



***Design Review Board Case #2017-0006
Hoffman Town Center – Blocks 4 & 5***

Application	General Data	
Project Name: Hoffman Town Center Blocks 4 & 5 Location: 2410 and 2460 Mill Road Applicant: StonebridgeCarras	DRB Date:	January 18, 2018
	Site Area:	5.08 acres
	Zone:	CDD#2
	Proposed Use:	Residential, Retail
	Gross Floor Area:	1,051,048 sf
Purpose of Application:		
DRB Concept review of the Hoffman Town Center mixed-use retail and residential complex scheduled for public hearings in March 2018 (Stage 2).		
Staff Reviewers: Thomas H. Canfield, AIA tom.canfield@alexandriava.gov Robert Kerns, AICP, robert.kerns@alexandriava.gov Gary Wagner, RLA, gary.wagner@alexandriava.gov Nathan Imm, nathan.imm@alexandriava.gov Bill Cook, william.cook@alexandriava.gov		
<p>DRB ACTION, JANUARY 18, 2018: The DRB voted unanimously 5-0 to approve the architectural design with the direction that the Applicant work with staff on the following design refinements as conditions of the approval: 1) further study the Mill Road podium façade to adjust the pattern yet find resolution that is playful in character. This could include working with the mechanical openings, glass in the service corridor and subtle changes to masonry patterns and color. 2) further study and coordinate with staff to revise the top treatment of the vertical expression on the condominium building. 3) bring the podium landscape to the forefront/podium edge at the hyphen locations and investigate exposing structure at the southeast corner. Applicant will develop these refinements and share them with staff with the intent to allow time to circulate the revisions to the DRB for comment prior to hearing.</p> <p>The Board discussed staff comments to “quiet down” the Mill Road podium façade. While opinions varied, the consensus was that the façade as currently designed competes with the residential towers in an undesirable manner. Some members thought the checker-board pattern was a problem of scale that could be revised, and other members were cautious to avoid a façade that was too simple for such a long block. The provision of windows along the length of the service corridor for the condo building was seen as a potential mechanism to enliven the</p>		

façade by utilizing the interior program. The condition was discussed at length to provide flexibility for the potential solutions. The Board discussed the proposed staff solution for the hyphen edges of stepping back the podium roof and providing planters at the edges, and concluded that the removal of the hardscape edge and ‘pushing’ the planting to the edge of the roof slab would largely achieve these goals.

DRB ACTION, NOVEMBER 16, 2017: The applicant presented the project submission and subsequent revisions made.

Senior Building: Architecture was shown for the first time and the board was pleased overall with the clear architectural direction of a simple grid pattern and warehouse feel. Garage treatments along the building facade and immediately west were received favorably.

Podium: The DRB advised exploring more openness and simplification on the upper levels on the eastern facade. The applicant agreed to work on simplifying the upper level composition of the “southern hyphen” along the south anchor tenant frontage. The board and applicant discussed the possibility of eliminating the cream brick treatment at the northwest corner of the podium in lieu of continuing the checkerboard masonry pattern facing Mill Road, and the applicant agreed to discuss the matter internally and with the prospective tenant. An affordable housing building atop the podium at the southeast corner is being considered, which would require DRB review in the future.

Condo: Some board members were concerned with the applique effect of the dark vertical treatment of the condo tower on the western facade and directed the applicant to consider better engagement with the building.

Landscape: Members questioned the number of pathways, and emphasized the importance of lighting on the proposed podium landscape design. The board also suggested exploring a more continuous landscape in lieu of individual separated private terraces, and was concerned about podium amenities being accessible to all residents. It was discussed that an alternate version of the landscape plan would be required in the event that the affordable housing building is implemented.

DRB ACTION, JULY 20, 2017: The Eisenhower East Design Review Board (DRB) unanimously voted to approve the general site plan, building placement and massing. Overall the board was pleased with the development of several aspects of the project such as the brick face of the mid-rise portion of the rental apartment building and revisions to that facade. The board provided feedback regarding several issues to be further addressed by the next DRB submission. Members directed the applicant to simplify and strengthen the lantern features on the sides of the plaza, and explore ways to simplify the architectural treatments used around the base of the plaza. The board was concerned that the renderings and public art placeholder did not convey the vision for the plaza that has been verbally presented by the applicant, and was also concerned that the proximity of parking at the corners could have visual impacts. The DRB suggested addressing the parapet treatment of the podium on the southwest and west facades to reduce visual bulk, and asked the applicant to clarify what glazing was open and what was in the form of vitrines. Open garage facades along Mill Road were a concern and the DRB encouraged further development of the podium façade to better transition with the adjacent senior building. The applicant agreed that senior building architecture would be further developed for the next meeting, and the board also suggested simplifying the high-rise portion

of the rental apartment building. The board looks forward to more details about rooftop programming and landscaping, and advised the applicant to consider rooftop all-weather accessibility between the senior building and elevator tower to the plaza.

DRB ACTION, MAY 18, 2017: The applicant was advised to further develop the plaza layout and strengthen the entry element of the rental apartments. The DRB gave further direction that the frame of the Mandeville apartment building façade should continue to develop, and that parking levels on this façade be carefully considered. The Board discussed different possible façade treatments along parts of Mill Road where the building housed mechanical elements, and directed the applicant to bring developed massing for the remaining tower for discussion at the July DRB hearing.

DRB ACTION, MARCH 23, 2017: The DRB directed the applicant to explore expanding the plaza and studying asymmetry within, and to reduce the number of architectural materials and expressions. The Board directed the applicant to bring the rental apartment building façade on Mandeville to the ground, while engaging with the street-level retail to form a consistent vertical pattern.

DRB ACTION, JANUARY 19, 2017: The DRB reviewed the overall plan, provided feedback, and directed the applicant to demonstrate the relationship of the towers to the podium, explore ways to provide a varied streetwall by modulating the podium mass, and show how the towers will meet the ground. The Board further directed the applicant to develop a conceptual design for the plaza, show retail uses at the ground level, and show how above grade parking will be screened and integrated into the building design.

I. OVERVIEW

StonebridgeCarras is requesting final Design Review Board (DRB) **approval** of the architectural design and landscape plans for the Hoffman Town Center Block 4 & 5 project.

Since this development is located within the Eisenhower East Small Area Plan, the DRB's approval is required prior to approval of the Final Site Plan.

General Project Description and Summary of Issues

The project consists of several residential buildings atop a podium building with retail and parking encompassing the project footprint. The five-level podium contains retail uses including the approximate 80,000 square foot anchor grocery tenant, 129,000 square feet of other retail uses and 1,546 parking spaces. The applicant has publicly announced that Wegman's will be the grocery tenant.

