



Hoffman Town Center Block 6C

DSUP #2018-0013

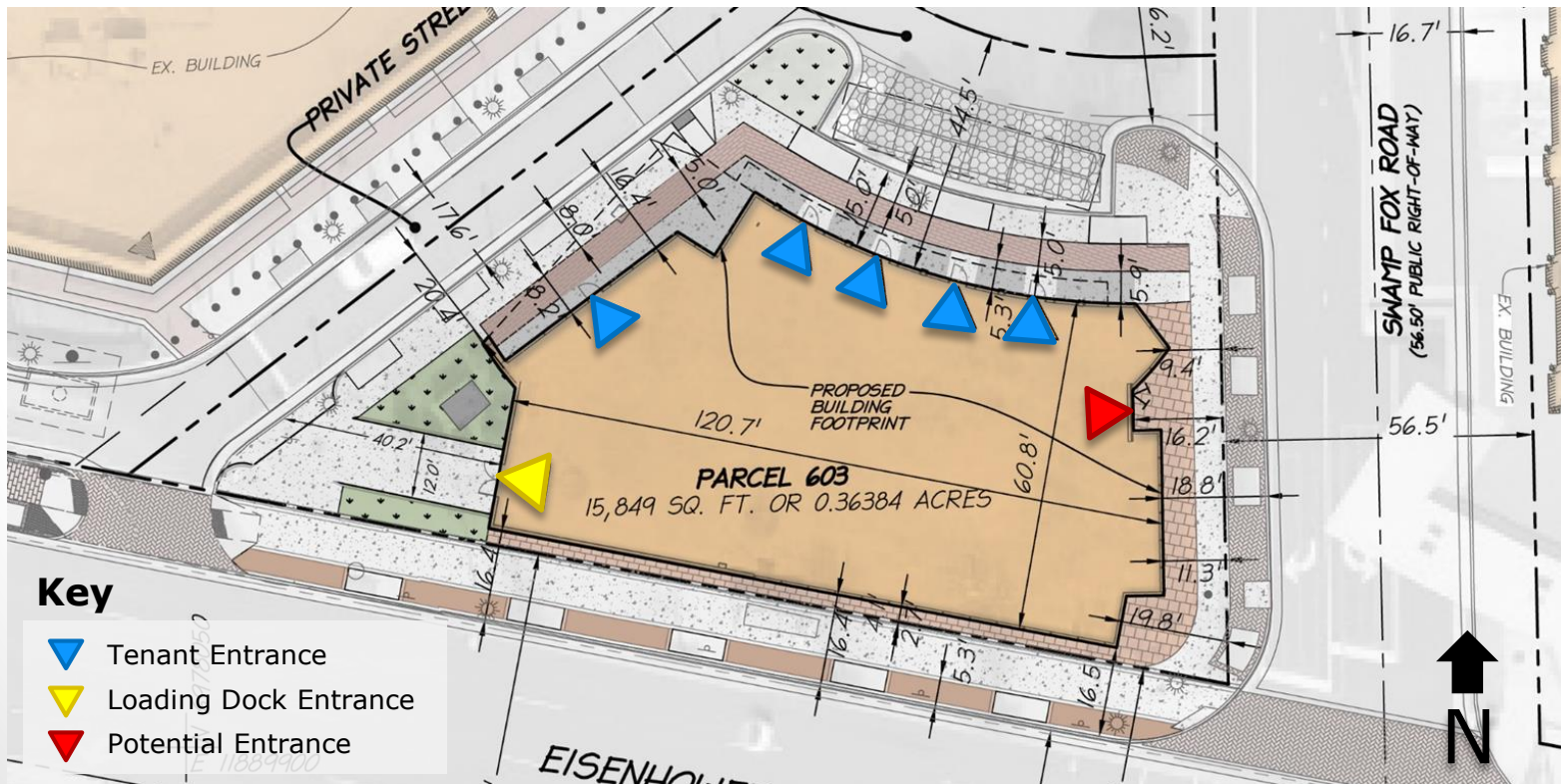
City Council
December 15, 2018

Site Context



Site Design

- 7,752 s.f. one-story retail building
- Completion of the semi-circle of existing retail building at the Town Center Plaza
- Six existing off-street parking spaces



Building Design



Figure 1: As seen from Town Center Plaza (North).

