

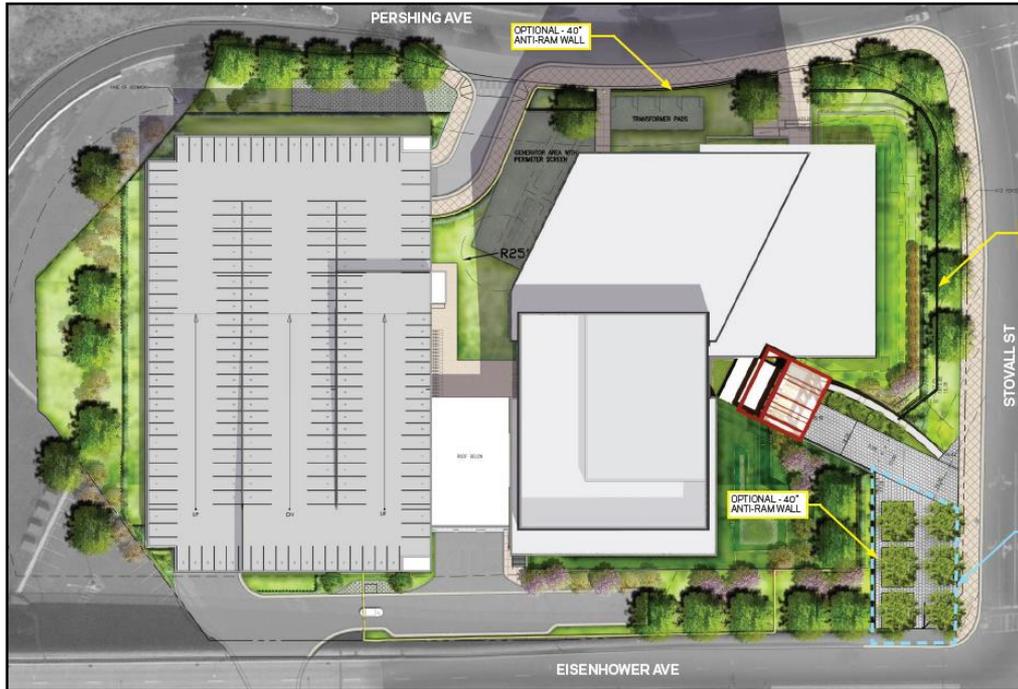
Hoffman Block 2

CDD Concept Plan Amendment #2014-0006
Stage II DSUP #2014-0045
Vacation # 2014-0006

City Council
March 14, 2015



Project Description & Request



Proposed Site Plan

Description

- Federal tenant
- 4.65 acres, CDD#2
- 631,427 sf office building, credit union, fitness, conf. facilities, cafeteria
- 995 space parking deck
- 16 story tower (217 feet)
- 4,800 sf open space
- 0.18 mi. from Metro