The residential buildings are proposed as three separate types of residential uses. A 10-story, 134- unit condominium building is located on the west side of the project. In the center of the project is a U-shaped apartment complex with 430 apartment units proposed. The eastern side of the project proposes a senior living building with 139 units. An affordable housing building is

under consideration. If such a building is deemed feasible, DRB approval will be required for the massing and architecture.

A public plaza located on Mandeville Lane is a central feature of the project. Open spaces on the podium roof are provided as amenities for the residential uses. The entire street frontage around the project will be improved, with road width and sidewalk reconfigurations on adjacent streets to create a more active and safer pedestrian realm.

The applicant has met regularly with Staff and appeared before the DRB to work through numerous design challenges in order to develop a landmark identity for the project that satisfies the program requirements of the developer and prospective tenants while adhering to the Eisenhower East Design Guidelines.

The overall architectural challenges have been:

- Integrating the tower architecture with the podium structure in ways that visually anchor the vertical building masses to grade and reduce the horizontal expression of the podium
- Developing a variety of appropriate façade languages according to use and location within the site
- Reducing the visual impact of above-grade structured parking

II. BACKGROUND

Project Evolution

Blocks 4 and 5 are undeveloped and serve as surface parking lots. In the Eisenhower East Small Area Plan, Block 4 is designated for future office and retail, and Block 5 is designated for future residential and retail. A Master Plan Amendment (MPA #2017-0009) is required to permit the proposed retail and residential uses for both blocks.

The site development plan review process has been split into two stages in accordance with the process specifically pertaining to Hoffman properties within the Eisenhower East plan area. The Planning Commission recommended approval of the Master Plan Amendment and the Stage I DSUP and associated applications at its meeting of January 4, 2018. City Council is scheduled to review and take action on the Master Plan and Stage I DSUP on January 20, 2018. Stage II of the plan (DSUP #2017-0023) has been submitted for Preliminary Plan review and public hearings are scheduled for March, 2018.

This project has been discussed before the DRB five (5) times in 2017 (January, March, May, July, November) as outlined in the preceding summary of board actions. At the July, 2017 meeting, the DRB approved the general site plan, building placement and massing. Subsequent to the July meeting, the board provided overall comments directing the applicant to simplify the architecture around the plaza, clarify and modify materials selection, and seek ways to reduce visual bulk in strategic locations. The senior building architecture and podium landscape design advanced significantly in time for the November meeting, and the DRB provided feedback on those developments.

Site Context

Blocks 4 and 5 encompass 5.08 acres (221,238 square feet) located south of Mill Road, east of Stovall Street, and north and west of Mandeville Lane. Swamp Fox Road was originally envisioned to bisect Blocks 4 and 5, but the current proposal eliminates this configuration, leaving the site as a single, large block. Railroad tracks parallel Mill Road north of the project site, while Telegraph Road and associated ramps are located one block west of the site, and the Hoffman Town Center collector garage fronts it on the east.

Existing adjacent development is found south of Mandeville Lane on Blocks 6a, 6b, and 6c, known as the Hoffman Town Center, and consisting of an office building and numerous restaurants. The AMC Hoffman Center 22 movie theatre is located southeast of the subject properties across Mandeville Lane and Swamp Fox Road. The Eisenhower Avenue Metro station is located approximately 900 feet to the south on Swamp Fox Road and south of Eisenhower Avenue.

III. PROJECT DESCRIPTION

The project currently consists of three residential buildings atop a podium encompassing the project footprint. The podium rises to 64 feet above street level and features five total levels in

various configurations of retail uses totaling 255,421 square feet, and primarily above-ground parking totaling 1,546 spaces.

The three residential buildings are proposed as three types of residential uses. A condominium building oriented north-south along the Stovall Street frontage is located on the west side of the project, rises 10-stories above the podium (172 feet above grade), and provides a total of 134 units.

In the center of the project is a U-shaped apartment complex that is six stories above the podium along Mandeville Lane, increasing to 12-stories in the center of the site and along the Mill Road frontage. There are 430 apartment units proposed, with the structures totaling 122 feet and 191 feet above grade respectively. The eastern side of the project proposes a senior living building primarily fronting on Mill Road, with 139 units in ten stories above the podium rising to a total height of 139 feet above grade. There is a fourth building currently under consideration, which may be a six-story affordable housing building, built on top of the podium along the east end of Mandeville Lane. If the affordable housing building is deemed feasible, future review by the DRB would be required.

A 14,000 square foot plaza is located north of where Swamp Fox Road is proposed to terminate at Mandeville Lane. Retail uses are proposed to front onto the plaza. Site amenities include seating, landscaping, shade structures, special paving, other site furnishings, and a place holder for public art and a plaza-level focal point. Open spaces on the podium roof are provided as amenities for the residential uses.

IV. STAFF ANALYSIS

The current submission has evolved and includes changes in response to comments and requests from the DRB hearing and action on November 16, 2017. These specifically include:

- Simplifying the top two levels of the podium in the “southern hyphen” near the southwest corner of Mandeville Lane and Stovall Street.
- Modifying the dark brick vertical expression of condominium tower on the Stovall Street façade to read as a more volumetric mass.
- Eliminating the tan brick treatment of the wall wrapping the northwest corner at Mill Road and Stovall Street, instead extending the previously proposed oversized masonry and “checkerboard” pattern used on the Mill Road façade.

Other notable changes in this submission include further refinement of the senior building, full glass and shadow boxes shown on the upper parking levels flanking the plaza, more exposed parking deck hyphen on the northeast Mill Road façade, and a simplification of the multi-family apartment building eliminating a contrasting vertical tower element in the center portion of the “U”-shaped footprint.

In a letter accompanying the submission, the applicant responded to the DRB’s request to explore more openness and simplification on the P4 and P5 levels on the Mandeville Lane

podium façade east of the Plaza by incorporating louvers wrapping the corner for the entire P4 level, and eliminating louvers from of the P5 level. The applicant found this infeasible due to ventilation concerns and elected to retain the design as previously presented.

An analysis of the current design of primary project elements follows, including a brief summary of the design evolution as presented to the DRB through previous project submissions.

Building Architecture

Condominium Building

The condominium building and associated podium serve to anchor the corner at Mandeville Lane and Stovall Street in the southwest portion of the site. The podium in this area also serves as the exterior façade expression of the grocery store. The five-level glass entry lobby functions as the pedestrian entrance for the anchor grocery tenant located on the second retail level. The store entry doors are parallel to Stovall Street and set back, leaving additional sidewalk space as well as an opportunity for an articulated corner with a solid wall adjacent to the glass entrance.

