

Design Review Board Case #2018-0002
Eisenhower East - Block 6A/200 Stovall Street

Application	General Data	
Project Name: Eisenhower East – Block 6A/200 Stovall Street Location: 200 Stovall Street Applicant: Perseus Realty, LLC	DRB Date:	March 15, 2018
	Site Area:	1.5 acres (65,161 sf)
	Zone:	CDD#2
	Proposed Use:	Residential, Retail, and Associated Parking
	Gross Floor Area:	630,583 sf
Purpose of Application: The second, and final concept review of the architectural façade improvements and additional building levels associated with the adaptive reuse of an existing, vacant office building at 200 Stovall Street to residential and retail uses with associated parking. This proposal includes 36,475 sf of retail and 594,108 sf of residential uses.		
Staff Reviewers: Rob Kerns, AICP robert.kerns@alexandriava.gov Thomas H. Canfield, AIA tom.canfield@alexandriava.gov Nathan Imm, nathan.imm@alexandriava.gov Stephanie Free, PLA, LEED GA stephanie.free@alexandriava.gov		
DESIGN REVIEW BOARD ACTION, March 15th 2018: The Eisenhower East Design Review Board (DRB) unanimously <u>approved</u> the design of the façade improvements and the three additional floors of new construction as presented by the applicant at the hearing, with two minor areas of potential adjustment for the applicant to explore with Staff: 1) Explore Staff’s recommendation to eliminate the soldier courses along the top and bottom edges of the arcade’s overhead, horizontal band and instead implement a lintel design detail similar in character to the structural steel and brick detailing of the column expression, and 2) Explore a revision to the spacing of the vertical column expression from the residential floor levels to the ground level on the south elevation and thereby aligning the vertical edges of ground level columns with the vertical edges of columns above. Aside from these two items, the applicant clarified that the intended color of the metal panel system is a “Titanium” gray, and that the location of the wood accent siding is the proposed the soffit material at the main lobby entrance canopy. The other main point of discussion was the material color of the arcade, whether it should be a red-blend brick as proposed by the applicant, or a lighter color brick as previously proposed by applicant and recommended by Staff. Ultimately, the DRB agreed that the color of the arcade is best as-shown with a red-blend brick as it carries the expression and materiality of the upper floors to the		

retail streetscape. The motion carried a vote of 4-0. Board Member John Chapman was not present.

DESIGN REVIEW BOARD ACTION, JULY 20th 2017: The Eisenhower East Design Review Board (DRB) supports the overall direction of the façade improvements and the additional three levels of construction atop of the existing building. The Board found particular interest in the “industrial” contemporary aesthetic that is characterized by a variety in the building height, asymmetry of the facades, and the materials proposed. There was concern expressed by several board members, however, for the lack of consistency in the design of the building corners, and for the lack of emphasis at the northeast retail corner. The DRB encouraged the applicant to continue development of the building corner treatments, including strategies to highlight the north-east retail corner. Further, the DRB suggested that the applicant continue to study the relationship of the retail “arcade” to the facade treatments above, and the glass and masonry façade material textures, colors, and finishes. At the next DRB meeting, the Board looks forward to reviewing a refined concept which will address these items, Staff comments, and integration of outboard balconies with the façade as the applicant referred to during the presentation.

I. OVERVIEW

Perseus Realty, LLC is requesting final Design Review Board (DRB) **approval** for the façade improvements and three floors of new construction proposed with the adaptive reuse of the existing office building at 200 Stovall Street (Eisenhower East – Block 6A). The applicant proposes a concept which would adaptively re-use the existing office building’s structure and re-clad it to achieve a contemporary residential and retail-friendly façade. The proposal also includes the addition of three residential floors atop of the existing building, rooftop amenity spaces, and above-grade parking incorporated into the second, third, and fourth floors of the existing building to serve its residents.

City Council recently reviewed and approved an amendment to the Eisenhower East Small Area Plan which converted the land use of Block 6A from office to residential and retail uses. Subsequently, since the adaptive reuse of the building located at 200 Stovall Street is in Eisenhower East, the DRB is the designated advisory board to review the design of these architectural improvements.