Request

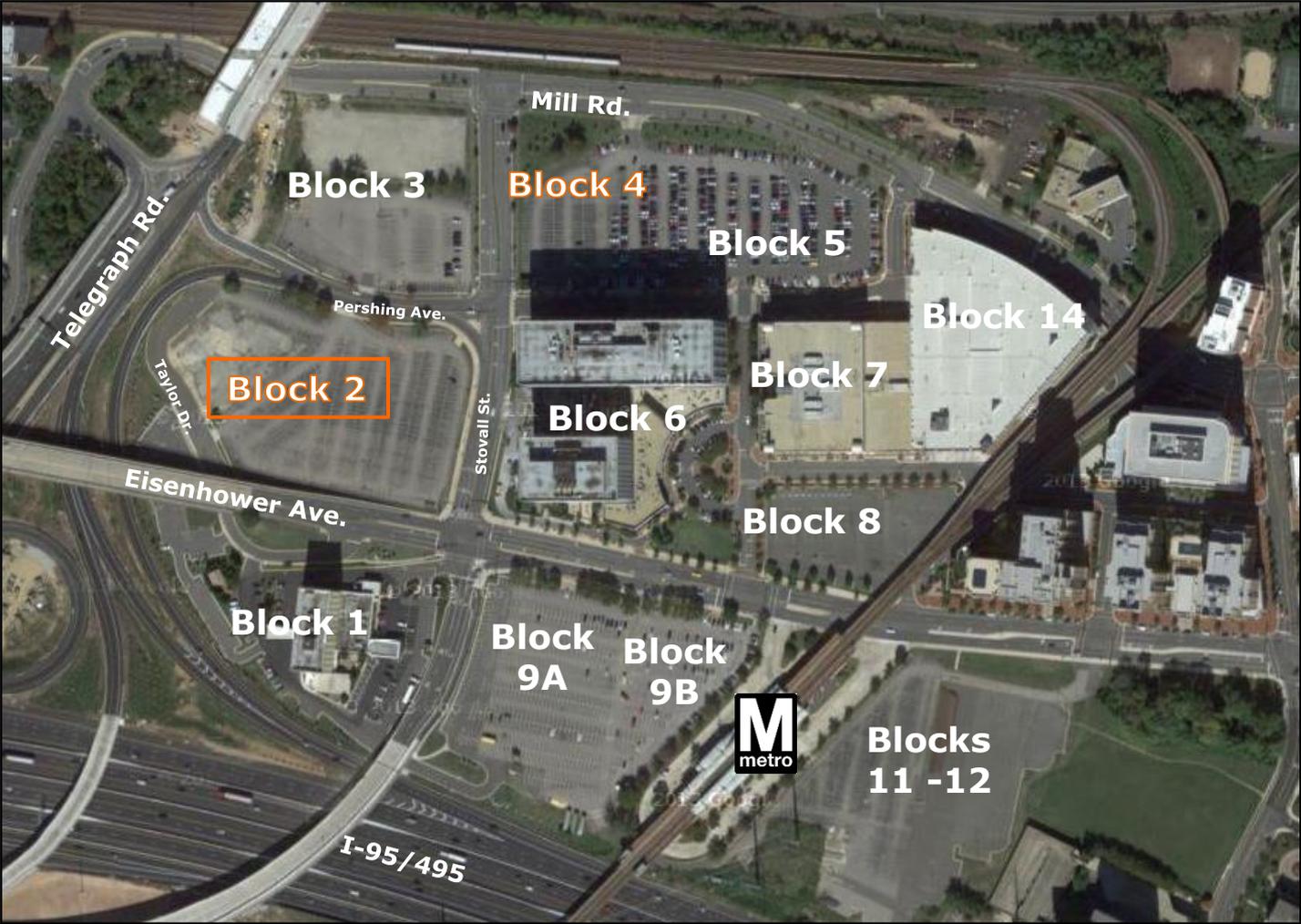
- CDD Parking Transfer: 10 spaces from Block 4
- Vacation of ROW areas
- Minor Canopy Modification

Project Benefits

- Attained via DSUP Process:
 - Improved vehicular access;
 - Affordable housing fund contribution;
 - Full-cost of bikeshare station;
 - Variety of open spaces, including linkages;
 - Height variation (floor area shift);
 - Highly-visible, distinctive architecture;
 - Highly-competitive for major federal tenant.