Vertical elements in a dark contrasting color penetrate the podium, come completely to ground, and identify points of entry for the condominium entrance on Mandeville Lane and the garage entrance to the designated grocery parking on Stovall Street.

Design Evolution

Since project inception, Staff and the DRB have found the massing and architectural treatment of the condominium tower to have the most consistent architectural expression. Comments have been relatively few. Some members initially questioned the dark chocolate and cream color scheme, but later comments cite that the tower design, color, and materials successfully integrate with the podium and transition well from the vertical tower to the horizontal podium.

At the November DRB meeting some members expressed concern with the dark vertical treatment of the tower on the Stovall Street façade. While this element successfully integrates with the garage opening, some felt the design had a floating, “applique” effect. In response to comments, the current submission shows this element altered to wrap the corners of the projection and meet the main building mass.

Additionally, the column expressions and colors of the upper levels of the podium along Stovall Street, and the “southern hyphen” east of the condominium entrance on Mandeville Lane have been simplified in response to DRB comments. These segments of the podium have also evolved from earlier iterations of the podium to feature more glass in a simpler design in order to more strongly express the presence of the anchor tenant.

Multi-Family Rental Apartment Building

The building is located in the center of the project and is viewed from three (3) primary perspectives:

Mid-Rise Façade at Mandeville Lane: The façade on Mandeville Lane appears as a mid-rise tower that fully meets the street and incorporates a series of columns that define six (6) tall retail

bays at the base of the podium. The bays have a masonry transition dividing the double-height ground level retail spaces and the upper level grocery space. The column pattern continues upward into the fenestration pattern for the upper levels and residential units. Two levels of parking above the grocery level are screened behind the glass window pattern extending from the residential units above. The masonry exterior is light gray, with cast stone trim around window openings and contrasting metal panels within the window openings and comprising the slab edge trim.

High-Rise Façade: When viewed from the south (Mandeville Lane), the high-rise tower in the center of the site serves as a backdrop to the active retail frontage. It is clad in red brick to contrast against the mid-rise portion of the building. Windows are framed in light colored masonry and metal trim. A corner of the east side of the high-rise tower comes to ground at the plaza elevation, and a vertical trellis element identifies the pedestrian entry. The current submission reflects a simplification of a vertical volume in the center north/south “L”, eliminating dark brick for the predominant red brick, with a new horizontal slab expression. Penthouses and spaces associated with rooftop amenities have been simplified.

Mill Road Façade: The high-rise tower on the north side of the site is stepped back from the podium at the Mill Road frontage. While the tower continues the same red brick and framed window pattern, the tower is separate from the architectural expression that forms the street wall along Mill Road.

Design Evolution

Mid-Rise Façade at Mandeville Lane: The design of the mid-rise apartment building façade was largely resolved by the July DRB meeting and approval. There are no changes in the current submissions. The DRB found the large retail bays with painted steel lintels and contrasting masonry between the first and second retail levels successful. A slight plane change was incorporated to provide more diversity from the vantage point of an active retail sidewalk. The residential window pattern is integrated with the retail bays of the podium and effectively conceals the upper parking levels with full glazing.

High-Rise Façade: The original vocabulary for the high-rise portions of the market-rate building, consisting primarily of red brick with projecting light brick trim around window openings, set off against smaller accent portions of light brick, has been retained with little change since earlier submissions. The DRB provided previous comments concerning the similarity of the fenestration pattern for each building within the project, and an over reliance on framing the openings in contrasting masonry. Roof and penthouse forms have recently been simplified and consolidated.

Mill Road Façade: Per DRB direction the design of the podium has adopted a straightforward approach that expresses its primary function in this area which is to house mechanical equipment and back-of-house utilities. Therefore, the tower and the podium have distinctly different architectural expressions. The tower architecture from this vantage point is similar to the facades on the south, east, and west sides.

Senior Building

The senior building consists of a tower placed adjacent to Mill Road, with a primary entrance from Mill Road. In the July submission, Staff noted the importance of this building developing a façade language clearly distinct from the other three mid- and high-rise volumes on site; this can be accomplished through a combination of color and material, but should be achieved primarily through a different approach to organization and expression of the elevations.

The design shown in the current submission shows an evolution of the design first shown at the November DRB meeting. A simple grid pattern characterizes the façade, featuring masonry openings spanning two levels. A finer industrial-appearing grid pattern defines the windows. The façade and window grid system carries from top to bottom, and the pattern effectively spans the transitions between the ground level garage openings, first and second retail levels, and P4/P5 parking levels.

The building entry appears as a tall glass lobby, with an adjacent recessed seam in a contrasting brick color running the entire height of the building. A similar seam element appears on the east and south façades of the building and provides a strong vertical accent. The architecture of the corner at Mandeville and Mill is specified in the Urban Design Guidelines as an architectural feature for this prominent corner. The Applicant has designed this corner as a full length glass element uninterrupted by the podium.

Design Evolution

The design of the senior building has rapidly progressed. Architecture was shown for the first time at the November meeting and the board was pleased overall with the clear architectural direction of a simple grid pattern and industrial aesthetic. Garage treatments along the building facade and their transitions to the west and south along the podium façade were received favorably.

Initial renderings showed solid masonry panels enclosing the partly sub-grade P1 garage level along the front elevation next to the sidewalk. The latest submission shows an open grid as used in the upper P4 and P5 levels.

Mill Road Podium Base

The base expression with a masonry grid pattern in contrasting colors has been revised to wrap the corner onto Stovall Street, per DRB comments from the November meeting. This solid wall conceals mechanical functions associated with the grocery store and equipment wells open to the sky.

Design Evolution

The design of the Mill Road podium elevation has changed significantly over the life of the project. Initial attempts to integrate the base with the architecture of the high-rise multifamily apartment building were of concern to the Board. The Board subsequently recommended that the applicant seek an architectural solution that recognized the mechanical nature of the use contained within, rather than trying to mask it. The applicant first proposed a metal grid system, which was found to be costly, so the current masonry design was devised.

Open Space and Landscape Design

Plaza

The Plaza is a significant element in the overall project, providing a public gathering space and visual terminus at the end of Swamp Fox Road. The entry to the market rate apartments in the northwest corner is prominently identified by the vertical trellis element that also extends horizontally into the plaza. The current plan submission now shows internally illuminated shadow boxes in the northern corners of the plaza. This revision addresses repeated Staff and DRB concerns regarding the possibility for light intrusion from cars on levels P4 and P5, and the EESAP principle that all parking on the Mandeville Lane “A” street façade be screened to the maximum extent. It also responds to past comments to the applicant seeking more glass fronting the plaza, a simplified material palette, and a more unified expression in the building facade design facing the plaza.

