

Carlyle/Eisenhower East Design Review Board (DRB)

Keep this sheet for your records.

Filing Deadline: Dec. 19, 2023

DRB Public Hearing Date: Jan. 18, 2023

STAFF REPORTS

Staff reports outlining staff's recommendation to the Board for approval or deferral of each case will be emailed to applicants approximately five (5) days prior to the hearing date. Staff reports may also be available on the City's website at <http://alexandriava.gov/planning/info/default.aspx?id=43130>. Call the Department of Planning and Zoning at (703) 746-4666 with questions.

AFTER THE HEARING

After final approval is granted, staff will email the updated staff report with the Design Review Board determination to the applicant. Most projects require building permits before construction can begin. Contact the Department of Code Administration at (703) 746-4200 to determine if a building permit is needed.

Carlyle/Eisenhower East Design Review Board (DRB) Application

PROJECT NAME: Hoffman CDD #2 BLOCKS: 2, 3, 7, 14, 9, 11, 12, 20

ADDRESS OF PROJECT: See attached "Property Description Attachment"

APPLICATION FOR REVIEW OF: *(Check one)*

- Building Concept Final
 Sign
 Awning
 Other: CDD Concept Plan

APPLICANT Name: Hoffman Companies & Paradigm Development Cos.

Address: 2461 Eisenhower Ave. Alexandria, VA & 1515 N. Courthouse Rd. Ste. 600, Arl. VA

Phone: Ken Wire 202-431-3624 (Hoffman) Email Address: kwire@wiregill.com
Mary Catherine Gibbs 703-835-1922 (Paradigm) mcgibbs@wiregill.com

ARCHITECT/DESIGNER Name: N/A

Address: _____

Phone: _____ Email Address: _____

PROPERTY OWNER Name: See attached "Property Description Attachment"

(if different from APPLICANT)


Address: _____

Phone: _____ Email Address: _____

DESCRIBE THE REQUEST BRIEFLY: CDD #2 Concept Plan

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

Note: Per condition #67 of the Carlyle SUP #2253, as amended by SUP #2007-0094, all applicants will be responsible for the costs associated with DRB review of the application. Fees are determined based upon the number of applicants per hearing. Applicants will be notified by Planning and Zoning staff of the amount owed after the filing deadline has passed and the agenda for the hearing has been finalized. Payment is expected prior to the request being acted upon by the DRB.

Applicant Attorney Signature: 

Date: 12/19/23

Applicant Printed Name: Kenneth W. Wire

Property Description Attachment

Tax Map No.	Address	Owner	
072.02-02-12	2425 Mill Road	Hoffman Family LLC	Block 3A & 3B
072.03-04-09	312 Taylor Drive	Hoffman Management Inc.	Block 2A & 2B
072.04-04-08	315 Stovall St.	Hoffman Family LLC	Blocks 2A & 2B
072.04-03-38	206 Hoffman St.	Hoffman Family LLC	Block 7
072.04-03-26	2380 Mill Road	Town Center Garage LLC	Block 14
078.02-01-08	2400 Eisenhower Ave.	Hoffman Family LLC	Block 9A & 9B
075.02-01-13	2300 Dock Lane	Hoffman Towers Block 11 LLC	Block 11
078.02-01-09	2356 Eisenhower Ave.	Hoffman Towers Block 12 LLC	Block 12
Paradigm Properties	<i>*See Application under Separate cover*</i>		
078.02-01-22	2250 Dock Lane	Mill Road Block 20 LLC, c/o Paradigm Development Company, LLC	Block 20
078.02-01-23	2200 Dock Lane	Block 20 A LLC, c/o Paradigm Development Company, LLC	Block 20

Carlyle/Eisenhower East Design Review Board (DRB) Filing Instructions

Filing Deadlines

- Applications for DRB review must be submitted no later than thirty (30) calendar days prior to the scheduled DRB meeting.
- Contact the DRB staff at the number below at least a week prior to filing to coordinate submissions by the filing deadline. DRB staff will request that PDFs of draft submissions be emailed to P&Z for pre-review and comment. Staff will notify applicants of any suggested design/content revisions to submissions to be made by the filing deadline.
- A schedule of submission dates is maintained in the Department of Planning and Zoning and is also posted at: <http://alexandriava.gov/planning/info/default.aspx?id=43130>
- All applications are due by 5:00 p.m. on the day of the application filing deadline.
- If no applications are received by the submission deadline for a given hearing, that hearing will be cancelled.

Application Support Materials

- All supporting materials (see attached checklist) must be submitted by the **filing deadline** (see above). **New material may not be submitted or presented at the DRB hearing.**
- Applications without the required supporting materials are deemed incomplete and will not be heard by the DRB.