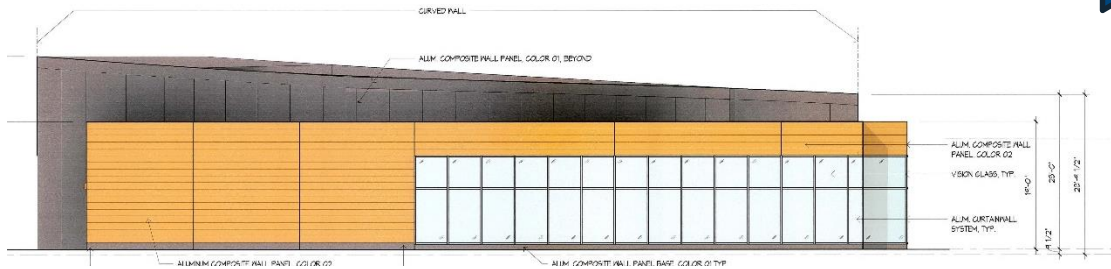


Figure 2: As seen from Eisenhower Avenue (South)

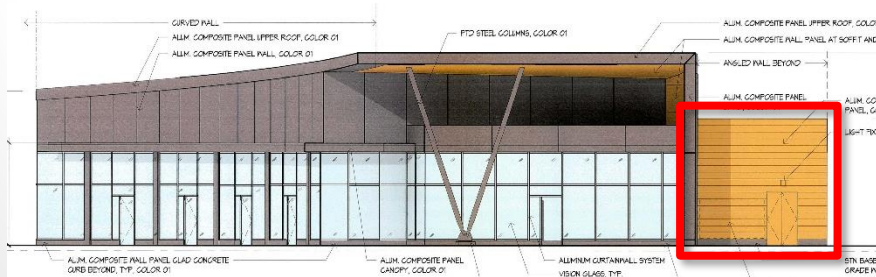


Figure 3: As seen from Private Drive (West)

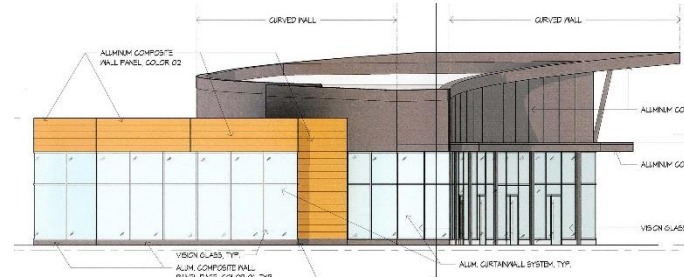
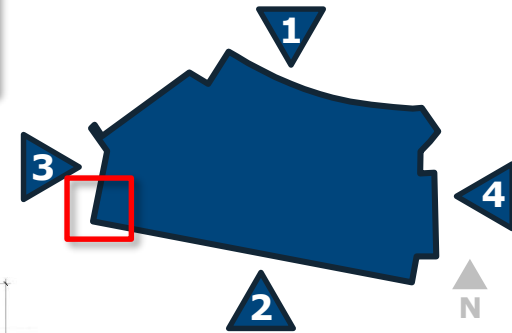


Figure 4: As seen from Swamp Fox Road (East)



Project Benefits

- Consistent with the intent of the Master Plan and the retail square footage designated for the property as part of the Coordinated Development District (CDD)
- Enhances retail options for day time office population, including the National Science Foundation
- Improves the viability of the existing retail center
- Development of currently vacant parcel