Design Evolution

The architecture and layout of the plaza has been relatively constant since early in the project. The elevator tower element on the east side was added to provide access to the upper level retail spaces, as well as to provide access to the podium roof and give definition to the east end of the podium facing Mandeville Lane. The applicant has worked with city staff to arrive at a paver specification for the raised table extension of the plaza into the right-of-way.

Podium Roof

A landscape design and conceptual amenity plan was first presented to the DRB at the November meeting. The design shows a network of curvilinear paths and landscaped berms that define active and passive spaces and serve as screening buffers. Features include seating areas, dog parks, play areas, and open lawns. The main play area has a roof-level entry from the daycare tenant. Comments from the DRB advised reducing the number of paths, and Staff has expressed concerns about the accessibility of podium amenities to residents of all buildings as it pertains to cross-access through the multi-family apartment building.

The current plan submission shows that the seating and gathering areas, dog parks (2), and “great lawn” area have expanded in size by reducing buffers and using the space more efficiently. A plaza overlook is a new feature, and in response to comments amenities are generally placed closer to points of building entry on the roof. The design evolution of the podium roof is relatively recent. Early plans showed a flat “extensive” monolithic plane which Staff found undesirable. Staff has advised the applicant to consider significant tree plantings on the podium roof to meet crown coverage goals.

Tower Roofs & Amenities

The current plan submission shows rooftop swimming pools, lounge, grilling and dining areas, fire pits, and other amenities on the residential tower roofs. These outdoor areas are accessed from enclosed roof amenity areas such as gyms and club/party rooms. The mid-rise portion of the multi-family apartment building consists of a green roof only.

Compliance with the Eisenhower East Small Area Plan and Design Guidelines

The table below provides a summary of how this project complies with the intent of the Eisenhower East Small Area Plan and Design Guidelines. Additional detail provided in the project narrative examines each street and building façade. Staff is supportive of a master plan amendment to bring the proposal into compliance with regard to use types, height, floor area, and details pertaining to the placement and amount of parking.

Guideline	Plan Requirement	Proposed Plan	Complies with intent?
Land Use	Office and retail (Block 4) Hotel and retail (Block 5)	Residential and retail	Contingent upon plan amendment
Retail Locations	Ground floor retail: -“A” streets: 50’ depth, 15’ interior height -“C” streets: no requirement	Multi-level retail	Yes
Allowable Gross Floor Area (AGFA)	789,350 sf	1,691,360 sf	Contingent upon plan amendment
Building Height	Maximum height of 220 feet 10 to 15 stories	127 to 191 feet 15 to 18 stories	Contingent upon plan amendment
Building Setbacks	-“A” streets: 7’ minimum at 40-60’ for 60-70% of frontage -“C” streets: 5-10’ at 40-60’	The overall design of the building uses a layering of materials and a massing scheme of four main building components that largely satisfy the intent of this guideline. The height of the podium is 64’ feet along the Mandeville Lane frontage, and 55’ feet along the Mill Road frontage.	Yes

Guideline	Plan Requirement	Proposed Plan	Complies with intent?
Street Frontage:	-Minimum of 90% of facade shall meet the build-to-line	Excepting the plaza, all facades meet the build-to-line. Some portions of the building façade along Mandeville Lane recess to allow a small change in depth.	Yes
A Street (South, portion of West facade)	-Main building entries, spaced minimum 50'	There are numerous building entries, consistent with a mixed use project with street-level retail. Residential building entries are widely spaced from each other. Retail entries are distributed throughout.	Yes
	-No curb cuts	There are no curb cuts on the frontages of Mandeville Lane and Stovall Street that are designated "A" streets.	Yes
Street Frontage:	Buildings shall generally be built to the build-to-line	All facades meet the built-to-line.	Yes
C Street (North, portions of West and East façades)	-Parking and garage entries	The parking garage and loading entrances are provided along frontages designated "C" streets.	Yes
	-Curb cuts	There are curb cuts on the frontages of Mill Road and Stovall Street that are designated "C" streets.	Yes
	-Main pedestrian building entries generally shall not be located along "C" street frontages.	The entrance for the senior building is located on the east end of Mill Road. Staff supports this location.	No

Guideline	Plan Requirement	Proposed Plan	Complies with intent?
Parking Structures	<p>-“A” streets: Structured parking shall be screened with active uses of at least 30’ in depth from the building face.</p> <p>-“C” streets: Parking structures may extend to the street façade. Facades shall be architecturally treated to be in harmony with the overall building design.</p>	<p>Parking on upper Levels 4 and 5 does not have the required 30’ of active uses on “A” streets. The plan does not specifically address active uses on upper levels since the plan generally assumes at least two levels of below-grade parking. Staff and the applicant have worked closely to propose architectural designs that minimize the visual presence of parking.</p>	No
Architectural Articulation	<p>Special elements such as towers, gateway elements, corner elements, and focal points to draw attention to the building.</p> <p>Innovative use of materials, articulation, and transparency at the base.</p> <p>A distinctive architectural feature within the plaza and at the northeast corner of Mandeville and Mill.</p>	<p>The building is divided into four distinct towers. The design layers masonry, metal, and glass to create varied facades in multiple shades. The plaza design serves as a focal point and terminus from the Metro station. The building base has generous glass that allows transparency and views of activity inside.</p>	Yes
Massing	<p>Provide a clear base, middle, top with appropriate building setbacks and street walls</p>	<p>Requirements for retail spaces help define building bases. Attention has been given to emphasizing verticality and diminishing the podium. Top treatments are simple and restrained.</p>	Yes
Street Sections	<p>66 foot right of way, with two 11 foot travel lanes, 8 foot on-street parking lanes and 14 foot sidewalks.</p>	<p>Existing rights of way exceed 66 feet. T&ES is working with applicant to finalize “road diet” treatments that allow for increased sidewalk area along key frontages to accommodate outdoor dining, etc.</p>	Yes

Guideline	Plan Requirement	Proposed Plan	Complies with intent?
Public Realm – Parks and Squares	“North Square” designated as an urban square terminating the visual axis of Swamp Fox Road.	The proposed plaza is larger than the plan requirement and is an important visual anchor and public gathering place. A minimum amount of publicly accessible open space will be designated through a public access easement.	Yes
Public Realm – Streetscape elements	Provide streetscape elements per the Plan	Light fixtures, sidewalks, benches, trash cans, bike racks, bollards, and tree wells will be provided per the Plan	Yes

V. ANALYSIS NARRATIVE

Staff review of the architectural and landscape design of this project has brought to light a number of concerns, many of which have been previously discussed with the applicant but either not studied or, in Staff’s consideration, not yet carried out successfully. Staff recommends the Applicant continue to work with Staff on their resolution following the anticipated Development Special Use Permit Stage II approval of the project by Planning Commission and City Council.