II. BACKGROUND

Project Evolution

The existing office building (“Hoffman Building 2”) located at 200 Stovall Street was constructed in 1969 and leased by the General Services Administration for the majority of its existence. The building and property later became part of the Eisenhower East Small Area Plan (EESAP) in 2003 as part of Hoffman Block 6 when the plan was adopted by City Council. Subsequently, a subdivision (SUB2014-0001) approved by the Planning Commission in 2015 divided Eisenhower East Block 6 into three parcels: Block 6A (200 Stovall Street), 6B (2461 Eisenhower Avenue), and

6C (2425 Eisenhower Avenue). This office building is now currently unoccupied. The recently approved amendment to the Eisenhower East Small Area Plan converted the designated land use of Block 6A from office to residential and retail, which allows the current application to advance.

Site Context

This site is located within Eisenhower East, as part of the Hoffman Town Center, which consists of four blocks (Blocks 6, 7, 8 & 14). The three parcels which comprise Block 6 currently consist of approximately 1 million square feet of office use and 33,500 square feet of retail. The existing AMC movie theater is located on Block 7, and Block 8 is the location of the National Science Foundation's newly constructed headquarters. Additionally, approximately 3,163 parking spaces are provided within the existing parking garage at Block 14. Most of the Town Center is constructed with the exception of a small retail pad site on Block 6C.

The entirety of Block 6 is located on the north side of Eisenhower Avenue, across from the Eisenhower Avenue Metro Station. It is bound by Eisenhower Avenue to the south, Stovall Street to the west, Mandeville Lane to the north, and Swamp Fox Road to the east.

Block 6A is the northern most parcel within Block 6, located just south of Hoffman Blocks 4 & 5. The majority of the 1.5 acre site consists of an existing 14-story office building, known as Hoffman Office Building #2. Immediately south of Block 6A is Block 6B which consists of an existing office building, Hoffman Office Building #1. A crescent-shaped building with retail, surface parking, and a pocket park adjoins the office building to the east. An existing, interior corridor connects the Block 6B retail and office uses to Hoffman Office Building #2 on Block 6A.

An existing service and loading area currently separates Hoffman Office Building #2 on Block 6A and Hoffman Office Building #1 on Block 6B. This area is accessed from Stovall Street and provides service and loading for the existing retail at Block 6B. The area also includes above-grade utilities, such as electrical transformers, and access to the buildings' service corridors.

III. PROJECT DESCRIPTION

Building Design

Footprint and Massing

The applicant proposes preservation of the existing building's rectangular structure which is formed by a 20-foot by 20-foot column grid. The building's longest facades face north and south, with primary frontage to the north along Mandeville Lane. The overall footprint of the building will generally remain as it exists today with the exception of some minor variation around the perimeter to accommodate materials proposed with the updated façade treatments.

The building height increase from 150 feet to a maximum of 210 feet was approved with the Eisenhower East Small Area Plan Amendment. The additional building height (increasing to approximately 195 feet) is comprised of three newly constructed residential floors atop of the existing roof. These additional floors have a continuous "Z-shaped" form that connects the east and west edges of the existing roof. Two separate, private rooftop amenity spaces are proposed

within the rectangular-shaped voids created between the “Z-shape” of the new floors and the edges of the existing roof. These amenity spaces occupy the northeast and the southwest corners of the existing roof and equal roughly 4,100 square feet and 4,900 square feet respectively.

An approximately 20-foot tall penthouse is proposed on top of the new residential floors. This rectangular penthouse mimics the building’s rectangular form, with the long facades oriented north and south, and its location and footprint are defined by the intersecting rectangles of the “Z-shaped” addition. A metal panel system is proposed to screen the penthouse and rooftop mechanical units. In the previous submission, this penthouse was shown as relatively high but compact in plan; the current submission shows a much more extensive structure.