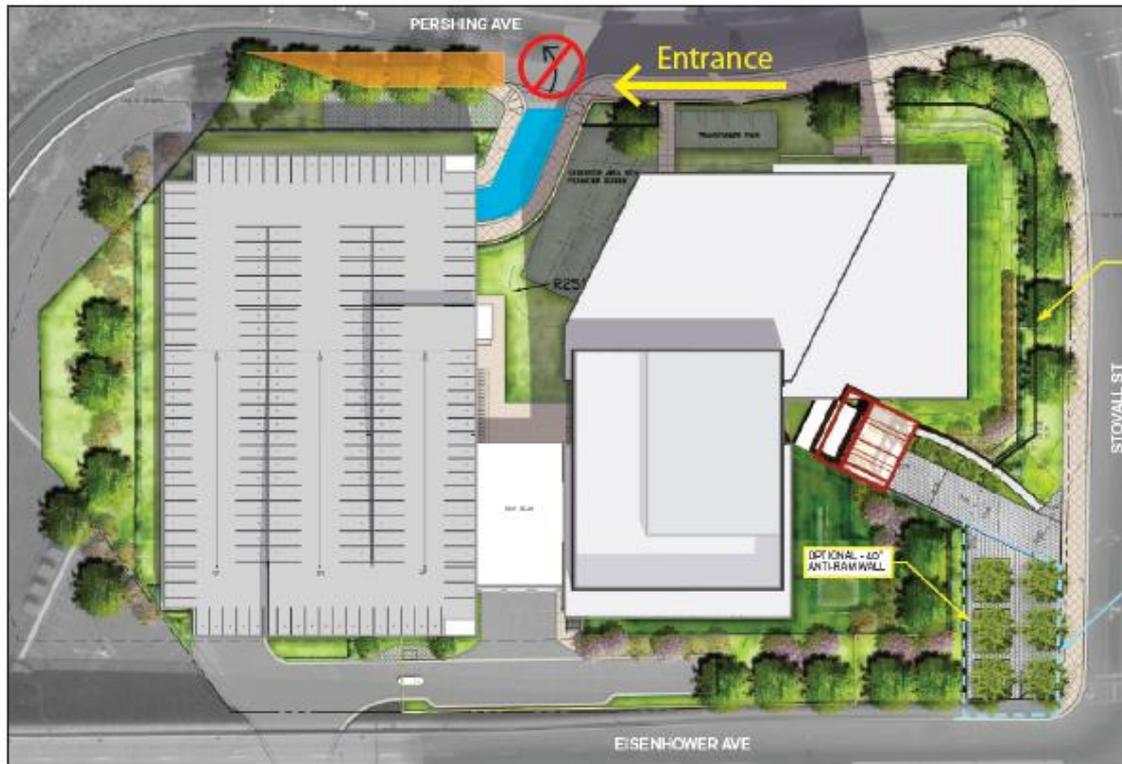


Location



Project Context

Site Access – Pershing Ave.



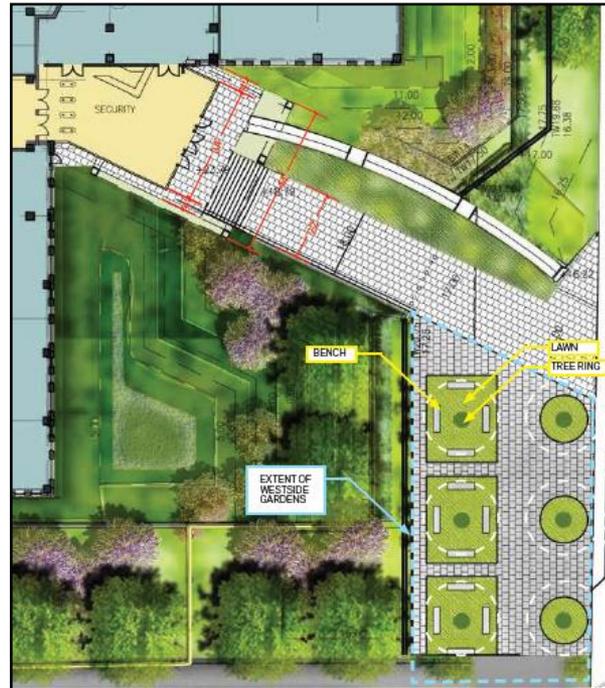
Proposed Site Plan

Conditions

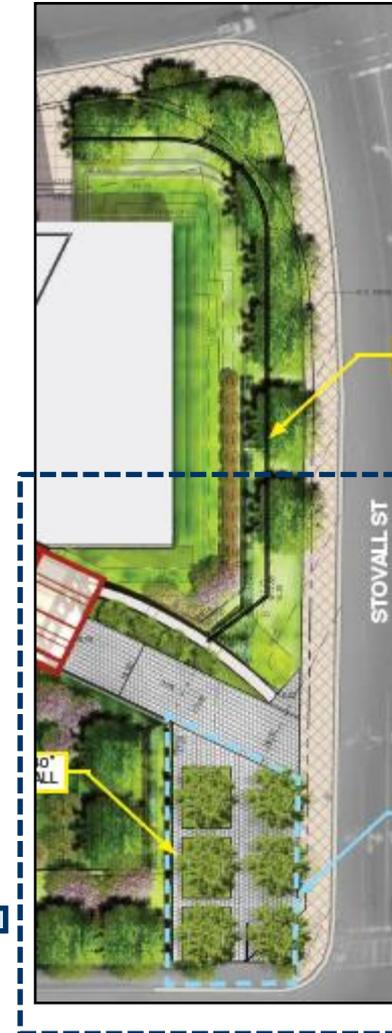
- Entrance shifted West;
- 100' taper lane for right turns into site off of I-495 ramp;
- Increased capacity to queue vehicles off of Pershing (i.e. on-site);
- Prohibition of left turns out of site across Pershing Ave. & I-495 off-ramp.