(Refer to Illustrations [attached](#))

Architecture Comments

1. Garage 5th level and podium deck edge: (all sides, wherever possible) reduce perceived podium height by stripping off cladding, adding edge planter at podium deck, and pushing guardrail back, to reduce visibility of top level *and* provide a visual cue to the presence of the landscaped deck beyond. Wherever this can be achieved, it will also allow for increased air flow.
2. Garage link between Senior Living and Multifamily buildings: strip off cladding on Levels 4 and 5, as well as podium deck edge, using planter treatment as above, to create a stronger break between buildings. This may also be possible for much of the length of the blank façade currently shown along Mill and Stovall (both are “C: streets) in conjunction with 7) below, allowing reduction in visual bulk and improved garage ventilation.
3. Condo Building: The alteration of the penthouse forms has created a “box-top” that distracts from the overall design of the buildings. As such, the north accent penthouse forms need additional refinement. Staff recommends that the Applicant study previous iterations and study connecting the two forms to create a stronger expression.
4. Multi-Family Building: stronger integration/expression of penthouse forms, through the use color and plane changes; delete slab-edge expression, which looks dated.

5. Multi-Family Building: projecting brick trim around windows should be used on only one of the two expressed building typologies, so they read as separate.
6. Simplify expression of screening wall along Mill and Stovall: the checkerboard pattern competes with tower architecture: this component of the complex should be a strong, simple background element, and needs to be coordinated with MEP ventilation requirements; also study strategies to reduce its physical bulk, as in 1) and 2) above.
7. In conjunction with 2) above, study the elimination of the Condominium service corridor currently shown on Parking Level 5, in favor of integration with the required service corridor on Level 1, which can connect directly to the Condominium vertical core
8. Senior Living Building: façade rhythmic organization should be simplified/clarified; scale/color of glazing subdivisions needs refinement – gridded glazing does not currently read strongly.

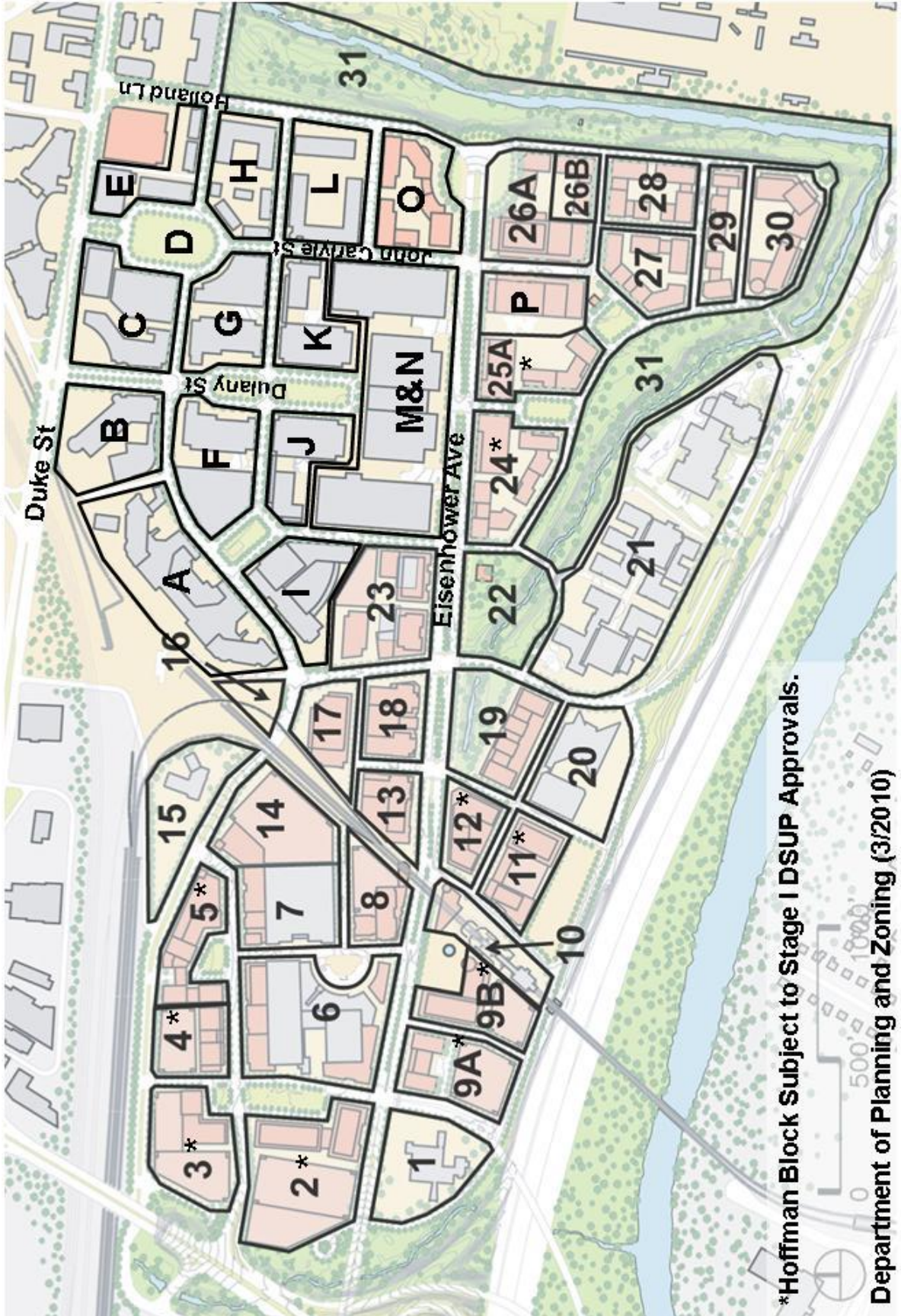
Landscape Comments

1. Develop a 24/7 pedestrian connection between the east and west portions of the landscaped podium deck; whether this connection is internal (through the Multifamily Building) or external (ex. along the north edge of the podium along Mill Road) it is important to allow all residents free access to the varied amenities such as dog parks and playground areas, distinct from the more private amenities proposed for each rooftop.
2. Threshold Terraces: provide division or distinction between pathways and seating areas; provide sufficient space for meaningful gathering/seating
3. Visual connections: visual connections between entrances/exits and destinations (desire lines) are largely blocked – reconfigure plantings and screenings to provide for ground-level (podium-level) legibility and sight lines.
4. Space allocation: a number of features of the podium landscape remain undersized for the expected use or population of the development, including the secondary dog park, the secondary play space, and the seating areas. Sufficient space appears to exist on the podiums to provide for an appropriately sized feature, or the consolidation of spaces may be considered.

