

City of Alexandria, Virginia

MEMORANDUM

DATE: AUGUST 30, 2019

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

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

SUBJECT: CARLYLE/ EISENHOWER EAST DESIGN REVIEW BOARD
FY 2019 ANNUAL REPORT

I am pleased to present this annual report for the Carlyle/Eisenhower East Design Review Board (DRB) for fiscal year 2019, as required by City Code Section 2-4-7(i)(1). The DRB is comprised of two design professionals (architects Roger Lewis and Lee Quill), a City Manager designee (City Architect Tom Canfield), a City Council Representative (Redella S. Pepper), and a citizen member (currently unfilled). The DRB reviews applications for development within the Carlyle and Eisenhower East areas of the City. DRB provides guidance to staff and makes formal recommendations to the Planning Commission. DRB is scheduled to meet every other month, but only meets if there is a project to review. Extra meetings may be scheduled as needed.

DRB held four (4) meetings in FY2019. Five (5) different projects at various phases were reviewed by the DRB: 1725 Jamieson Avenue, Carlyle Plaza Two, WMATA Offices at Block 15, Hoffman Town Center Blocks 4 & 5, and Block 6C.

On July 19, 2018, the DRB unanimously recommended approval of additional windows at 1725 Jamieson Avenue, citing the proposal as an enhancement to the existing building. The DRB also reviewed and approved the brick wall detail and setback for the low-rise liner units on the west elevation proposed with the first phase of the Carlyle Plaza Two development, as a condition of earlier approval on March 15. DRB then in work session saw the first initial concept for a one-story building proposed for retail and restaurant uses at 2425 Eisenhower Avenue (Block 6C). DRB concurred with comments provided in the Staff Report and motioned to lend approval of the general design direction. Specific issues of note included the visibility of rooftop utilities, the façade and pedestrian realm along Eisenhower Avenue, and numerous details at the western façade and northwest corner. These included tenant entries, the existing context with other buildings, and the screening of the loading area and electrical transformer.

On September 27, 2018, the Block 6C project was reviewed again, and the DRB voted unanimously to recommend approval. In response to DRB comments, the applicant revised the proposal to provide a tenant entry and increased sidewalk area at the northwest corner of the project, and, also, increased the glazing along Eisenhower Avenue. The increased height of the parapet addressed DRB concerns regarding visibility of mechanical structures while also lending the building a stronger visual presence. Screening of the loading area remained an outstanding concern, with several options proposed. DRB directed the applicant to work with staff to resolve the final design before Planning Commission and City Council hearings and final action.

At an April 25, 2019 special meeting, the DRB gave preliminary review of the proposed 14-story WMATA office building on the vacant lot north of the existing Hoffman Town Center. DRB offered numerous comments to the applicant concerning issues such as the unique 360-degree visibility of the site from surroundings roads, railways, and buildings, and the importance of window and façade treatments that could be adapted if proposed above-grade parking levels were converted later to occupied office space. The DRB advised careful consideration of site design and circulation since a second WMATA building on the adjacent property to the west is a future possibility. DRB expressed the importance that the building be a high-quality statement of WMATA, offering the nearby AlexRenew headquarters as a similar example.

Another special meeting of the DRB was held on June 13, 2019 to accommodate the expedited application for the WMATA project which was scheduled for Planning Commission and City Council public hearings on June 25 and July 9, respectively, and to review other applications. New information regarding the WMATA building's design was presented including detailed plans, elevations and perspectives, along with a three-dimensional model and complete material and finish samples. The DRB reaffirmed their findings from the April review, that WMATA and their design team had devised a successful and creative project. The consensus of the DRB was that the design for this new WMATA office building has progressed sufficiently and supported the project as presented to be taken to Planning Commission and City Council for approval. The DRB also accepted staff's recommendation of a condition of approval of the project that would allow the DRB to work with the applicant through the design review process following the City Council approval.

Also, at the June 13 meeting, the DRB recommended approval of a reduction in height and mass of the West Tower associated with the Hoffman Town Center Blocks 4 & 5 project. This project was last reviewed by DRB in January 2018, and subsequently approved by City Council in March 2018, but the applicant stated that changes in market conditions altered the feasibility of the project as originally proposed. The DRB recommended approval of the change, and the subsequent DSUP approval by City Council included a condition authorizing the DRB to review any further architectural refinements. On June 13 the DRB also engaged in an informal pre-submission discussion following a presentation by the applicants for Block 11 at 2300 Dock Lane. The applicant intends to file a revised application sometime prior to the end of calendar year 2019.

DRB attendance was as summarized in the attached table. The citizen member seat previously occupied by Alvin Boone expired in October 2018 and has not yet been filled. In January 2019 Councilwoman Pepper assumed the City Council seat previously held by Councilman Chapman.

Attachment: Attendance Form

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

JULY 1, 2018 THROUGH JUNE 30, 2019

COMMISSION: Carlyle and Eisenhower East Design Review Board

CHAIRPERSON: N/A

MEMBER'S NAME	2018						2019					
	July 19	Aug	Sept 27	Oct	Nov 15	Dec	Jan 17	Feb	Mar 21	Apr 25	May 16	Jun 13
Alvin Boone	X	--	E	*	*	*	*	*	*	*	*	*
Tom Canfield	X	--	X	--	--	--	--	--	--	X	--	X
John Chapman	E	--	U	--	--	--	--	--	--	--	--	--
Redella S. Pepper	--	--	--	--	--	--	--	--	--	X	--	X
Roger Lewis	X	--	X	--	--	--	--	--	--	X	--	X
Lee Quill	X	--	X	--	--	--	--	--	--	X	--	X

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

-- NO MEETING/NOT APPOINTED * APPOINTMENT EXPIRED

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

John Chapman
Alvin Boone

APPROVED:



Karl W. Moritz, Director, Department of Planning & Zoning