Open Space

- Settlement Agreement: No monetary contribution
- Variety: Plaza, Connectors, Sunken Garden
- West Side Gardens, EESAP:
 - 34,800 sf open space required, Block 2 & Block 3
- Stage II DSUP:
 - Block 2 SE Corner = 4,800 sf
 - “Linkage” connector on Stovall St.
 - Entry Walkway: EVE/Non-Contrib.



Open Space at Southeast Corner



Design Evolution



- *Articulated Massing*
- *Varied Heights*
- *Discrete Volumes*

- *Strong Entry*
- *Base-Middle-Top*
- *Variety of Open Spaces*

- *Distinct Skyline*
- *Integrated Penthouse*
- *Cohesive Security Measures*

Proposed Building



View from Southeast

Parking Garage

- Placement allows stronger orientation to existing urban area; and, it uses residual land area.
- Visually prominent, recalls the colors and language from building; masks functional emphasis.
- Mix of natural, constructed elements



Parking Garage North Elevation



Green Screen Example

Recommendation

Staff recommends APPROVAL with conditions



View from Northwest

Additional Information

CDD Concept Plan Amendment #2014-0006
Stage 2 DSUP #2014-0045
Vacation # 2014-0006

Planning Commission
March 3, 2015



Entry

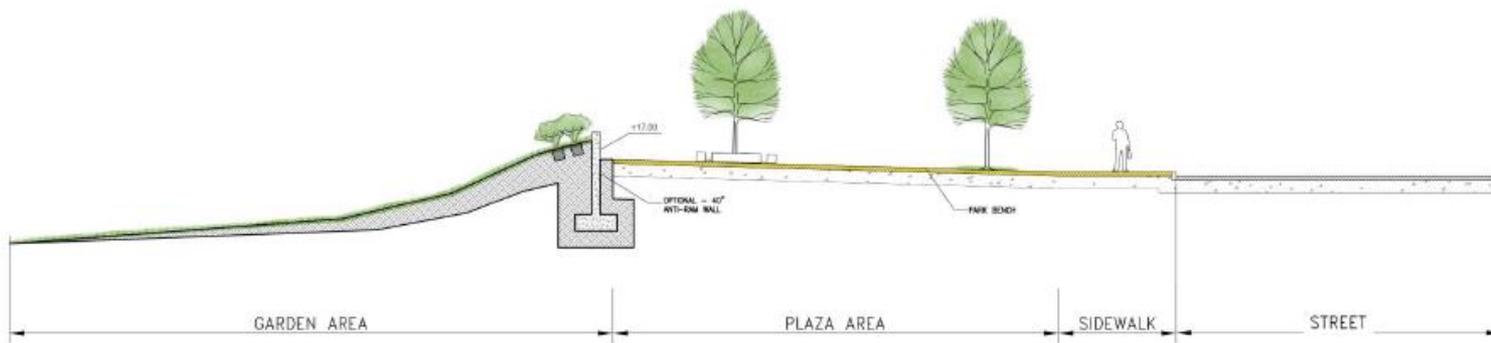
- **Principle 4, Entry:** *The formal relationship between building and entry element(s) should be strong, legible, and consistent with the building parti (design concept).*
 - Overhanging canopy accomplishes the necessary coherence.
 - Walkway achieves appropriate dramatic effect.
 - Staff recommends: White for the entry, distinct walkway paving pattern.