VI. CONCLUSION

Staff recommends that the DRB **approve** the architectural design for the Hoffman Town Center Block 4 & 5 project and associated site improvements, subject to refinement of the items noted and conditioned in the Analysis Narrative, and direct the applicant to continue to work with Staff to resolve all identified items prior to Final Site Plan approval.

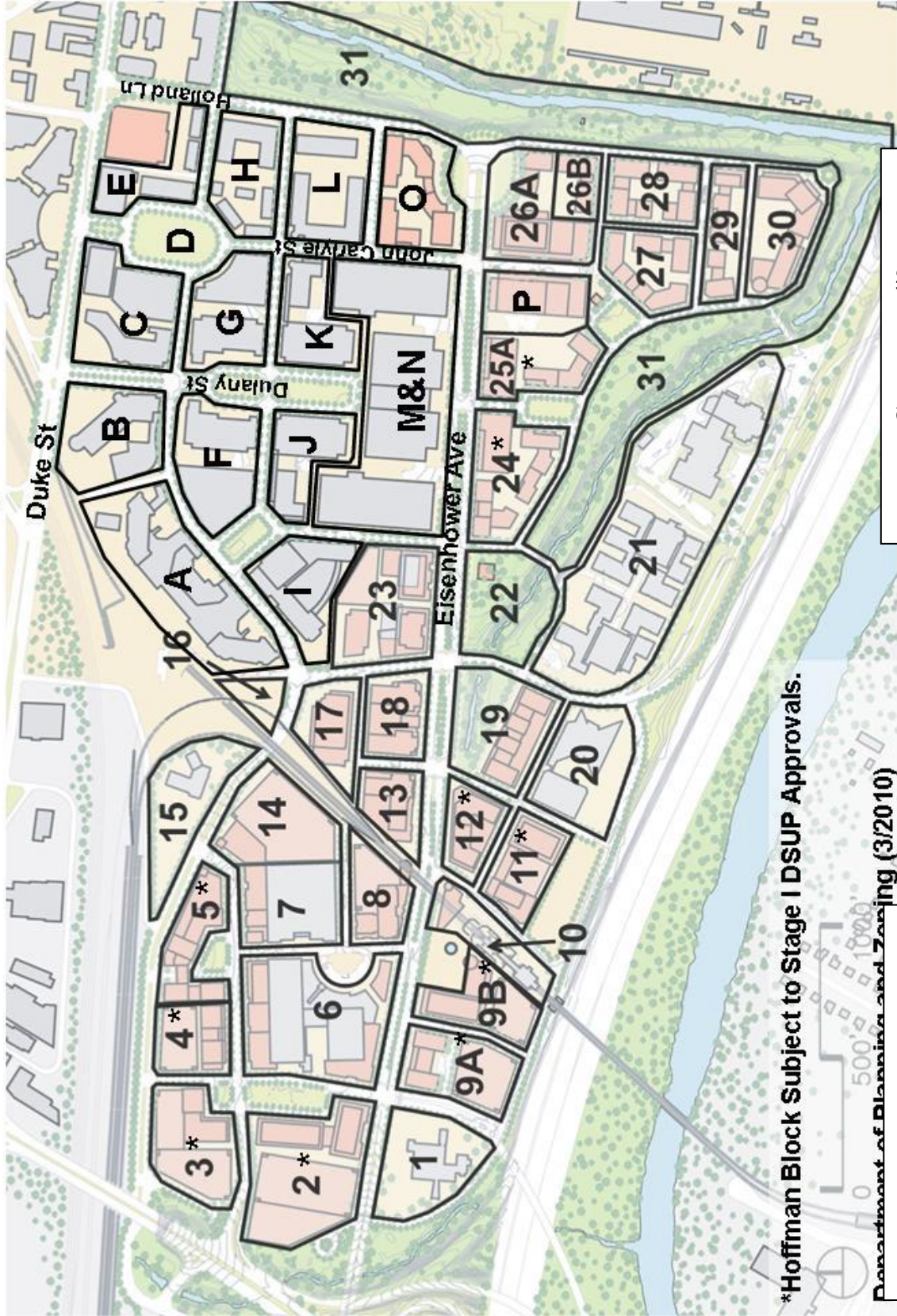
Eisenhower East / Carlyle Blocks



*Hoffman Block Subject to Stage I DSUP Approvals.

Department of Planning and Zoning (3/2010)

Eisenhower East / Carlyle Blocks



*Hoffman Block Subject to Stage I DSUP Approvals.

Department of Planning and Zoning (3/20/10)

