



CARLYLE-EISENHOWER EAST DESIGN REVIEW BOARD

Block 3 Mixed-Use Building – Concept Design Review ***Eisenhower East Block 3 / 2425 Mill Road***

Application	General Data	
Project Name: Block 3 Mixed-Use Building Location: 2425 Mill Road Applicant: Red Fox Development, represented by Ken Wire and Megan Rappolt, attorneys	DRB Date:	June 11, 2025
	Site Area:	3.09 acres
	Zone:	CDD#2
	Proposed Use:	Multi-unit residential with ground-level retail
	Number of Units:	767
	Gross Floor Area:	1.17 million square feet
Purpose of Application: Design review of a proposed new 31-story, mixed-use building with 767 multi-unit residential dwellings and 40,000 square feet of ground-level retail. Above and below-grade parking is proposed. This is the first design review of the proposed project.		
Staff Reviewers: Julian Swierczek, AICP julian.swierczek@alexandriava.gov Nathan Randall nathan.randall@alexandriava.gov Robert M. Kerns, AICP robert.kerns@alexandriava.gov Thomas H. Canfield, AIA tom.canfield@alexandriava.gov		
<u>DRB ACTION, APRIL 10, 2025:</u>		
<p>The Board generally found the massing and scale of the proposed building to be successful in meeting the goals and intent of the Eisenhower East Design Guidelines and Eisenhower East Small Area Plan (EESAP). It noted, for example, the inclusion of various building step backs as a successful element of the building’s proposed massing, and that the Eisenhower East neighborhood lends itself to taller buildings in order to achieve density near mass transit. The Board supported the proposed building height being in excess of the maximum 250-foot building height recommended in the EESAP and approved in the existing CDD Conceptual Design Plan. The Board also expressed interest in the following items being addressed in the next submission:</p> <p>1) With regards to the garage screening, the following sections of façade should adhere to the screening recommendations of a “B Street” in the EESAP:</p> <ul style="list-style-type: none">a. The eastern half of Pershing Avenue (south façade)b. All of Stovall Street (east façade)c. The eastern half of Mill Road (north façade)		

- 2) The above noted sections of garage screening façade will need to comply with the EESAP recommendation of being “indistinguishable from occupied space.” The applicant should provide further details of the planned garage screening elements and/or look to revise these sections of the façade to be glass to demonstrate compliance.
- 3) Revise building design to adhere to the recommendation for an “architecturally significant” feature at the southwest corner of the building site at the intersection of Pershing Avenue and Telegraph Road. Board members have suggested enhancing the exit staircase already located at this corner to achieve this requirement.
- 4) Look at ways to minimize the horizontal breaks in the building façade, particularly at the midpoint of the tower, since they weaken the sense of verticality.
- 5) Explore modulating the spacing between the pre-cast elements on the tower portion of the façade to provide further cohesion in overall composition.
- 6) Look to simplify the “skin” of the building, as well as enhance the verticality of the building design. Possible ways of doing this would be to change the ratio of metal vs. pre-cast panels, or by making the metal panel sections feel more vertical.
- 7) Explore alternate formats to the currently proposed building slab as relates to the ground floor retail.

I. OVERVIEW

The applicant, Red Fox Development, represented by attorneys Ken Wire and Megan Rappolt, is requesting Carlyle/Eisenhower East Design Review Board (DRB) review of a proposal for a new mixed-use building at 2425 Mill Road, known as Eisenhower East Block 3. This is the second submission for review to the DRB for this proposed project.

II. BACKGROUND

Site Details

The proposed project site is the entirety of Block 3 as identified in the Eisenhower East Small Area Plan (EESAP). This approximately 3.1 acre site is bounded by Mill Road to the north, Stovall Street to the east, Pershing Avenue to the south, and Telegraph Road to the east. Immediately to the east of the project site are Eisenhower East Blocks 4 & 5, also known as Carlyle Crossing, which includes 741 residential units, a Wegman's supermarket, and other retail and commercial uses. The Eisenhower Avenue Metro station is located a short distance to the southeast.

Site History

The site is located in the Eisenhower East Small Area Plan, which was most recently amended in 2020. The most recent land-use approval applicable to Block 3 was a Coordinated Development District (CDD) Conceptual Design Plan (CDD#2022-00001) that was approved by City Council in June 2024. That approval, which included several other development blocks in Eisenhower East as well, provided a general framework for future development. Development Special Use Permits (DSUPs) and DRB design review are still required for specific projects on individual blocks. The applicant has previously submitted DSUP concept reviews for the project with Planning & Zoning, and staff expected the first Completeness submission to be made soon. This project first came before the DRB at its April 10, 2025 meeting.

III. PROPOSAL

General

As a reminder to the Board, the applicant proposes to construct a new, 31-story mixed-use building at the Eisenhower East Block 3 site. The proposal consists of approximately 1,043,000 net square feet in total and measures approximately 360 feet in height (including a proposed penthouse). Approximately 40,000 net square feet of retail use is proposed at or just below/above ground level along the eastern half of the building's frontage on Pershing, the entire length of the Stovall façade, and the eastern half of the building's frontage on Mill Road. The applicant proposes 767 residential units on the building's upper floors with a mix of unit types, to be constructed as a single phase.

Parking Garage

The applicant proposes 927 garage parking spaces in total, with 727 being provided for use by residents and 200 being provided for retail. One level of garage parking would be located partially below grade, taking advantage of the moderate grade change from the south to the north. Additional garage parking would be provided on a portion of Levels 2 and 3, and all of Levels 4 and 5 of the building. Garage entrances are proposed on Pershing Avenue and Mill Road.