**For assistance with any of these procedures contact P&Z
Development Staff at (703) 746-4666.**

Carlyle/Eisenhower East Design Review Board (DRB) Application Checklist for Buildings in CONCEPT REVIEW*:

N/A Physical massing model at minimum 1"=30', showing existing and proposed buildings for all adjacent properties

N/A Submit the following plan copies containing all of the information on this checklist:

N/A Twelve (12) 11"x17" collated, stapled color sets

N/A One (1) 24"x36" collated, stapled, color sets, and

X One (1) 11"x17" 120 dpi PDF file

X Number all sheets in plan set

Zoning tabulations (for each element, list zoning ordinance requirement and number proposed):

X Zoning of the site

X Existing uses on the site

X Proposed uses for the site

X Lot area(s) (and minimum lot area required under zoning, if applicable)

X Number of dwelling units (list by number of bedrooms for multifamily)

X Units per acre for residential

X Gross square feet (GSF) of building area, total and listed by use (with area devoted to parking included and listed separately)

N/A, unknown Net square feet (NSF) of floor area, total and listed by use

N/A, unknown Existing and proposed floor-area-ratios

X Open space total provided and broken down by ground-level space and usable space provided

N/A, unknown Average finish grade for each building

X Height of each building above average finish grade

X Building setbacks with required and proposed listed separately

N/A Frontage with required and proposed listed separately

N/A Parking spaces (listed by compact, standard, handicapped size and total)

N/A Loading spaces (number required and number proposed)

Site plan/architecture:

N/A Color Site plan at appropriate scale, showing approved uses & heights for adjacent properties

N/A Color Landscape concept plan showing hardscape and planting areas, trees, street furniture, etc.

N/A Color typical floor plans at min. 1/16" = 1'-0" for all levels including roof

N/A Building elevations in color at min. 1/16" = 1'-0" of all building faces with materials labeled, rendered with shadows and keyed to plans

N/A Building/site sections showing grade changes in relationship to buildings and/or retaining walls, rendered with shadows and keyed to plans and showing average finish grade line and heights, including penthouses

N/A Enlarged details (plan/section/elevation) of typical bays at pedestrian level as required

N/A Street-level perspective views in color

N/A Building solid/void area ratio calculation drawings and tabulations

Carlyle/Eisenhower East Design Review Board (DRB)

Application Checklist for Buildings in FINAL REVIEW*:

- _____ Detailed physical building model at appropriate scale
- _____ **Submit the following plan copies containing all of the information on this checklist:**
- _____ **Twelve (12) 11"x17" collated, stapled color sets**
- _____ **One (1) 24"x36" collated, stapled, color sets, and**
- _____ **One (1) 11"x17" 120 dpi PDF file**
- _____ **Number all sheets in plan set**

Zoning tabulations (for each element, list zoning ordinance requirement and number proposed):

- _____ Zoning of the site
- _____ Existing uses on the site
- _____ Proposed uses for the site
- _____ Lot area(s) (and minimum lot area required under zoning, if applicable)
- _____ Number of dwelling units (list by number of bedrooms for multifamily)
- _____ Units per acre for residential
- _____ Gross square feet (GSF) of building area, total and listed by use (with area devoted to parking included and listed separately)
- _____ Net square feet (NSF) of floor area, total and listed by use
- _____ Existing and proposed floor-area-ratios
- _____ Open space total provided and broken down by ground-level space and usable space provided
- _____ Average finish grade for each building
- _____ Height of each building above average finish grade
- _____ Building setbacks with required and proposed listed separately
- _____ Frontage with required and proposed listed separately
- _____ Parking spaces (listed by compact, standard, handicapped size and total)
- _____ Loading spaces (number required and number proposed)

Site plan/architecture:

- _____ Color Site plan at appropriate scale, showing approved uses & heights for adjacent properties
- _____ Color Landscape concept plan showing hardscape and planting areas, trees, street furniture, etc.
- _____ Color typical floor plans at min. 1/16" = 1'-0" for all levels including roof
- _____ Building elevations in color at min. 1/16" = 1'-0" of all building faces with materials labeled, rendered with shadows and keyed to plans
- _____ Building/site sections showing grade changes in relationship to buildings and/or retaining walls, rendered with shadows and keyed to plans and showing average finish grade line and heights, including penthouses
- _____ Street-level perspective views in color
- _____ Building solid/void area ratio calculation drawings and tabulations
- _____ Landscape details, referenced to Color Landscape plan
- _____ Enlarged details (plan/section/elevation) of all building setbacks with dimensions
- _____ Wall sections with enlarged details indicating different conditions at building setbacks
- _____ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: _____

**Color and material boards and samples to be provided at Board hearing*

- _____ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: _____

Carlyle/Eisenhower East Design Review Board (DRB) Application Checklist for Signs, Awnings, Other:

_____ **Submit twelve (12) 11"x17" (minimum size) collated, stapled color sets (w/pages numbered) and one (1) 11"x17" 120 dpi resolution PDF file of the following:**

_____ Color Site plan at a measurable scale showing:

- location(s) of proposed element(s)
- dimensions of storefront and building widths [FOR SIGNS & AWNINGS ONLY]

_____ Large-scale elevations and sections with enlarged details

_____ Elevations in color at min. 1/16" = 1'-0", with materials labeled, rendered with shadows and keyed to plans

_____ Street-level perspective photomontages in color (daytime view)

_____ Street-level perspective photomontages in color (nighttime view) [FOR SIGNS ONLY]

_____ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: _____

Design guidelines (provide information needed to assess compliance):

_____ If located within the Carlyle CDD, information required by the *Carlyle Design Guidelines* and the *Carlyle Streetscape Design Guidelines*

_____ If located in the Eisenhower East CDD, information required by the *Eisenhower East Design Guidelines*