Comment #1

Comment #2

Illustration 1: Example of Architecture Comment #1 and #2

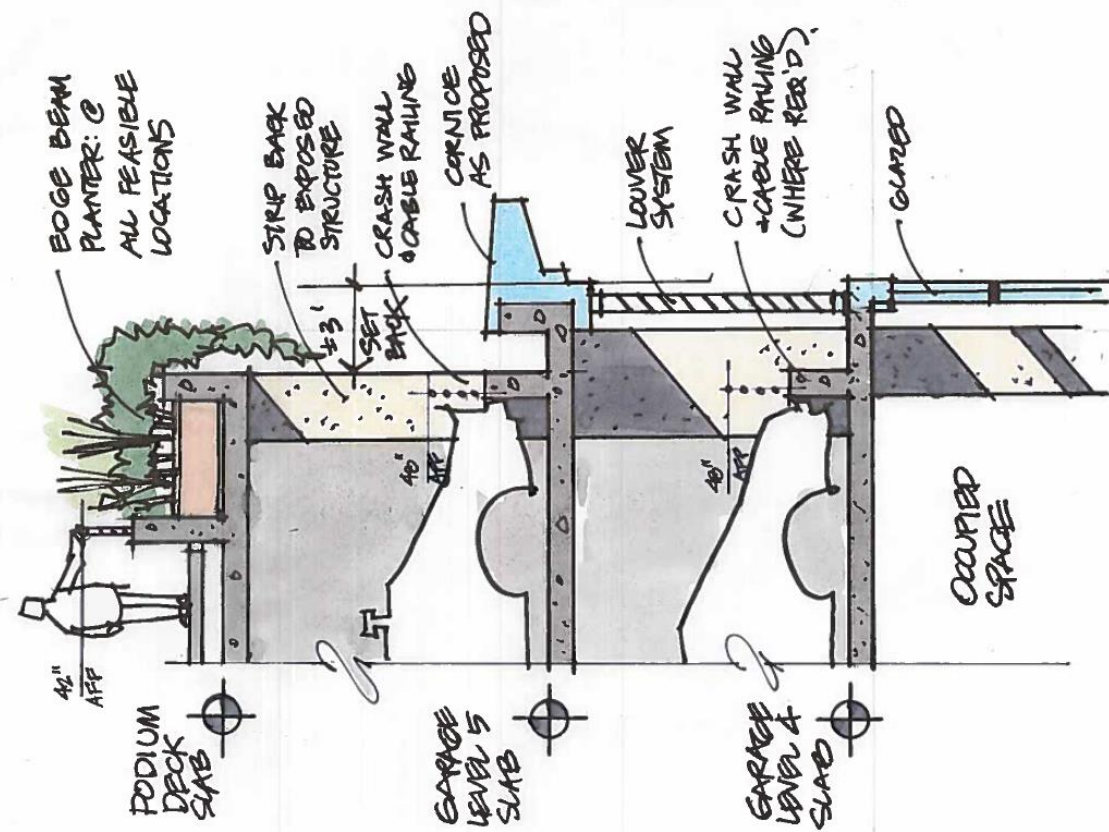
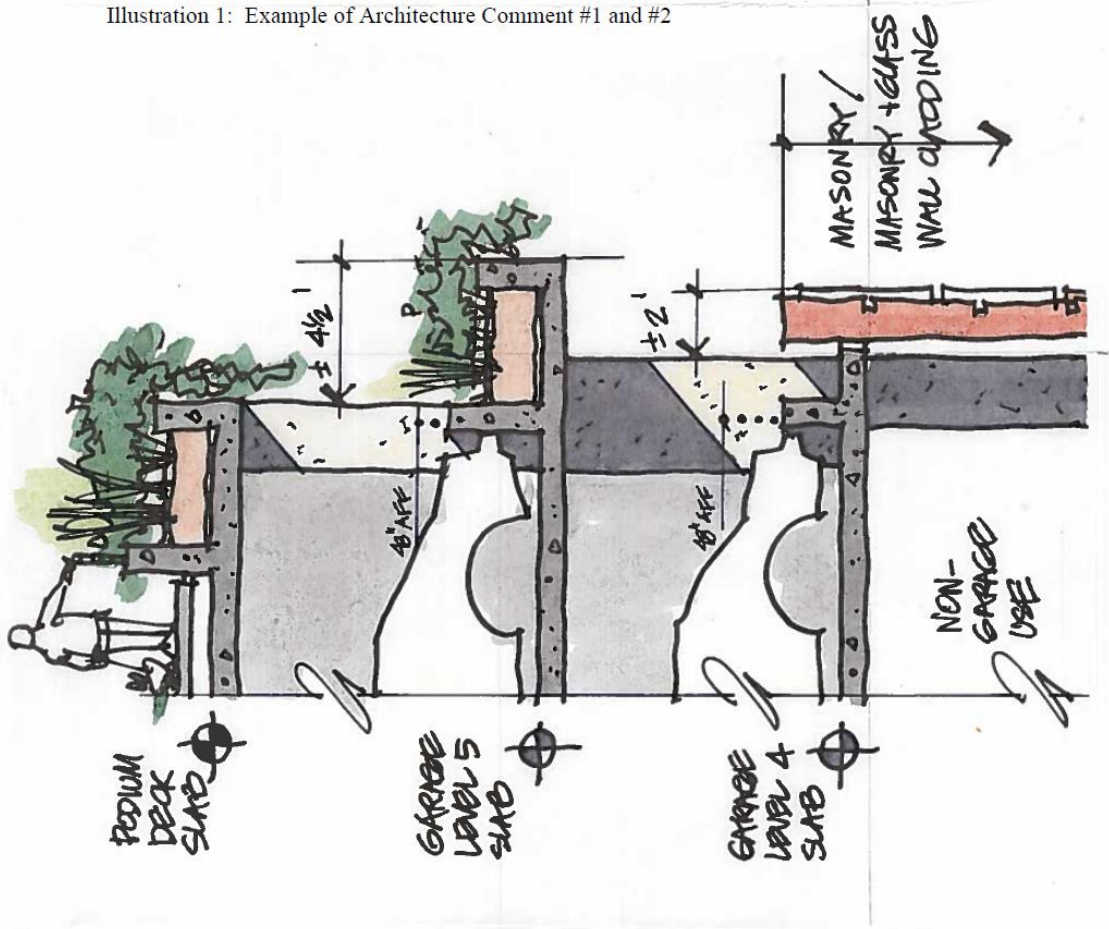
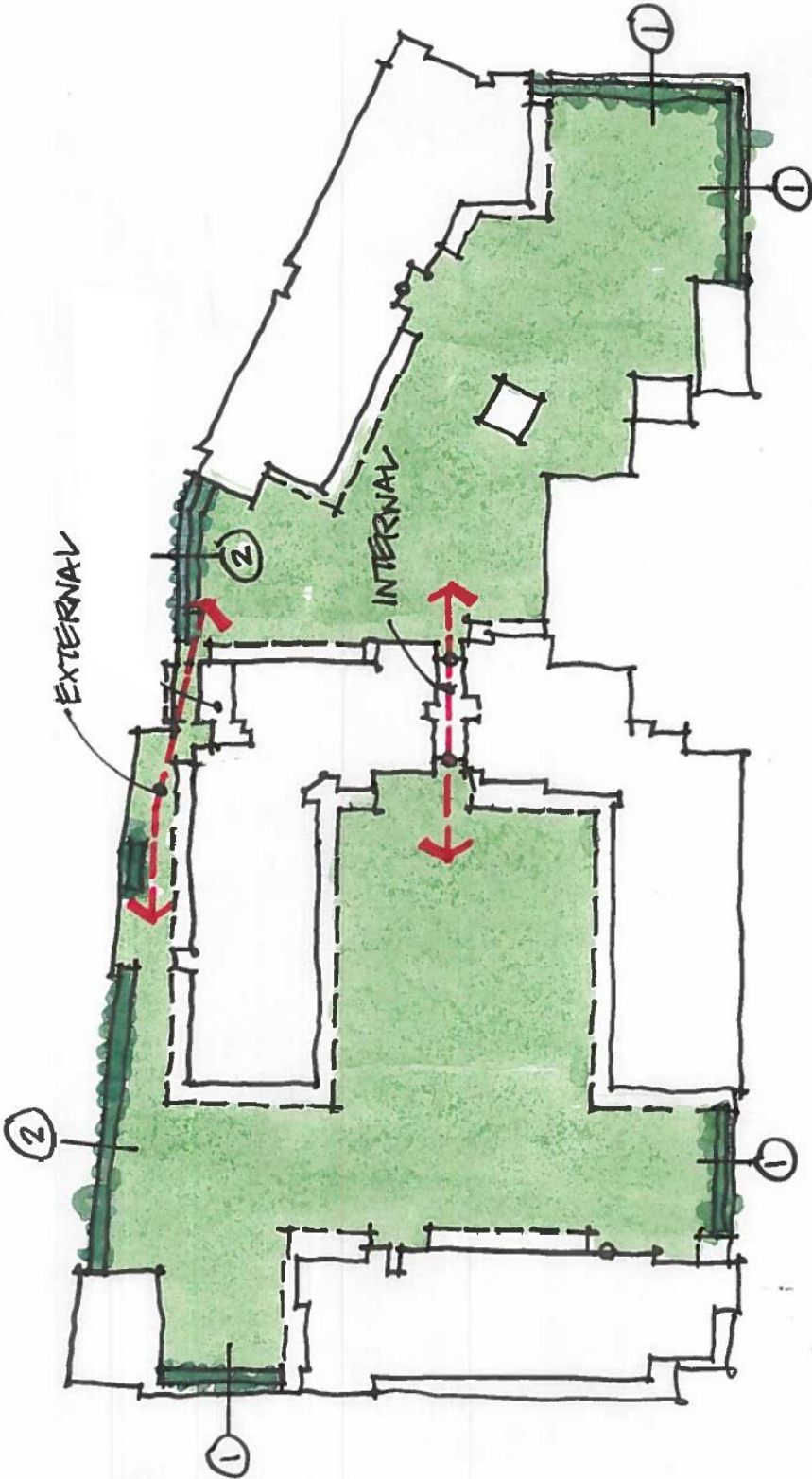


