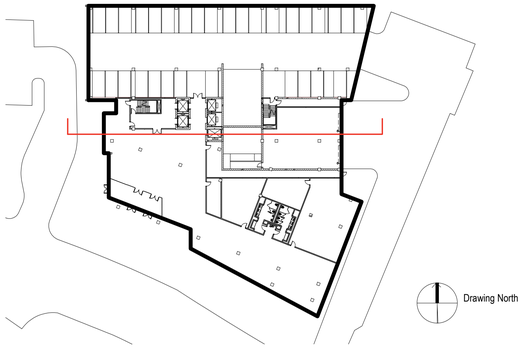


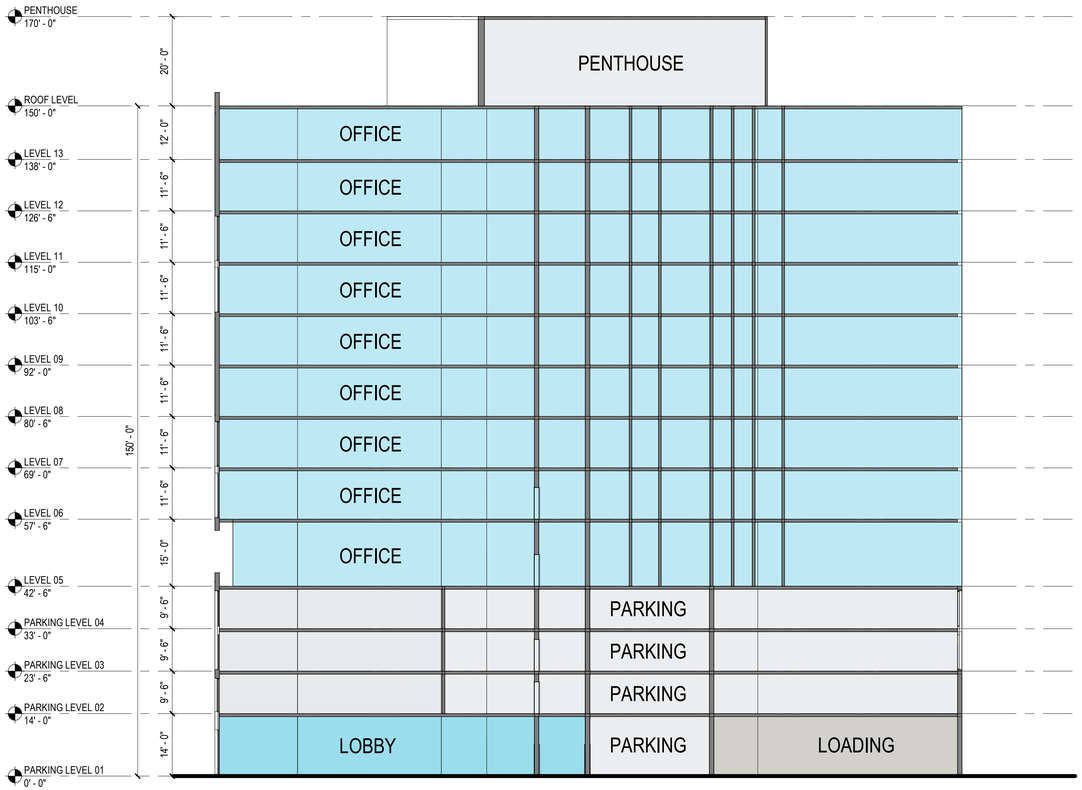
2395 MILL ROAD OFFICE BUILDING

4/25/2019

TYPICAL OFFICE PLAN

A.003





1 BUILDING SECTION
SCALE: 1/16" = 1'-0"

BUILDING AREA SUMMARY

PARKING

LEVEL 1 PARKING		13,978 SF
LEVEL 2 PARKING		26,476 SF
LEVEL 3-4 PARKING	29,655 X 2 FLOORS - LV4 RAMP 2,302	57,008 SF
TOTAL PARKING		**97,462 SF**

OFFICE

LEVEL 1 LOBBY, OFFICE, LOADING		17,380 SF
PARKING LOBBY	2,409 X 3 FLOORS	7,227 SF
OFFICE		29,140 SF
TYPICAL OFFICE	30,442 X 8 FLOORS	243,536 SF
TOTAL OFFICE		**297,283 SF**

TOTAL GSF		**394,745 SF**
TOTAL OFFICE AREA W/ FAR EXCLUSIONS	1,214 X 9 FLOORS + 1,070 X 4 FLOORS = 15,206	**379,539 SF**
TOTAL PARKING	31 + 48 + (58 x 2 FLOORS) + 38 SURFACE	**233 SPACES**

Office Building,
Mill Road, Alexandria

BUILDING EXTERIOR DESIGN

Floor Plan Configuration:

The building floor plan consists of two 65' wide "bars" of office space with a triangular core between them. The South bar on the Mill Road side of the building will have a 4-story podium and a 9-story tower above, set back 5-20' from the podium façade below. The North bar, facing the train tracks is expressed as a single 13-story volume.

Exterior Facades:

The building façade systems will be a combination of two façade types that in combination yield approximately 50% Glazing and 50% Solid façade materials. Façade type 1 will be window wall with high performance glazing and metal panel spandrel panels forming continuous ribbon windows. Façade type 2 will be precast concrete panels with two-story punched windows with insulated glazed units and ACM panels at the slab cover between floors.
At the parking levels the façade openings will be either translucent glass panels or architectural louvered screens to allow natural ventilation of the parking garage, but screen parked vehicles from view.

Eisenhower East Design Guidelines:

The Building massing and site plan conforms to the intent of the Eisenhower East Design Guidelines. These guidelines inform the design of the building in several key areas:

1. The Building facades design will be aggregate to 50% Glazing and 50% high-quality solid façade materials such as architectural precast concrete, ACM panels and masonry.
2. The Massing of the Mill Road façade features a 4-story podium with a taller volume set-back above it. The portion of the west façade without a podium expression visible from mill road is less than 30% of the street-facing façade.
3. The setback of the office floors above the podium is 5'-20'
4. The Building mechanical penthouse is set back from the main façade.
5. The parking areas within the podium are screened from view with an architectural façade that is consistent with the other building facades.
6. Surface parking and service areas on the site are setback from Mill Road and screened from the street.
7. In addition to the multi-purpose trial/bike path indicated along Mill Road there will be a pedestrian sidewalk and a landscape strip with Street trees spaced at 25'-30' on center, consistent with the guidelines for a "C" street.