

City of Alexandria, Virginia

MEMORANDUM

DATE: AUGUST 31, 2022

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

THRU: KARL W. MORITZ, DIRECTOR
DEPARTMENT OF PLANNING & ZONING

FROM: CARSON C. LUCARELLI, STAFF LIAISON
CARLYLE/EISENHOWER EAST DESIGN REVIEW BOARD (“DRB”)

SUBJECT: FISCAL YEAR 2022 CARLYLE/EISENHOWER EAST DESIGN REVIEW
BOARD ANNUAL REPORT

I am pleased to present this annual report for the Carlyle/Eisenhower East Design Review Board (hereafter the “DRB”) for fiscal year 2022 (hereafter “FY 2022”), 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 (Councilman R. Kirk McPike), and a citizen member (Charles Paul).

The primary role of the DRB is to review development applications within the Carlyle and Eisenhower East districts of the City. The DRB also provides design guidance to Staff and makes formal recommendations to the Alexandria Planning Commission and City Council. The DRB is scheduled to meet every other month, but only if there is a project to review. Extra meetings may be scheduled on a case-by-case basis.

The DRB met on three (3) occasions during FY 2022 and rendered opinions on two separate projects – all in various phases of the planning process. The fiscal year was also punctuated by the continuation of the COVID-19 global pandemic; with the majority of meetings split between

virtual and in-person hybrid; in accordance with the City Attorney's guidance on electronic participation.

Milestones reached include:

- Adoption of Board By-Laws and Electronic Participation Policy
- Two (2) New Appointees:
 - i. City Councilmember R. Kirk McPike
 - ii. Citizen Resident Charles Paul
- Final Approval of Block 23; a 742-unit multi-family high-rise project with 42 units of on-site affordable housing

The projects discussed during FY2021 are more expounded upon below:

I. Hearing Date: SEPTEMBER 2021

i. Item: Block 23 – Eisenhower East – Preliminary Architectural Review

In September of 2021, the DRB reviewed preliminary architecture for Block 23 – a 700+ unit multi-family development with a new east/west street connection located on the southern portion of Block 23, on Eisenhower Avenue. At the time of submission, the Applicant proposed two towers of similar height, at a density of 792-units. The DRB and Staff encouraged the Applicant to explore varying heights and architectural expressions for both buildings, while simultaneously studying slimming the base plate of the towers to create a slenderer expression. The Board also provided guidance on finessing roof-top open space, architectural individuality, pedestrian experience, streetscape conditions along all four frontages and integrated green building concepts.

ii. Item: Electronic Participation Policy for Carlyle/Eisenhower East Design Review Board Hearings and DRB By-Laws: Introduction

In accordance with the guidance passed down from the City Attorney's Office and Council, the DRB voted to unanimously adopt an Electronic Participation Policy in September of 2021. The Policy establishes an operational framework for the board to operate virtually during times of high COVID-19 transmissibility.

During the September meeting, Staff also provided the board with an introduction on a set of forthcoming by-laws, which were also being prepared at the bequest of Council and the City Attorney's Office. Similarly, the by-laws would create an overarching operational framework for conducting meetings, appointing members and defining term limits. No action was taken on this item at the September hearing.

iii. Item: Other Business - Del Pepper's retirement from Public Service

At the September DRB hearing, Staff announced the retirement of longtime Councilwoman and DRB board member Redella S. Pepper. Mrs. Pepper served on the Alexandria City Council for more than 30-years.

II. Hearing Date: NOVEMBER 2021

i. Item: Block 23 – Eisenhower East – Final Architectural Review

The DRB voted to approve Block 23's architecture in November of 2021. Following Staff and the Board's direction, the Applicant finessed the design of the towers to result in two vertical massing's of varied height. The Applicant was also applauded for slenderizing the base of each tower – which resulted in a less impactful footprint on the ground level. The DRB also instructed the Applicant to continue working with Staff in the months leading up to the May 2022 hearing on elements including the garage screening along the new roadway connection.

ii. Item: Other Business - DRB By-Laws

Following the Applicant's presentation of Block 23, the Board voted to adopt a set of operational by-laws. The by-laws were prepared under the guidance of the City Attorney and City Clerk to help guide the operational nature of the board.

iii. Item: Other Business – Citizen Member Charles Paul Introduction

At the beginning of the November 2021 DRB hearing, Staff give introduction new citizen member Charles Paul. Charles Paul's position on the board was confirmed by Council on October 13, 2021 to replace Mr. Alan Lynch; who served on the board for one (1) year. Mr. Paul lives in the Eisenhower East neighborhood and works for Meta – the company formerly known as Facebook.

III. Hearing Date: JANUARY 2022

i. Item: Block P – Carlyle.

In January of 2022, the DRB voted to approved value engineering changes to Block P. Block P is the last remaining undeveloped block in Carlyle and was approved by City Council in 2021 for two stand-alone office and senior living towers that will share a common garage podium. The changes Approved by the DRB allowed the Applicant to shave height from the medical office towers and make alterations to the approved screening for the above-grade garage screening. Changes to the southern tower's window treatment and other architectural refinements, were also approved.

The Applicant justified the changes due to a weakening office market and on-going financing related matters which have been exacerbated by the COVID-19 pandemic.

DRB attendance for FY2022 is summarized in the below table.

ADVISORY GROUP ANNUAL ATTENDANCE REPORT
CITY OF ALEXANDRIA
CARLYLE/EISENHOWER EAST DESIGN REVIEW BOARD (“DRB”)
MEETING ATTENDANCE REPORT
JULY 1, 2021 THROUGH JUNE 30, 2022

CHAIRPERSON: Tom Canfield, City Architect

MEMBER’S NAME	Jul	Aug	Sep 16	Oct	Nov 18	Dec	Jan 20	Feb	Mar	Apr	May	Jun
Roger Lewis*			X		X		X					
Lee Quill			X		X		X					
Councilman R. Kirk McPike**			n/a		n/a		X					
Tom Canfield			X		X		X					
Councilwoman Del Pepper*			E		E		n/a					
Alan Lynch*			X		n/a		n/a					
Charles Paul**			n/a		X		X					

INDICATE: X – FOR PRESENT E – FOR EXCUSED U – FOR UNEXCUSED

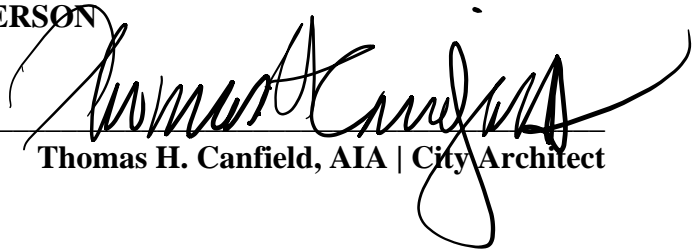
*Term ended mid-year
 **Term began mid-year

LIST OF THOSE WHO DID NOT ATTEND 75% OF MEETINGS: N/A

FORM MUST BE SIGNED BY CHAIRPERSON

(APPROVED)

(Chairperson - Acting)



Thomas H. Canfield, AIA | City Architect

Attachments:

Attachment #1: Adopted Electronic Participation Policy

Attachment #2: Adopted By-Laws