Included in this proposal is 594,108 square feet of residential use, which equates to 525 apartment units, 36,475 square feet of retail, and 115,900 square feet, or two and a half levels, of above-grade structured parking within the building. Amenity space, loading areas, and back of house uses are also provided, amounting to a total Adjusted Gross Floor Area (AGFA) of approximately 630,583 square feet. Typically, any amount of above-grade structured parking would not be permissible within the EESAP without first providing two levels of below-grade parking. However, since this proposal is an adaptive reuse of an existing building making underground parking infeasible, the City has agreed to allow the proposed amount of above-grade structured parking on Block 6A without any below-grade parking and without contributing to the site’s AGFA.

The residential parking garage is accessed by an existing curb-cut on Stovall Street connected to a speed ramp up to the building’s second floor. The structured parking utilizes about one-half of the second floor area, as well as the entirety of the third and fourth floors of the building. The remaining half of the second floor is open to the first floor below, creating a double-height retail space that will front the important corner of Mandeville Lane and Swamp Fox Road. In addition to the double-height retail, the remaining ground-floor uses will include a second, smaller retail space with frontage on Stovall Street and Mandeville Lane, and leasing offices located in between the retail spaces with primary pedestrian access from the sidewalk on Mandeville Lane.

Façade Improvements and Overall Building Expression

The basic design strategy for both the massing and façade, which Staff feels is very successful, is to break the large building mass into four smaller masses at each of the four corners, held together and at the same time separated by what reads as a glass “core”. This glass expression is then carried up to clad the visible portions of the three floors of additional residential space that are proposed to be added to the building.

The former concept presented at the July 2017 DRB meeting created emphasis on the verticality of the glass expression through the use of continuous mullions which were aligned with the vertical edge of the glass. The current application proposes elimination of these mullions, resulting in an almost seamless expression of the glass which shifts emphasis to the horizontal expression of the floor slabs.

The current concept introduces a lighter color palette of materials compared with the concept reviewed at the July 2017 DRB meeting. Staff feels that lightening of the materials successfully

enhances the building's contemporary facade improvements. However, an inconsistency in the tone of the metal paneling appears between the building elevations on Sheets A1.09-A1.11 and the renderings on Sheets A1.15-A1.16. While Staff feels that either tone is successful, it requests that the applicant clarify the intent of the material color choice with consistent representation between drawings.

A series of rectangular insets cascades across the north and south building facades, enclosing 2 to 3 residential balconies. The thin, horizontal appearance of the balcony railings adds a fine level of contemporary detailing and interest to the facades while the staggered pattern of the insets provides depth and variation without distracting from the overall design of the building. On the east and west facades, a clean, contemporary expression is enhanced by the absence of balconies and a sense of depth preserved by the variation in materials and vertical "shifting" of the brick volumes.

The greatest change to the building design from the former concept presented to the DRB in July 2017 is the revised materiality and color of the arcade at the lower levels of the building. The former, light-colored arcade successfully enhanced the appeal and legibility of the lobby and retail spaces, and also created a sense of continuity of the retail arcade in contrast to the dominant residential portion of the building's facades. For these reasons, Staff encourages the applicant to proceed with a light-colored brick for the arcade material, rather than the red brick blend which is currently proposed. Another distinct difference between the former and current arcade concepts is the expression of the building columns as they relate to the first floor retail. Here, the brick is set within a black, painted structural steel channel, framed with additional steel channels at the top and bottom of the columns as measured by the height of the first floor. Staff finds the intricacy of the column design to be a successful strategy to transition the building scale to the pedestrian realm, and encourages the applicant to apply a similar design detail, with steel channel and brick, to the overhead, horizontal portion of the arcade. The currently proposed top and bottom bands of soldier course brick that line the edges of this horizontal band read as very traditional in style and could more successfully relate to the contemporary design of the building if detailed similarly to the arcade columns.

