



Design Review Board Case #2014-0003
312 Taylor Dr. – Hoffman Block 2 – TSA

Application	General Data	
<p>Project Name: Hoffman Block 2 – TSA Center</p> <p>Location: 312 Taylor Dr. (Block 2)</p> <p>Applicant: Kristi Smith – JBG Associates, LLC</p> <p>Architect: HOK Architecture</p>	DRB Date:	February 17, 2015
	Site Area:	4.85 acres
	Zone:	CDD#2
	Proposed Use:	Office
	Proposed Gross Floor Area:	631,427 sf
<p>Purpose of Application:</p>		
<p>Design review of a Stage 2 Development Special Use Permit #2014-0045 for building design and architecture at Hoffman Block 2.</p>		
<p>Staff Reviewers: Thomas H. Canfield, AIA tom.canfield@alexandriava.gov Robert Kerns, AICP, robert.kerns@alexandriava.gov Gary Wagner, RLA, gary.wagner@alexandriava.gov Trey Akers, AICP, LEED - AP BD+C trey.akers@alexandriava.gov</p>		

I. OVERVIEW

JBG Associates, LLC is responding to a Request for Lease Proposal (RLP) by the Transportation Safety Administration for a potential new headquarters building to be located on Block 2 of the Hoffman properties in the Eisenhower East Small Area Plan. Amendments to CDD #2, the Stage I DSUP, and an application to vacate land area have been filed to transfer ten an additional ten parking spaces from Block 4 to Block 2, confirm the proposed building and site design (including access points), and provide additional land area for construction of the parking garage. These applications will go to Planning Commission and City Council public hearing in March 2015. A Preliminary plan was submitted to the City in November 2014 that included floor plans, an above-grade parking structure, and a site plan showing building placement, access to the site and internal vehicular circulation. The plans were deemed Complete in December 2014, but have been continually refined through meetings between City Staff and the Applicant. Subsequently, refined building plans and elevations have been submitted to the City for DRB review.

This is the latest in a series of DRB meetings to discuss this plan (four have been held to date with this Applicant). After the Planning Commission and City Council hearings in March, it is anticipated that a minimum of two other DRB reviews will be needed; one in April 2015 and one in May 2015. An aggressive review schedule for Final Site Plan and building permit approval is anticipated if Block 2 is awarded the contract in order to start construction in August of 2015.

II. BACKGROUND

Site Context

The site consists of approximately 4.85 acres and is bounded by Pershing Ave. to the north, Eisenhower Ave. to the south, Stovall St. to the east, and the Telegraph Rd./I-495 ramp to the west. To the south of the site, across Eisenhower Ave., is Block 1, the existing Holiday Inn site. To the east, across Stovall Street, is Hoffman Town Center. The project site is currently paved as a parking lot, although the lot is not being used for parking at this time. Access to the site will be from Taylor Rd. to the south and Pershing Ave. to the north. Taylor Rd. is accessed from eastbound Eisenhower Ave., where it loops back under to connect to Block 2 to the north. The site is approximately two tenths of a mile (0.18 mi.) from the Eisenhower Metro Station and the future National Science Foundation site to the east.

Process

As mention above, a CDD amendment is necessary in order to transfer an additional ten parking spaces to the site in order to accommodate heretofore undisclosed General Services Administration requirements for ten electric vehicle charging stations on site. Also, approval of the Stage II DSUP is needed. The Hoffman blocks have an approval process that was created out of a settlement agreement between Hoffman Company and the City in 2006. As a result, a Stage I & II DSUP process was established outside the normal City DSUP process. An initial Stage I DSUP was approved for all the Hoffman blocks at that time (2005), which established certain site design elements such as access, parking and loading, open space, sidewalk widths and

building footprints, along with AGFA and building height in conformance with the master plan and CDD. An amended Stage I DSUP was approved in November, 2014 to transfer the required building and parking density to Hoffman Block 2 from Blocks 4 and 9B. In this case, the Stage II DSUP must be approved to reflect full site and building design approval.

Project Description

With this development proposal the applicant proposes to construct a 631,427 square foot building spanning 217 feet (a building height of 260 feet was approved); a 68-foot tall, 330,309 square foot parking garage; and, an open space/urban plaza area on the site's southeast corner.

In addition, the proposal includes a transfer of ten parking spaces from Block 4 to the Block 2 parking structure for a total of 995 parking spaces. The parking structure was approved with the Stage I DSUP as a predominantly above grade structure facing Telegraph Road. There is one level of parking below grade.

Access to the site is generally consistent with the Stage I DSUP, and is via Pershing Ave. to the north and Taylor Dr. to the south. Loading will occur on the south side of the building via Taylor Dr. Both entrances will be guarded with controlled access.

III. STAFF ANALYSIS

Building & Site Design Principles

As noted earlier, City Staff has been working closely with the Applicant to refine the building design through a series of bi-weekly meetings. At various points City Staff has provided written feedback summarizing the design progress and challenges remaining. City Staff consolidated input from the first two DRB sessions, combining this insight with the City's Design Principles, and formulated a series of principles that were used to guide design and discussion in subsequent meetings. These principles and the Staff feedback to the design materials submitted on Tue., February 10, 2015 are included as a separate attachment and include the full transcript of feedback issued to date. These principles will serve as a framework to guide discussion with the Applicant at the DRB meeting on Tue., 2/17.

IV. CONCLUSION

Staff requests that the DRB make a recommendation to the Planning Commission and City Council concerning the building design, garage design, and the site design issues as discussed in the attached principles, including the design of the entryway and urban plaza. If necessary, Staff requests that the DRB recommend conditions for any outstanding design features not resolved in the latest submission. Another DRB hearing will be scheduled in April after the Planning Commission and City Council hearings on the CDD amendment, Stage II DSUP and vacation applications.