Illustration 2: Example of Architecture Comment #1 and #2 and Landscape Comment #1



24/7 CONNECTION BETWEEN EAST + WEST PODIUM DECKS

Illustration 3: Example of Architecture Comment #1 - #4, #6 - #8

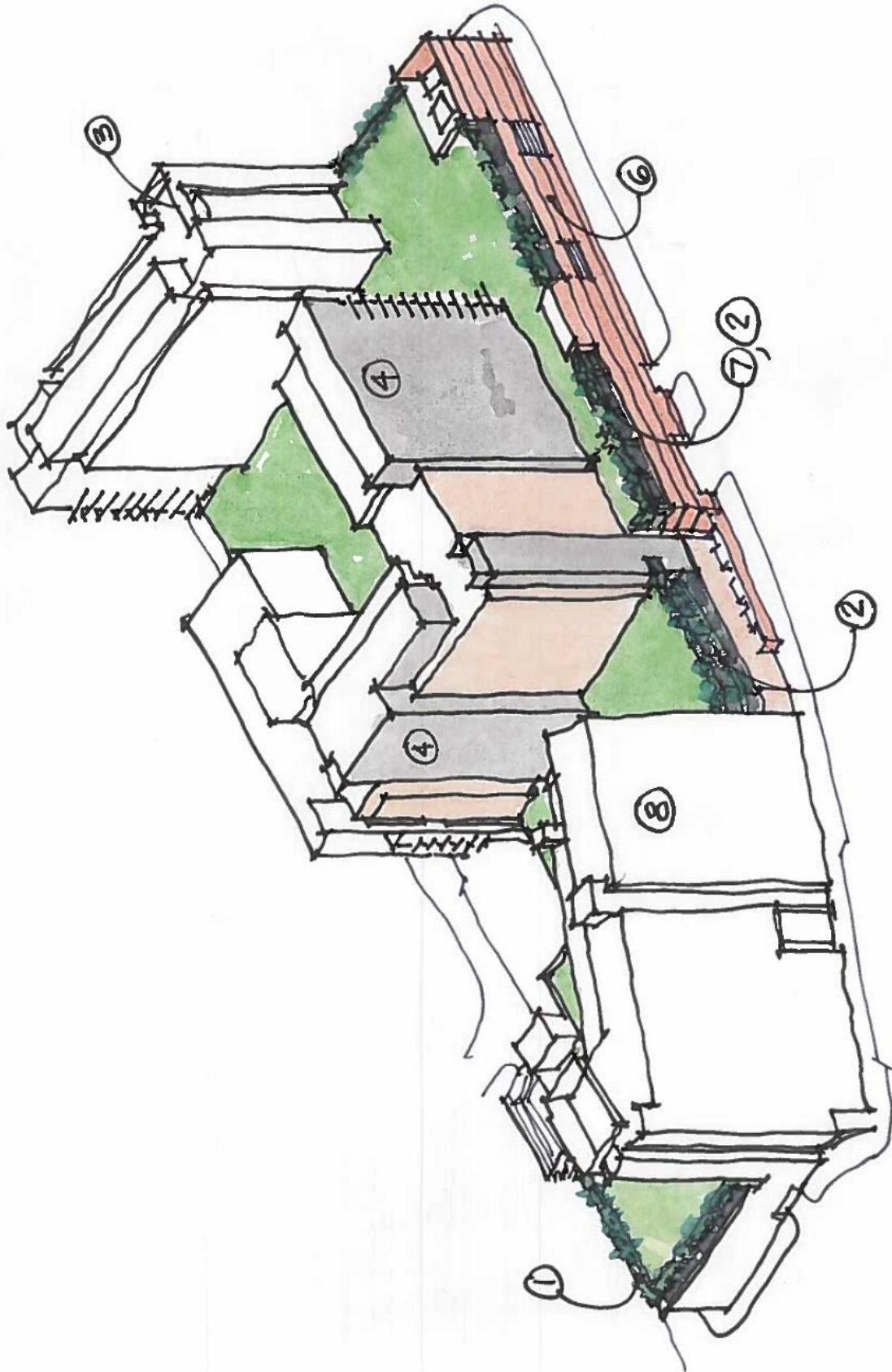


Illustration 4: Example of Landscape Comment #1

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24/7 CONNECTION BETWEEN EAST + WEST POOLUM DECKS

