Carlyle/Eisenhower East Design Review Board
May 22, 2008

ITEM: Work session on proposed concept design for Eisenhower East Blocks 19 & 20 (ATA Residential and Commercial projects), 2100 & 2203 Mill Road

STAFF: Thomas Canfield, City Architect, Planning & Zoning
Natalie Sun, Urban Planner, Planning & Zoning

At the March 27, 2008 hearing, the Design Review Board voted to defer DRB #2008-0004 (concept review for new buildings at 2100 and 2203 Mill Rd) for restudy and to hold a work session with the applicant, Lane Development, LLC, and staff for both the residential and office buildings to address issues of urban design, including massing and scale, architectural style and top expression. Per the Board's request, the following items are enclosed with this memo: the concept plan submission for Blocks 11 and 12 (Hoffman properties) and photos of the ATA study model.

Blocks 11 and 12 received Stage 1 DSUP approval under DSUP #2005-0031 as part of a unique two-step process of submittal and review of preliminary development special use permit applications. The Stage 1 DSUP for Blocks 11 and 12 included approvals for use, floor area, parking, height, street network, and general building massing. The final, full review of the individual blocks and buildings will accompany the Stage 2 DSUP, which has not yet been filed. Attached are the initial concept design drawings that were submitted by Hoffman in late 2006. The applicant has put the project on hold pending resolution of bus loop reconfiguration for the Eisenhower Metro Station, located west of Blocks 11 and 12.

On April 30, 2008, staff and the applicant team held two meetings with the Board to discuss the design of ATA Blocks 19 and 20, a meeting with Mr. Lewis and Mr. Quill and a subsequent meeting with Ms. Hamer and Mr. McKinney.

The DRB review of the ATA building design proposals accompany subsequent applications for a DSUP extension for the residential project (DSUP #2004-0016) and a DSUP for the office development (DSUP #2007-0017). The concept design for the residential project is under reconsideration by the DRB as a result of substantial design changes since expiration of the DSUP approval. Both commercial and residential projects are under simultaneous DRB review for increased design coordination between the projects.

Attachments: Blocks 11 & 12 concept plan submission, Blocks 19 & 20 study model