

City of Alexandria, Virginia

MEMORANDUM

DATE: AUGUST 31, 2018

TO: GLORIA SITTON, CITY CLERK
OFFICE OF CITY CLERK AND CLERK OF COUNCIL

FROM: KARL W. MORITZ, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING *Karl W. Moritz*

SUBJECT: CARLYLE/ EISENHOWER EAST DESIGN REVIEW BOARD
FY 2018 ANNUAL REPORT

I am pleased to present this Annual Report for the Carlyle/Eisenhower East Design Review Board (DRB) for Fiscal Year 2018 (FY 2018), as required by City Code Section 2-4-7(i)(1). The DRB is comprised of two design professionals (Roger Lewis and Lee Quill), a citizen member (Alvin Boone), City Manager designee (City Architect Tom Canfield) and City Council Representative (John Chapman). The DRB reviews applications for development within the Carlyle and Eisenhower East area of the City. The Board provides guidance to staff and makes formal recommendations to the Planning Commission. The Board is scheduled to meet every other month, but only meets if there is a project to review. Additionally, extra meetings may be scheduled as needed.

DRB held five (5) meetings in FY 2018. Four (4) projects have been under review by the DRB: Carlyle Plaza Two, Block 20, Hoffman Town Center Blocks 4 & 5, and Block 6A.

On July 20, 2017, the DRB supported the overall design direction of the initial concept for Block 6A at the Hoffman Town Center, a conversion of an existing office building to multi-family residential use. DRB recommended continued development on the design of the building corners, including emphasizing the retail uses at the northeast corner. The DRB also voted unanimously to approve the general site plan, building placement and massing of the adjacent Hoffman Town Center Blocks 4 & 5 project. DRB directed the applicant to simplify and strengthen several aspects of the building façade on the public plaza, and expressed concerns with the architectural treatment and possible visual impact of the parking levels.

For the Block 20 project, the DRB voted to approve the site plan, residential building architecture, drop-off court, above-grade parking garage façades, and the hotel footprint and massing. DRB encouraged the applicant to study a lighter brick than that used in the adjacent Block 19 Parc Meridian building.

On September 28, 2017, again reviewing Block 20, the DRB unanimously voted to approve the design direction of the rooftop amenity spaces, the streetscape, and the design concepts for the ground level open spaces. DRB found the concepts to be successful and well-integrated with the residential building and the adjacent Parc Meridian development on Block 19, and directed the applicant and staff to resolve remaining minor issues. The hotel architecture will be reviewed separately in the future.

DRB also voted unanimously to approve the design revision of the pilotis at the base of the east and south facades adjacent to the pool terrace on the Carlyle Plaza Two project. DRB agreed with staff's recommendation to continue further design development of other design details as outlined in the staff report. The high-rise tower façade was a topic of discussion, with façade materials, balcony design and garage design and illumination identified for further design development and discussion.

On November 16, 2017, the Hoffman Town Center Blocks 4 & 5 project returned to DRB for a work session, with architecture for the seniors building presented for the first time. The podium façade was discussed in detail, with DRB providing direction to simplify portions of the southern façade, and to reconsider the treatment of the podium façade along Mill Road. The landscape design of the podium rooftop was also discussed, with DRB suggesting a more continuous and simplified approach. The Carlyle Plaza Two project also returned for a work session, with much of the discussion concerning the design details of landscape and streetscape elements. DRB made additional suggestions concerning the 16th and 26th floor terraces and the accessibility of the play area.

At its meeting of January 18, 2018, the DRB voted unanimously to approve the total residential floor area for Phase 1 of the Carlyle Plaza Two project, and further voted unanimously to approve the architectural design of the South Tower as presented with recommendations. Final design review of tree wells and the low-rise liner building design was slated for a future meeting.

DRB voted unanimously 5-0 to approve the architectural design of the Hoffman Town Center Blocks 4 & 5 project with the direction that the applicant work with staff on the following several design refinements as conditions of the approval. These included further study of the Mill Road podium façade, further study of the top treatment of the vertical expression on the condominium building, and study of bringing the podium landscape to the edge at the hyphen locations.

At the March 15, 2018 meeting, the DRB approved the design of the Carlyle Plaza Two low-rise residential units lining Bartholomew Street with a condition to provide an additional option pertaining to the depth between the front and back planes of the façade.

The Block 6A residential conversion project at 200 Stovall Street was unanimously approved. The approval included the façade improvements to the structure and three additional floors of new construction. DRB directed the applicant to work with staff on two minor areas of potential adjustment, including changes to the brick design on parts of the arcade, and a revision to the

spacing of the vertical column expression from the residential floor levels to the ground level on the south elevation.

DRB attendance was as summarized in the attached table. There was no turnover of DRB membership in FY 2018.

Attachment: Attendance Form

**CITY OF ALEXANDRIA
BOARDS AND COMMISSIONS
MEETINGS ATTENDANCE REPORT**

JULY 1, 2017 THROUGH JUNE 30, 2018

COMMISSION: Carlyle and Eisenhower East Design Review Board

CHAIRPERSON: N/A

MEMBER'S NAME	2017						2018					
	July 20	Aug	Sept 28	Oct	Nov 16	Dec	Jan 18	Feb	Mar 15	Apr	May	Jun
Alvin Boone	X	--	X	--	X	--	X	--	X	--	--	--
Tom Canfield	X	--	X	--	X	--	X	--	X	--	--	--
John Chapman	X	--	X	--	X	--	X	--	E	--	--	--
Roger Lewis	E	--	X	--	X	--	X	--	X	--	--	--
Lee Quill	X	--	E	--	X	--	X	--	X	--	--	--

INDICATE: X - FOR PRESENT, E - FOR EXCUSED, U - FOR UNEXCUSED

LIST OF THOSE WHO DID NOT ATTEND 75% OF MEETINGS:

N/A

(FORM MUST BE SIGNED BY CHAIRPERSON)

APPROVED:



Karl W. Moritz, Director, Planning and Zoning Department