



Design Review Board Case #2017-0004
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:	July 20, 2017
	Site Area:	1.5 acres (65,161 sf)
	Zone:	CDD#2
	Proposed Use:	Residential, Retail, and Associated Parking
	Gross Floor Area:	575,848 sf
Purpose of Application: Initial 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 26,114 sf of retail and 482,882 sf of residential uses.		
Staff Reviewers: Rob Kerns, AICP robert.kerns@alexandriava.gov Thomas H. Canfield, AIA tom.canfield@alexandriava.gov Gary Wagner, RLA gary.wagner@alexandriava.gov Stephanie Free, ASLA, LEED GA stephanie.free@alexandriava.gov		
<p>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 the refined concept which will addresses these items, Staff comments, and integration of outboard balconies with the façade as the applicant referred to during the presentation.</p>		

I. OVERVIEW

Perseus Realty, LLC is requesting Design Review Board (DRB) **approval** for the overall direction of the conceptual façade improvements and architectural articulation proposed with the adaptive reuse of the existing office building at 200 Stovall Street (Eisenhower East – Block 6A). The City is in the process of reviewing an amendment to the Eisenhower East Small Area Plan to

convert the land use of Block 6A from office to residential and retail uses. This amendment will be presented to the Planning Commission and City Council for approval in September 2017. 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 within the building to serve its residents. The applicant intends to utilize a number of the parking spaces currently allocated for Block 6A within the Block 14 parking garage for overflow residential and retail parking.

Since the adaptive reuse of the building located at 200 Stovall Street is in Eisenhower East, the DRB's jurisdiction is advisory.

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. If approved, the pending Eisenhower East Phase Small Area Plan Amendment in September 2017 by the City Council would convert the designated land use of Block 6A from office to residential and retail, which would allow 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 current block configuration was established with the approval of a Development Special Use Permit (DSUP2000-0028) in October 2000. 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 proposed building height of approximately 191 feet exceeds the 150-foot maximum height allowed by the EESAP. The City intends to include this height increase with the Eisenhower East Small Area Plan Amendment. The additional building height 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 22-foot tall penthouse is proposed to adorn the 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.

Included in this proposal is 482,882 square feet of residential use, which equates to 525 apartment units, 26,114 square feet of retail, and 111,036 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 575,848 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 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. A series of thin, horizontal balconies serve to lace the four corner masses together, while still allowing a view of the underlying glass skin. Finally, a contrasting light-colored brick arcade has been added to the lower levels of the building to enhance the appeal and legibility of the lobby and retail spaces. The language of the heavier corner volumes consists of a red brick skin which clearly reflects the existing structural bays of the building, while the vertical dimension has been broken up into alternating two- and three-story fenestration groupings. The brick corner volumes have been offset vertically, as has the arcade in relationship to these volumes, to accentuate the intentional asymmetry of the design, and further break down the perception of the underlying mass.

Site Design

Streetscape

The total site area, after Right-of-Way dedication, is approximately 1.5 acres. The majority of the site is dominated by the existing building and a paved area on the southwest corner of the property that will provide garage access, loading, and utility services to the building. The remaining site area is comprised of ground-level open space which includes an open area located along the west side of the building, and the streetscapes along Mandeville Lane, Swamp Fox Road, and Stovall Street; the majority of which will be dedicated to the City as public Right-of-Way.

The City is currently coordinating with the applicants of Block 6A and Blocks 4 & 5 to implement a "road diet" on Mandeville Lane that would reduce the amount of roadway pavement to two 11-foot wide travel lanes and two 7-foot wide parallel parking lanes, one on each side of the road. The total Right-of-Way would become a constant 71 feet. This improvement would widen the sidewalk on both sides of Mandeville Lane, with almost 18 feet from the face of the

roadway curb to the face of the building on Block 6A. The proposal also includes widening of the sidewalk on west side of Swamp Fox Road by eliminating three parallel parking spaces.

The applicant proposes to use the City’s standard brick and concrete hybrid sidewalk detail along Mandeville Lane and Swamp Fox Road, which is consistent with other recent streetscape improvements and new installations in Eisenhower East. Outdoor dining is proposed within the Right-of-Way in-between the tree pits along both Mandeville Lane and Swamp Fox Road. The proposed streetscape along Stovall Street is not defined at this time and is lacking information in regard to paving materials, the location of the sidewalk, and the location of street trees and lights.