Project Benefits

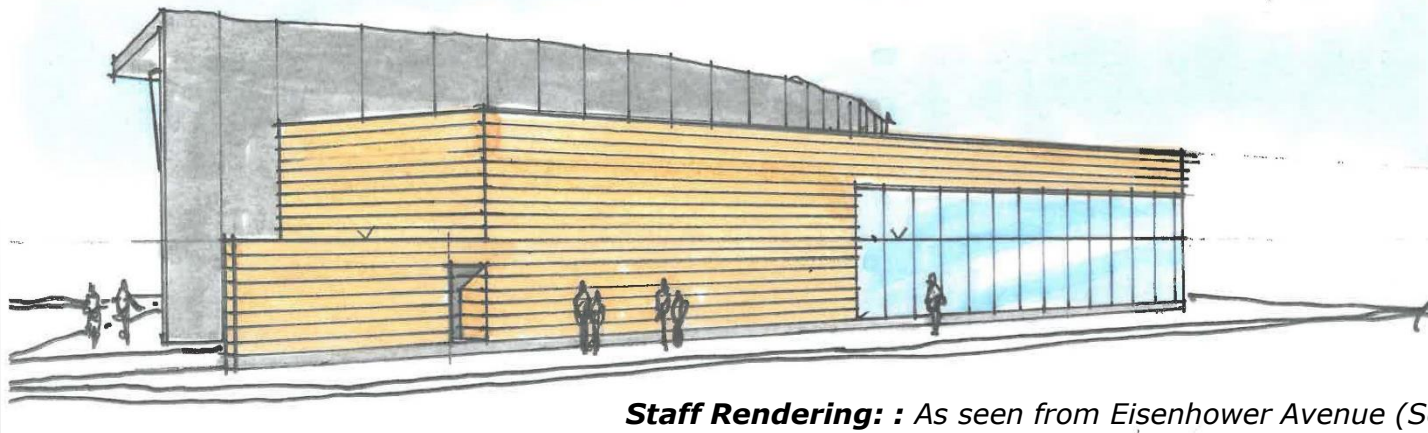
- High-quality contemporary building design
- Site and streetscape improvements including:
 - Updated brick/concrete sidewalk on Eisenhower Avenue
 - Pedestrian scale street lighting
 - Street trees and increased crown cover
 - Bicycle parking
- Compliance with Public Art Policy
- Contributions towards the Capital Bikeshare and Eisenhower Improvement funds

Community Outreach

- Design Review Board - *July 19, 2018*
- Design Review Board - *September 27, 2018*
- Eisenhower Partnership – *Letter dated November 8, 2018*
- Federation of Civic Associations - *November 29, 2018*
- Planning Commission - *December 6, 2018*
- City Council - *December 15, 2018*

Design Review Board (DRB)

- The DRB's responsibility is to implement architectural design guidelines so as "to ensure that the vision of a quality urban neighborhood." (p. xii)
- This proposal was reviewed at both the July 2018 and September 2018 DRB meetings
- Design Guidelines state that "*loading docks shall not be visible from "A" Street frontages*", i.e. Eisenhower Avenue. (p.17)
- DRB gave specific direction for the design of a screening so that loading activities would be sufficiently screened. Planning Commission agreed with the Design Review Board's direction.



Staff Rendering: : As seen from Eisenhower Avenue (South)

Green Building Policy

- The Green Building Policy (adopted in 2009) requires non-residential new development to obtain LEED Silver certification (or equivalent)
- Approximately 95% of new development square footage since 2009 complies with the Green Building Policy
- The applicant has requested flexibility from the Policy due to concerns with certification costs
- Other similar scale retail projects have complied with the Green Building Policy
- The Planning Commission recommended compliance with the Green Building Policy

Recommended Revisions to the Conditions

- Planning Commission recommends revisions to:
 - Condition #18 regarding day care centers
 - Condition #19 regarding restaurant hours
- Recommend removing limits for restaurant hours because:
 - The building is a stand-alone building within an urban area
 - Consistent with flexibility granted for other restaurants in the area

Recommendation

- Staff and Planning Commission recommend **approval** of the request subject to the conditions contained in the staff report.