Entry Vestibule & Walkway

Security

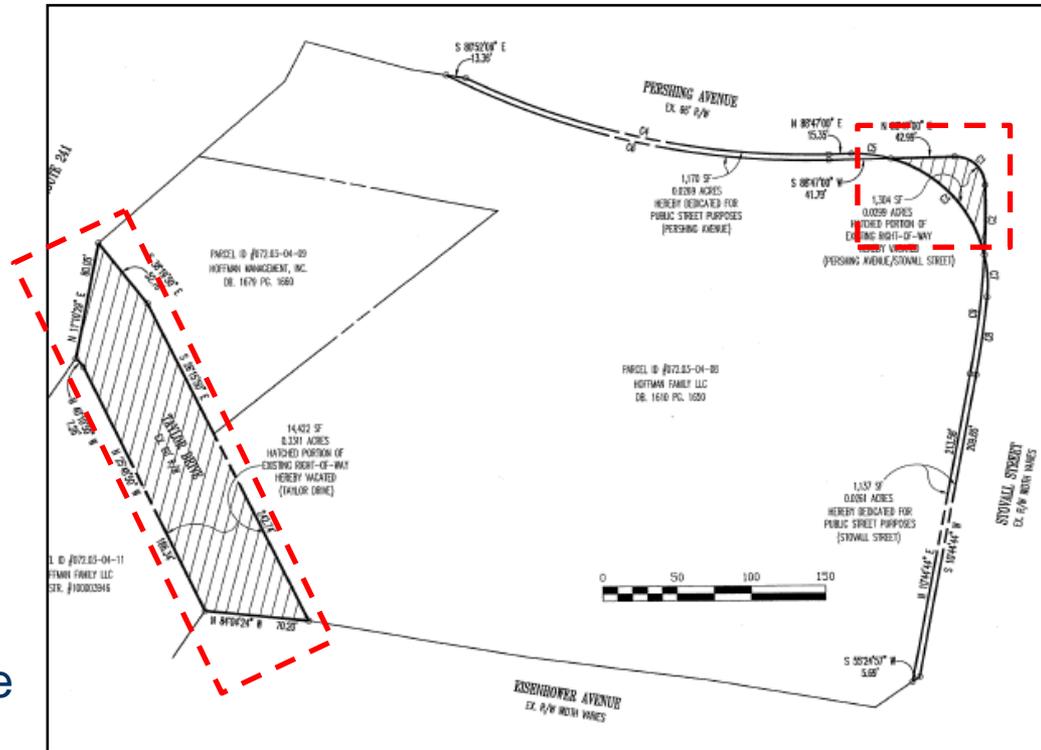
- **Principle 5, Security:** *Any required security measures should read as integral parts of the building and landscape design.*
 - K-12 rated security wall is sunken, screened, sufficient to meet GSA requirements.
 - Staff does not support fencing on highly-visible, pedestrian-oriented portions of the site.