Open Space/Amenities

The amount of ground-level open space on the site is limited due to the size of the parcel and the footprint of the existing office building. Approximately 6,500 square feet of open space is provided at-grade, and an additional 9,000 square feet is provided atop of the existing building as rooftop amenity space.

The ground-level open space located along the west side of the property has not yet been planned, but could potentially be outdoor dining or some other passive use. This area varies in width from approximately 35-feet to 44-feet. Additionally, no detail is provided at this time on the types of amenities proposed for the rooftop open space.

IV. STAFF ANALYSIS

Overall, staff finds the conceptual building façade treatments and architectural articulation to be successful and accomplishes many of the goals and guidelines as outlined by the Small Area Plan, and the Design Guidelines, as discussed further below. Additional areas of improvement re discussed in the Analysis Narrative and should be addressed with subsequent submissions.

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	Office	Retail & Residential	No ¹
Retail Locations	No retail requirement for this block.	Ground-level retail is proposed.	No ¹
Allowable Gross Floor Area (AGFA)	665,552 sf	575,848 sf ²	Yes

Guideline	Plan Requirement	Proposed Plan	Complies with intent?
Building Height	150 feet	191 feet	No ³
Building Setbacks	Stovall Street, Mandeville Lane, & Swamp Fox Road: 7' Minimum Setback at 40'-60' height	Setbacks not provided with this submission	N/A
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.	Conceptual illustrations of the penthouse demonstrate that further development of the penthouse screening is required for integration with the overall building design.	No
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	Yes

Guideline	Plan Requirement	Proposed Plan	Complies with intent?
	<p>-Main pedestrian building entries must be at sidewalk elevation and shall be spaced no less than 50' apart.</p> <p>-No curb cuts permitted.</p>	<p>treatments are shown conceptually.</p> <p>Pedestrian entrances are not yet shown.</p> <p>There are no curb cuts on Mandeville Lane, Swamp Fox Road, or the "A" Street portion of Stovall Street.</p>	<p>Not Yet</p> <p>Yes</p>
<p>Street Frontage: B Street (Stovall Street; Partial)</p>	<p>-A minimum of 75% of the building façade shall meet the build-to-line.</p> <p>-The highest quality of architectural façade and streetscape treatment shall be used.</p> <p>-Public Realm sidewalk improvements/landscaping is required.</p> <p>-One curb cut per block face permitted.</p>	<p>The building does not meet the build-to-line</p> <p>High quality architectural façade and streetscape treatments are shown conceptually.</p> <p>Public Realm sidewalk improvements on Stovall Street are not shown.</p> <p>The existing curb cut on Stovall Street is utilized and shared between Block 6A and Block 6B</p>	<p>N/A⁴</p> <p>Yes</p> <p>Not Yet</p> <p>Yes</p>
<p>Structured Parking: A Street (Mandeville Lane, Swamp Fox Road & Stovall Street; Partial)</p>	<p>Structured parking shall be screened with active uses of at least 30' in depth from the building face.</p>	<p>Structured parking is provided above the ground-level up to the building façade.</p>	<p>No⁵</p>

Guideline	Plan Requirement	Proposed Plan	Complies with intent?
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
Street Sections	66 foot right of way, with two 11 foot travel lanes, on-street parking and 14 foot sidewalks.	Street sections are not included in this application.	Not Yet
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.	Yes
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 7’x7’ on Mandeville Lane and 5’x10’ on Swamp Fox Road. Street trees are not shown on Stovall Street. Additional streetscape elements are not provided with this submission.	No

¹The Eisenhower East Small Area Plan Amendment is currently in process to convert Block 6A to residential and retail uses.

²Total proposed AGFA does not include structured parking. 111,036 sf of above-grade structured parking does not count towards the overall AGFA because this is an adaptive reuse of the existing building.

³ The applicant may utilize Zoning Ordinance Section 7-700 and/or seek additional building height as part of the Eisenhower East Small Area Plan Amendment.