In further consideration of the arcade columns, the "double" column expression at the south west corner of the building appears bulky and may be reduced visually by recessing the materials of the south-facing column. Additionally, the current application includes specification of wood accent siding which is identified at the north-east corner column in the east building elevation on Sheet A1.11, but does not appear in the north elevation on Sheet A1.09. Though Staff does not object to the use of the wood accent siding as a building material, clarification is need regarding its location and scale.

Site Design

The streetscape and open space improvements submitted with the current application are consistent with the applicant's previous presentation to the DRB in July of 2017. Further, these improvements are consistent with the project's development conditions of approval, which includes coordination with adjacent property owners and the City to implement a "road diet" on Mandeville Lane, and use of the City's standard paving materials.

The program of the ground-level open space located on the west side of the building will be determined prior to the occupancy of the adjacent retail tenant. Additionally, the program for the private, on-structure open space is schematically illustrated in this submission. The concept includes a rooftop pool deck and terrace in the southwest corner of the roof, and a terrace with year-round uses in the northeast corner. The schematic design of southwest terrace indicates a combination of planting beds and hardscaped areas arranged around the pool on the north and east sides. The northeast terrace also includes paved areas with planting beds.

IV. STAFF ANALYSIS

Overall, Staff finds the building façade treatments and the design of the three floors of new construction to be successful and believes the overall design accomplishes many of the goals and guidelines outlined by the Small Area Plan, and the Design Guidelines, as discussed further below. Minor areas of improvement are discussed in the Analysis Narrative.

Compliance with the Eisenhower East Small Area Plan and Design Guidelines

The table below provides a summary of how the proposal 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 & Retail	Residential & Retail	Yes ¹
Retail Locations	Ground level on Mandeville Lane & Swamp Fox Road	Ground-level retail is proposed on Mandeville Lane & Swamp Fox Road	Yes ¹
Allowable Gross Floor Area (AGFA)	665,552 sf	630,583 sf	Yes
Building Height	210'	194'-11"	Yes ³
Building Setbacks	Stovall Street, Mandeville Lane, & Swamp Fox Road: 7' Minimum Setback at 40'-60' height	Setbacks not provided within the existing structure.	N/A

Guideline	Plan Requirement	Proposed Plan	Complies with intent?
Architectural Articulation	- “A” Street Facades, Mandeville Lane, Swamp Fox Road, & Stovall Street (Partial): The building façade shall articulate a clear base, middle, and top to the building.	Facades conceptually articulate a clear base, middle, and top to the building.	Yes
	- “B” Street Facades, Stovall Street (Partial): 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.	Facades conceptually articulate a clear base, middle, and top to the building with a residential scale and a varied surface articulation of color, scale, and material.	Yes
Architectural Expression	HVAC and mechanical equipment shall be integrated in the overall building design.	The penthouse screening is not fully integrated with the overall building design.	No ⁶
Street Frontage: A Street (Stovall Street; Partial, Mandeville Lane, and Swamp Fox Road)	-A minimum of 90% of the building façade shall meet the build-to line.	The building façade meets 90% of the build-to-line on Mandeville Lane and Swamp Fox Road. It does not meet the build-to-line along Stovall Street.	N/A ⁴
	-The highest quality of architectural façade and streetscape treatment shall be used.	High quality architectural façade and streetscape treatments are shown conceptually.	Yes
	-Main pedestrian building entries must be at sidewalk elevation and shall be spaced no less than 50’ apart.	Pedestrian building entries at sidewalk elevation are not spaced further than 50’ apart.	Yes
	-No curb cuts permitted.	There are no curb cuts on Mandeville Lane, Swamp Fox Road, or	Yes