Elevation: Integrated Security Measures

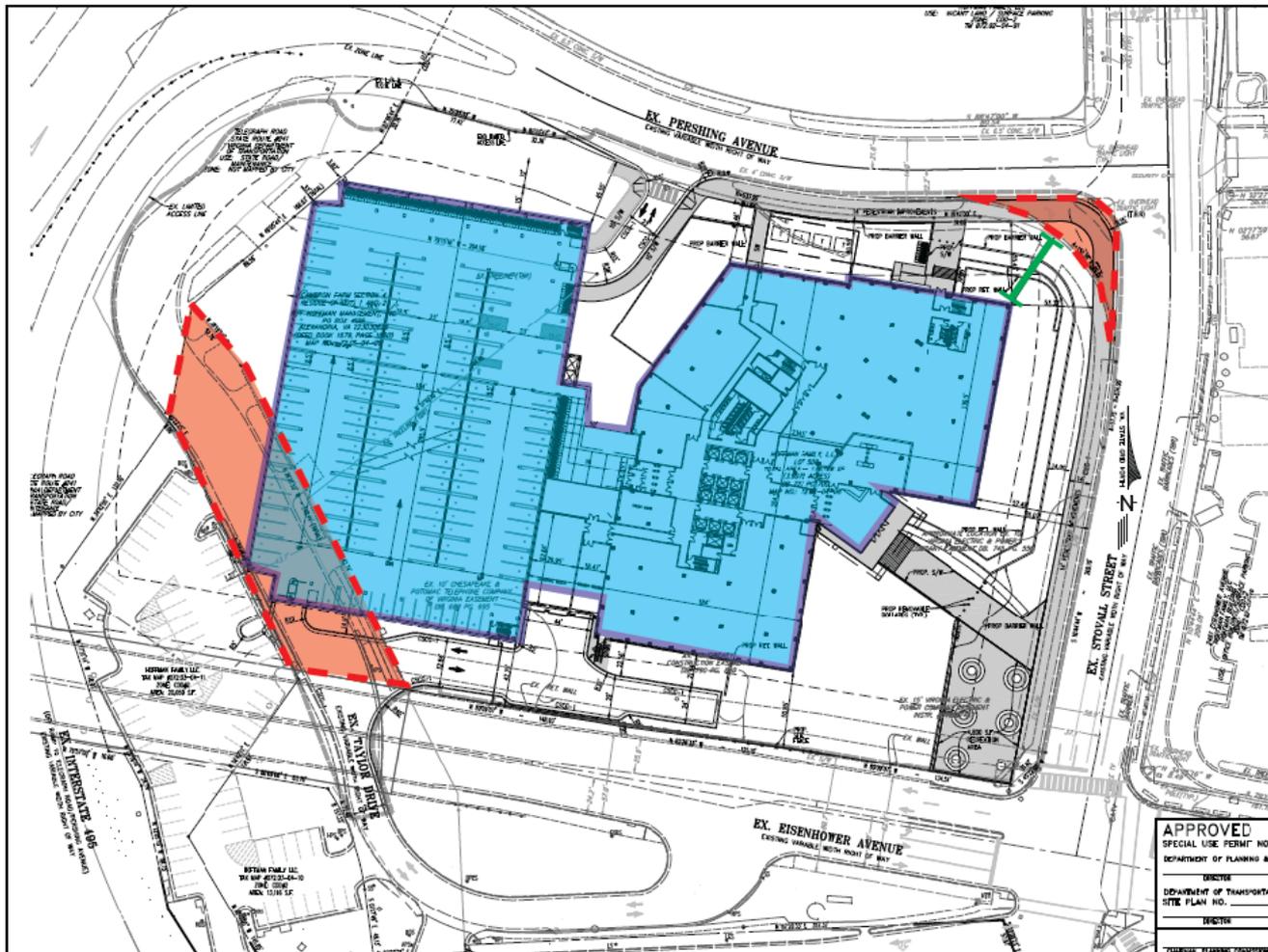
Vacation

- Two Requests:
 1. Taylor Dr. north of Eisenhower Ave. (parking garage);
 2. NE corner: Eliminate the free right at Pershing Ave. & Stovall St.
- Roughly 15,000 - 16,000 feet of land area
- Initial (REA) analysis of the vacated areas: \$83,000



Areas to be Vacated

Vacation – Building Overlay



Areas to be Vacated



Precedent Buildings



Varied Heights

Strong Entry

Materiality



Integrated Penthouse

Garage Screening



Base-Middle-Top

Tower Form

Background, Timeline & Factors

- Background:
 - 2006 settlement agreement / approval process
 - As a result, and to expedite the review of the Stage II DSUP, many of the City’s current standard conditions for a Stage II DSUP were applied to the Stage I DSUP application (10/2014).
 - Stage II Focus: Access, open space, architecture.

- Timeline:
 - GSA indicates occupancy by Sept. 2017, complete by March 2018.
 - Lease award in first quarter of 2015 .
 - Construction anticipated to start August 2015.

- Stage II Factors:
 - Cost: GSA lowest bid/floor plate, design not considered;
 - Security: Setback and concrete blast requirements;
 - City Choices: No tax breaks, affordable housing contrib. required.



Architecture - Design Process

- **Principle 1, Forms:** *The building mass should be articulated, employ predominantly vertical expression, and create an active skyline through varied heights, with a distinctive or articulated tower top.*
- **Principle 2, Penthouse:** *The mechanical penthouse should be fully integrated into the building design, massing and materiality.*
- **Principle 3, Vocabulary:** *The building should address grade to sky relationships through thoughtful interpretation of base-middle-top vocabulary and strategies.*
- **Principle 4, Entry:** *The formal relationship between building and entry element(s) should be strong, legible, and consistent with the building parti (design concept).*
- **Principle 5, Security:** *Any required security measures should read as integral parts of the building and landscape design.*
- **Principle 6, Parking:** *Above-grade parking garage facades shall be architecturally treated to be in harmony with the overall building and to screen interior light fixtures, pipes and raw concrete.*