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

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

V. ANALYSIS NARRATIVE

Staff believes that the conceptual residential building façade treatments, architectural articulation, and general site design meet the intentions of the Eisenhower East Small Area Plan (EESAP) and Design Guidelines. Additional areas of improvement, as listed below, are to be addressed with subsequent submissions to the DRB:

1. 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 HTC Blocks 4 and 5, and the existing Town Center, are all positive. Staff has just a few thoughts for the DRB to explore with the Applicant.
 - a. Façade Language: The pattern that has been established for the majority of the brick-faced corner volumes consists of three-story window groupings which alternate with more deeply recessed two-story balcony groupings. However, some of the two-story groupings are shallow and lack the balcony expression, giving the facades a slightly out-of-balance appearance, vertically. Staff recommends studying the introduction of recessed glazing or infill to all of the two-story punches, whether at apartments or parking levels (see below).
 - b. Arcade Relationship: The arcade expression has been located out-of-synch in plan with the masonry forms above. Staff believes this was done for two reasons: first to continue the offset, asymmetrical approach to the overall design, and second to create the dramatic open glass corner at the SW corner of the Swamp Fox/Mandeville intersection. While both of these rationales have merit, the moves also create two new problems: the centered, symmetrical placement of the arcades on the east and west seem forced; and the way the arcades interrupt or “block” the strong glass verticals near the middle of each façade seem to negate the split massing that has been so successfully achieved otherwise. Staff recommends exploring an alternate approach, in which the arcade elements more closely follow the masonry mass above, while bringing the corner column expressions to the ground and opening up the possibility for a much more dramatic and glassy entry element, at least along the principal Mandeville and Swamp Fox frontages, for the residential lobby and primary retail, which could be achieved by bringing the vertical glass “seam” all the way down to sidewalk level, possibly incorporating a glass canopy feature as well.
 - c. Garage Screening: While the EESAP Design Guidelines expressly require substantial screening of above-grade retail on “A” streets, staff understands the tradeoffs inherent in the repurposing of this building for the proposed uses. The extent of perforated metal shown in the current design, however, is troubling. Staff asks the DRB and applicant to study and develop a solution in which the parking facades facing Mandeville and Swamp Fox are changed to completely or

predominantly glass, while those facing Stovall and the loading area could remain much more open.

- d. Mechanical Penthouse: The rectangular form of the mechanical penthouse, wrapped with metal screening, and set atop of the new roof appears as an “add-on” to the top of the building rather than an integral part of the building design. Since the EESAP Design Guidelines require that HVAC and mechanical equipment are integrated into the overall design of the building, Staff recommends that the applicant continue to study the design of the penthouse and screening in a way that it blends seamlessly into the overall design of the building. Additionally, the applicant should either consider reduction in the height of the penthouse to no more than 15’-0,” or seek a Special Use Permit for penthouses taller than 15’-0”.
2. Provide a board with material samples of the proposed building façade elements for review by Staff and the DRB members. Include a note on future DRB submissions and Minor Amendment packages that will require the contractor to provide a mock-up panel of the proposed building façade to remain on-site until the first Certificate of Occupancy is issued. A detailed elevation of the mock-up panel should be included in all subsequent submissions.
 3. Continue to work with Staff and the adjacent existing and proposed developments to achieve coordinated street sections on Mandeville Lane, Swamp Fox Road, and Stovall Street.
 4. Continue to work with staff on the design of the streetscape improvements, ground-level open space, and rooftop amenities. Staff recommends that the applicant coordinate with the project Landscape Architect to define the following:
 - a. Revise the street tree spacing and tree well dimensions to meet the requirements of the Eisenhower East Design Guidelines for retail streetscapes.
 - b. Provide street trees and a sidewalk along Stovall Street that are coordinated with the requirements of the Eisenhower East Design Guidelines and the proposed streetscape improvements along Stovall Street at Block 6B.
 - c. Demonstrate that a minimum of 25% tree canopy crown coverage can be met on-site.
 - d. Provide detail on the program, use(s), and surface materials for the ground-level open space located on the west side of the building along Stovall Street.
 - e. Define the program and the use(s) of the rooftop amenity terraces.