Guideline	Plan Requirement	Proposed Plan	Complies with intent?
		the “A” Street portion of Stovall Street.	
Street Frontage: B Street (Stovall Street; Partial)	-A minimum of 75% of the building façade shall meet the build-to-line.	The building does not meet the build-to-line	N/A ⁴
	-The highest quality of architectural façade and streetscape treatment shall be used.	High quality architectural façade and streetscape treatments are shown.	Yes
	-Public Realm sidewalk improvements/landscaping is required.	Public Realm improvements to Stovall Street include a widened sidewalk and street trees.	Yes
	-One curb cut per block face permitted.	The existing curb cut on Stovall Street is utilized and shared between Block 6A and Block 6B	Yes
Structured Parking: A Street (Mandeville Lane, Swamp Fox Road & Stovall Street; Partial)	Structured parking shall be screened with active uses of at least 30’ in depth from the building face.	Structured parking is provided above the ground-level up to the building façade.	No ⁵
Structured Parking: B Street (Stovall Street; Partial)	Parking may come to the façade above the ground floor provided that architectural treatment is used on the façade to mask the parking and to screen the interior light fixtures, ceiling pipes, exposed raw concrete, etc.	Structured parking is provided above the ground-level up to the building façade.	Yes
Massing	Provide a clear base, middle, top with appropriate building setbacks and street walls.	A clear base, middle, and top are conceptually shown though setbacks have not been provided.	Yes

Guideline	Plan Requirement	Proposed Plan	Complies with intent?
Street Sections	66 foot right of way, with two 11 foot travel lanes, on-street parking and 14 foot sidewalks.	Street sections indicate travel lanes, on street parking, and sidewalks.	Yes
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.	N/A
Public Realm – Streetscape elements	Provide streetscape elements per the Plan. Street trees on retail blocks require a 5'x8' tree well covered with an iron grate and a 5'-wide continuous tree trench beneath the sidewalk.	Street tree wells measure 5'x8' on Mandeville Lane and Swamp Fox Road with a continuous tree trench beneath the sidewalk. A continuous planting strip with street trees is shown on Stovall Street.	Yes

¹ *The 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 to residential and retail use.*

² *Total proposed AGFA does not include structured parking. 115,900 sf of above-grade structured parking does not count towards the overall AGFA because this is an adaptive reuse of the existing building.*

³ *An increase in maximum building height was approved as part of the Eisenhower East Small Area Plan Amendment.*

⁴ *The proposal for 200 Stovall Street is an adaptive reuse of the existing building. The building's relationship to the build-to-line is existing.*

⁵ *The existing building will be retrofitted to provide residential parking within the building. Flexibility is provided due to the adaptive reuse of the existing building.*

⁶ *While the mechanical penthouse design is not fully integrated with the architectural design of the building, it is screened with a dark colored metal mesh and setback from the edges of the building. The applicant has demonstrated that the setback is sufficient to hide the mechanical penthouse from view at the street level.*

V. ANALYSIS NARRATIVE

As noted above, Staff considers both the program and design execution of this proposal to be exemplary; achieving full utilization of an obsolete structure, while preserving its frame intact, adding parking where none was provided, creating a strong retail corner to work in conjunction with the proposed development of Hoffman Blocks 4 and 5, and the existing Town Center, and

replacement of a low-quality, dated façade with well-detailed, high quality and contemporary architecture are all positive.

Staff believes that the proposed façade treatments, design of the additional residential floors, and general site design meet the intentions of the Eisenhower East Small Area Plan (EESAP) and Design Guidelines. Minor areas of improvement, as listed below, are to be addressed through continued coordination with Staff prior to the release of the project's Minor Site Plan Amendment.

1. Staff recommends the following revisions for the DRB to explore with the Applicant:
 - a. Metal Panel System Color: The color of the proposed metal panel system is not consistently represented in the current drawing submission. Staff finds no issue with the colors shown; however, requests that the applicant provide clarity on the color choice to confirm the intended direction.
 - b. Arcade Color and Materials: Staff finds the combination of brick and painted structural steel materials to be successful. However, Staff encourages the applicant to use a lighter color brick on the arcade in lieu of the red blend brick used on the majority of the building in order to provide contrast and emphasize the retail and lobby entrances. Additionally, Staff recommends that the applicant eliminate the soldier courses along the top and bottom edges of the arcade's overhead, horizontal band and instead implement a lintel design detail similar to the structural steel and brick detailing of the column expression.
 - c. Double-Column Design: The applicant may consider reducing the visual bulk of the double column at the south west corner by recessing the materials which wrap the (inboard) column that faces south.
 - d. Wood Accent Siding: While Staff does not object to the use of wood accent siding, its location is not clearly indicated in the drawings. The applicant should provide further detail on its location and intended use.