Open Spaces

Both ground-level and rooftop open spaces are proposed for the project. The ground-level open space is provided along the Pershing Avenue frontage in two sections, with nearly 4,000 square feet being provided west of the Pershing Avenue garage entrance and approximately 10,000 square feet being provided east of the garage entrance and adjacent to the intersection of Pershing Avenue and Stovall Street. The location and amount of the latter section of open space is approximately consistent with the recommendations of the Eisenhower East Small Area Plan and the CDD Conceptual Design Plan.

The applicant is also proposing rooftop open spaces, with the majority of the nearly 78,000 square feet of private rooftop open space being provided on either side of the building's main tower on Level 6. A private swimming pool would be located in the smaller, southwestern section of the Level 6 open space. A playground and ball court, along with lawn and outdoor lounge areas, are proposed in the larger, northeastern section of the Level 6 open space.

Architectural Design

The proposed new building includes a six-story podium and 25-story tower, the latter of which has a diagonal footprint running across the site from northwest to southeast. The tower includes both slanted and rectangular forms and includes stepbacks at multiple locations.

The six-level podium is largely clad with precast concrete columns between either glass or metal screening, depending on the uses located behind the various portions of the façade. The metal screening proposed is largely located in front of the areas of the podium proposed for garage parking. The residential building entrance would be in the middle portion of the Pershing Avenue façade, and as mentioned previously, garage entrances are located on Pershing Avenue and Mill Road. The façade of Levels 2 and 3, near the intersection of Pershing Avenue and Stovall Street, are recessed to allow for a small terrace above the ground-level retail.

The precast concrete columns continue upward, with glass between them, on the northwestern and southeastern portions of the tower, as well as certain sections of the diagonally oriented portions of the tower. The majority of the diagonally oriented tower façades are clad in metal between glass. These building facades are interrupted by two-level, horizontal bands of glass in various locations on the seventh and eighth, 17th and 18th, and 20th and 21st floors of the building. In certain locations, this glass band becomes vertical, further separating the precast concrete and metal portions of the building. The precast and metal columns are largely absent from building corners, which are primarily clad in glass and feature balconies.

The current architectural design of the proposed new building remains similar overall to the prior submission that the DRB reviewed in April. Some façade details have been revised, such as changes in the pre-cast design used around the building and in the window pattern on the slanted portion of the building façade that is clad in gray/beige metal as shown in the "SW View from Telegraph Road" rendering on Sheet A1-01.

VI. PREVIOUS DRB REVIEW

Prior to the initial meeting of the Design Review Board in April, staff had provided the review standards that the DRB should reference when evaluating the project. The DRB shared its findings with the applicant team at the April 10th meeting, and provided recommendations about how the project could revise its design for stronger consistency with the standards.

The Board generally found the massing and scale of the proposed building to be successful in meeting the goals and intent of the Eisenhower East Design Guidelines and Eisenhower East Small Area Plan (EESAP). It noted, for example, the inclusion of various building step backs as a successful element of the building's proposed massing, and that the Eisenhower East neighborhood lends itself to taller buildings in order to achieve density near mass transit. The Board supported the proposed building height being in excess of the maximum 250-foot building height recommended in the EESAP and approved in the existing CDD Conceptual Design Plan. The Board also expressed interest in the following items being addressed in the next submission:

- 1) A flexible approach toward implementing the garage screening requirements would involve only the following sections of façade adhering to the screening recommendations of a “B Street” in the EESAP:
 - a. The eastern half of Pershing Avenue (south façade)
 - b. All of Stovall Street (east façade)
 - c. The eastern half of Mill Road (north façade)
- 2) The above noted sections of garage screening façade will still need to comply with the EESAP recommendation of being “indistinguishable from occupied space.” The Board was not wholly convinced that the currently proposed metal panels and lighting scheme would meet this standard and consequently provided several examples of glass with ventilation as alternatives. The applicant should provide further details of the planned garage screening elements and/or look to revise these sections of the façade to be glass.
- 3) Revise building design to adhere to the recommendation for an “architecturally significant” feature at the southwest corner of the building site at the intersection of Pershing Avenue and Telegraph Road. Specifically, the Board has recommended that the design team look at the stairwell at this location and explore ways to enhance it architecturally.
- 4) The design of the tower façade seemed to the Board to be somewhat complicated, with particularly regarding the “zipper” element of the tower design. This break in the façade elements seems to work well when done vertically but reduces the vertical impact of the tower when implemented horizontally. The applicant should therefore look at ways to minimizing the horizontal breaks in the façade, particularly at the midpoint of the tower.
- 5) The Board recommended that the applicant explore modulating the spacing between the pre-cast elements on the tower portion of the façade to provide further cohesion in overall composition.

- 6) Relative to the scale of the building height and massing, there seems to be too many façade elements overall. Look to simplify the “skin” of the building, as well as enhance the verticality of the building design. Possible ways of doing this would be to change the ratio of metal vs. pre-cast panels, or by making the metal panel sections feel more vertical.
- 7) Explore alternate formats to the currently proposed building slab as relates to the ground floor retail. As shown, the slab includes a “fold” to accommodate the significant slope along the Stovall Street frontage of the site. While this may be sufficient for a single, larger tenant, the Board is concerned that this will restrict flexibility with the retail space in the future to accommodate a potential need for multiple tenants along Stovall Street.

VII. CONCLUSION

Staff recommends that the DRB review the project for consistency with the seven items listed in Section VI above, which are based on the Board’s prior review of the relevant design standards. Its findings, including any recommendations regarding how the project should be revised, should be shared as part of the June 11th public meeting. No vote needs to be taken on the proposal at this time. The applicant would need to study any recommended changes in the design and incorporate them in future DRB and Development Special Use Permit (DSUP) submissions.

ATTACHMENT