VI. CONCLUSION

Staff recommends DRB **approval** for the overall direction of the conceptual façade improvements and architectural articulation 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. Approval is contingent upon City Council approval of the Eisenhower East Small Area Plan Amendment to

convert the land use of Block 6A from office to residential and retail. The DRB shall provide continued guidance through development of the final exterior design of the building.

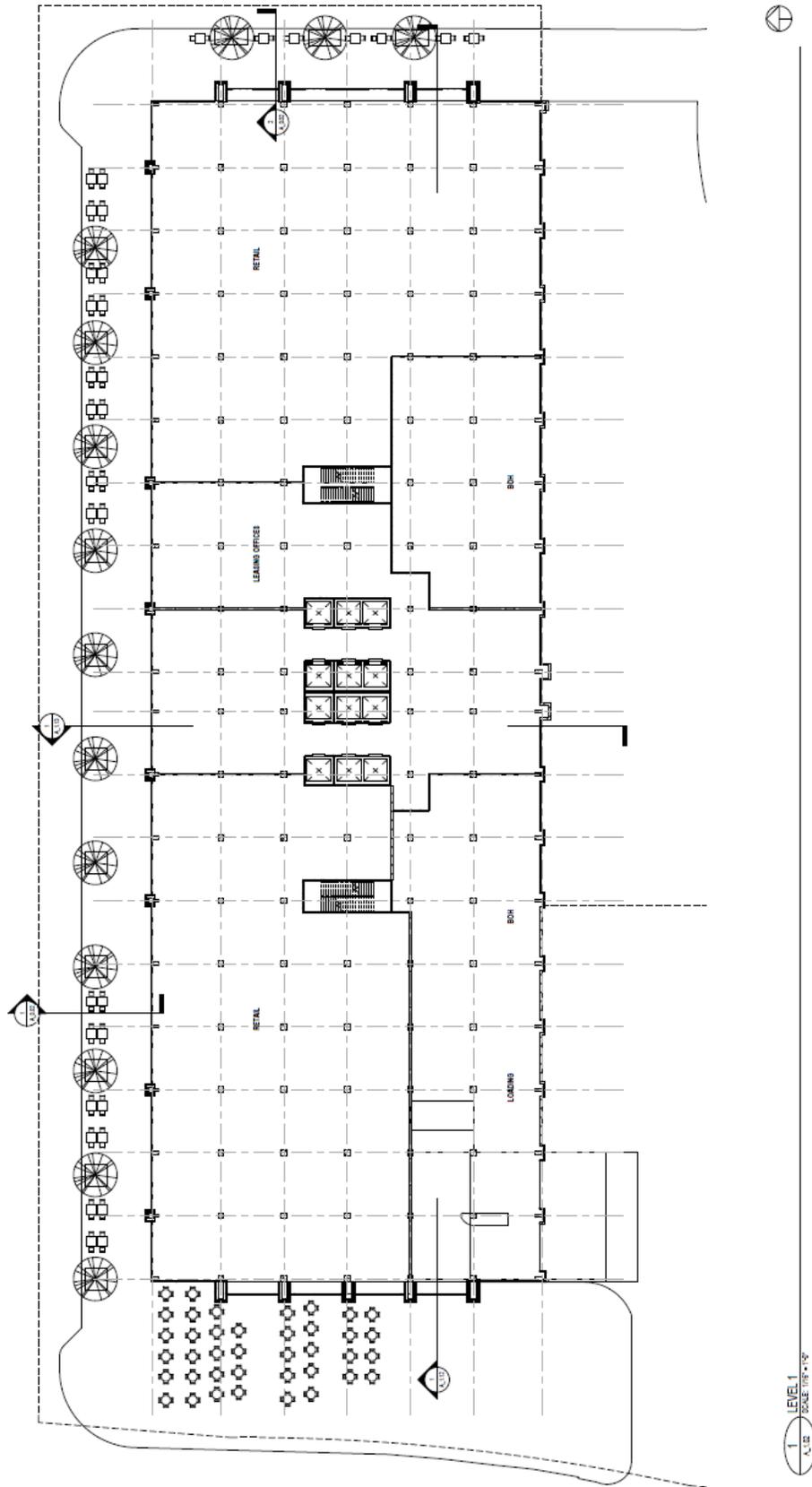
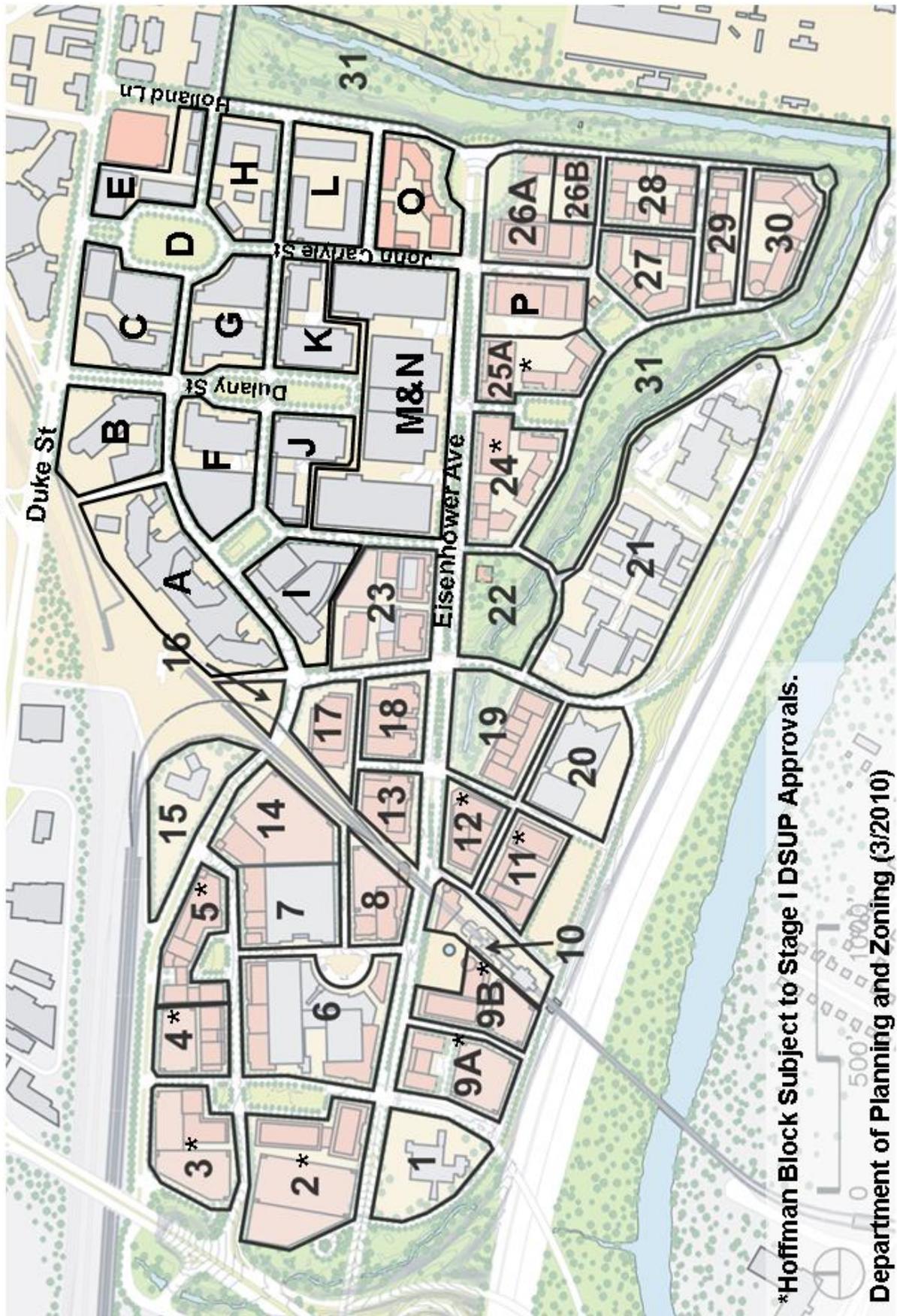


Figure 1: Level 1 Plan



Figure 2: Existing and proposed façade treatments.

Eisenhower East / Carlyle Blocks



*Hoffman Block Subject to Stage I DSUP Approvals.

Department of Planning and Zoning (3/2010)