VI. CONCLUSION

Staff recommends DRB **approval** of the conceptual façade improvements and the design of the additional three floors proposed with the adaptive reuse of the existing office building at 200 Stovall Street (Eisenhower East – Block 6A), and advancement of the design with consideration of the items described in the Analysis Narrative, and as discussed with the DRB at its upcoming meeting. Staff feels that additional design refinements can then be fully and successfully resolved in meetings between Staff and Applicant.

Figure 1: Level 1 Plan

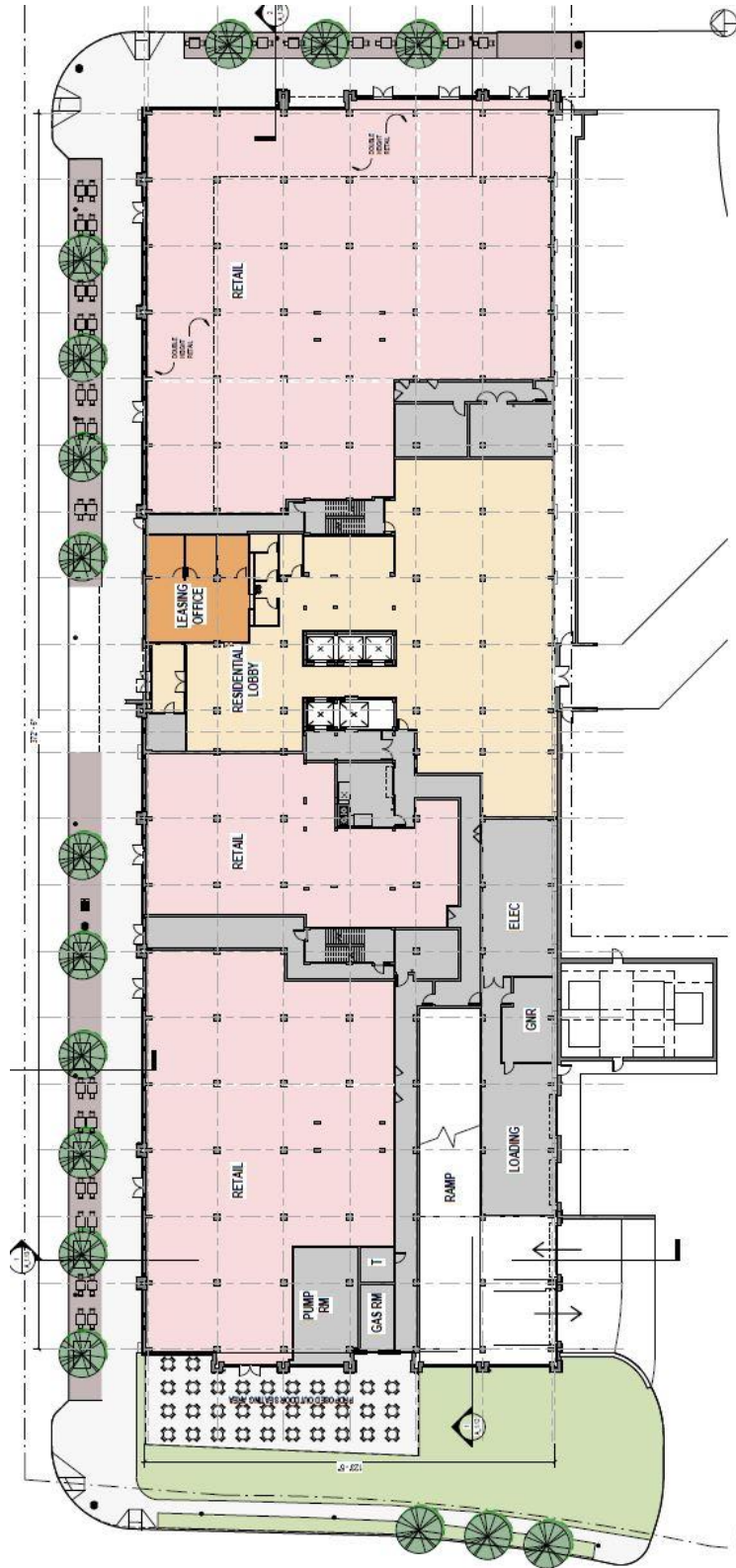
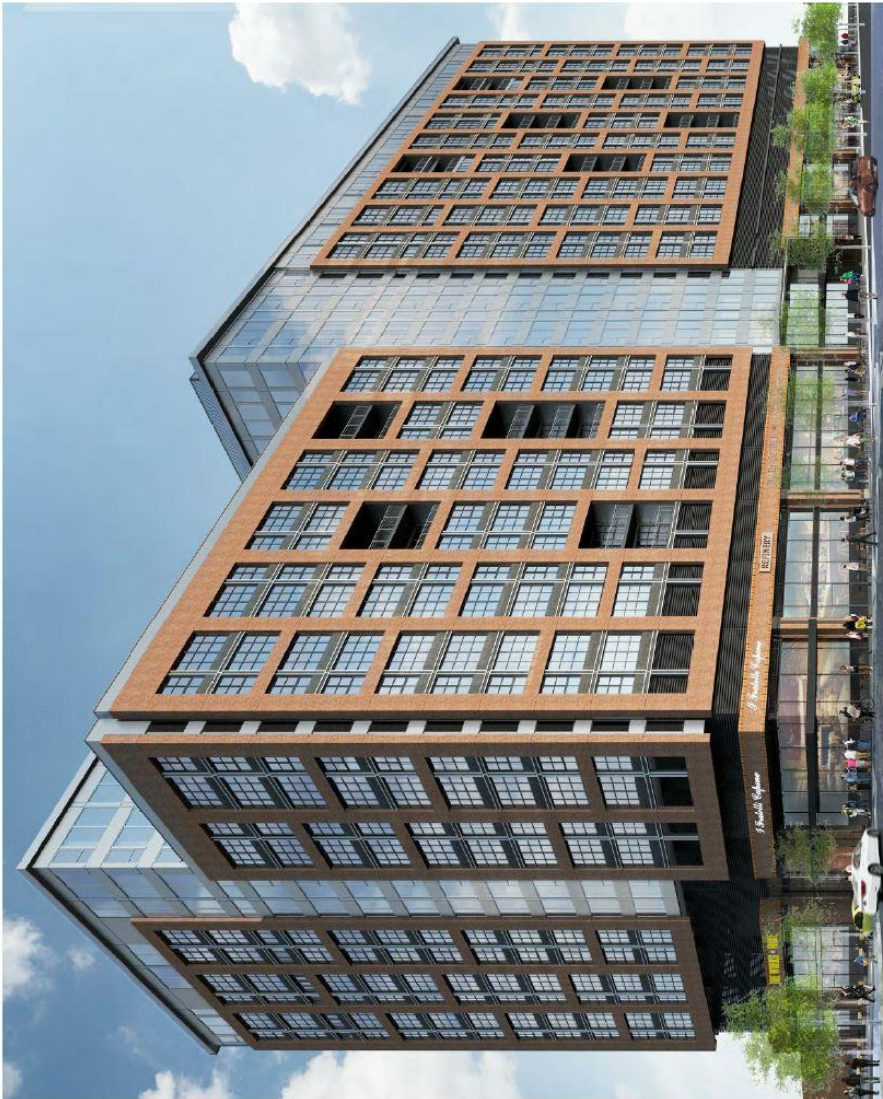


Figure 2: Existing and proposed façade treatments.



Eisenhower East / Carlyle Blocks

