



# CARLYLE PLAZA

Alexandria, VA

DESIGN REVIEW BOARD  
DRAFT SUBMISSION  
09 FEBRUARY 2012

# AGENDA

- TRANSITION ZONE STUDY
- OPEN SPACE
- TOWER MASSING
- LIMERICK ST. EXTENSION
- HOLLAND LANE ELEVATION
- ALTERNATE HOLLAND LANE RAMP STUDY
- DESIGN GUIDELINES

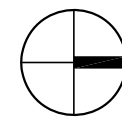




# LANDSCAPE PLAN

CARLYLE PLAZA  
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0' 60' 120'

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# TRANSITION ZONE STUDY

## PREFERRED CONCEPT

- GARDEN BLOCKS
  - 3 Alternatives

## **TRANSITION ZONE - DESIGN GOALS**

- Welcoming, enticing and inviting
- Enhances open spaces at top and bottom
- Integrate water and tie to ASA
- Enriches adjacent spaces

## **WHAT WE HEARD**

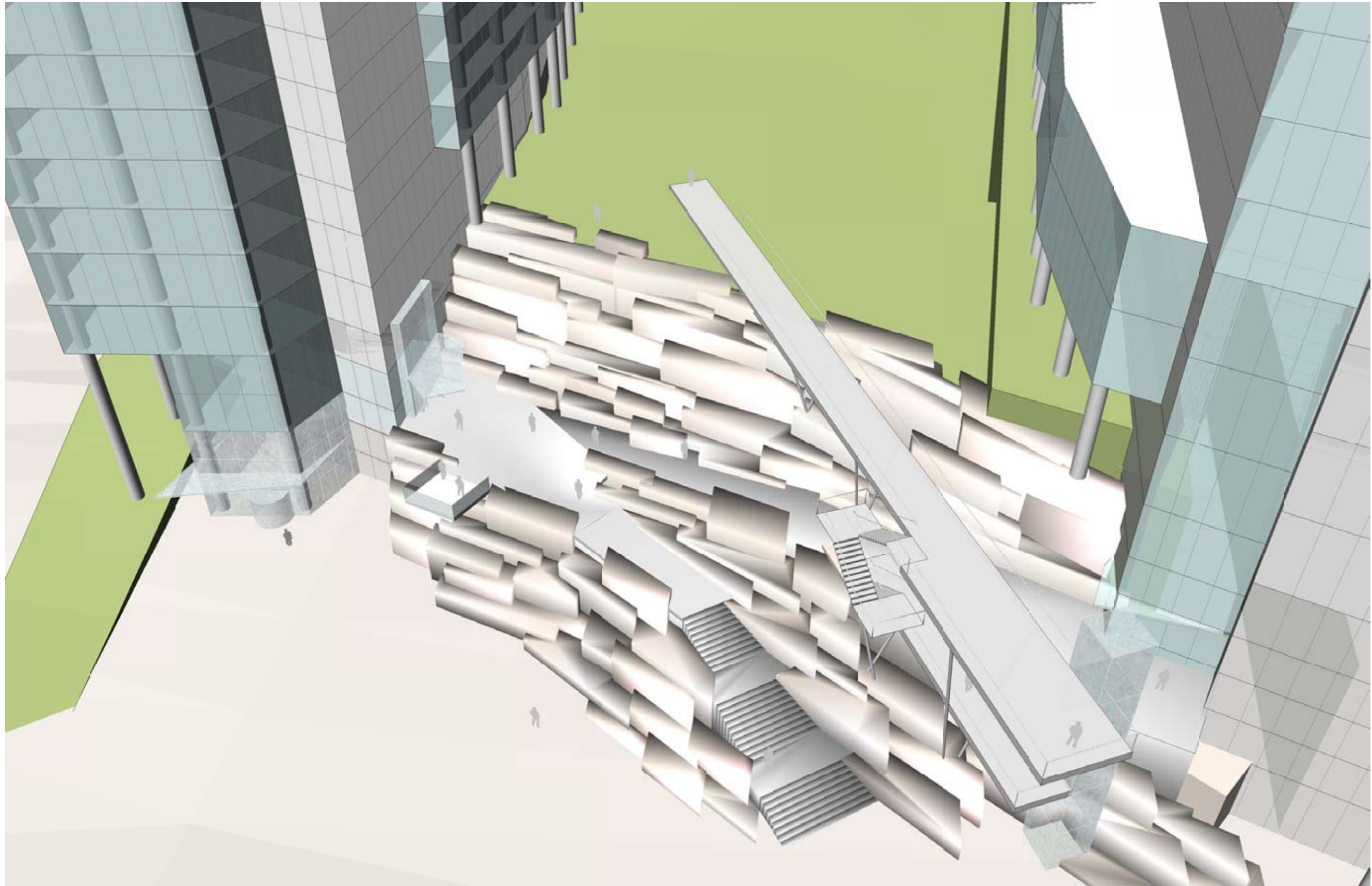
- Welcoming stair from John Carlyle St.
- Events along the path of travel
- Visible and active landings
- Dramatic overlook with regional views
- Use of Bio-filtration is appropriate

## DESIGN CONSIDERATIONS

- Sculptural appeal of stairs
- Stair locations and experience
- Legible circulation
- Bio-filtration
- Balance of vegetation and water feature
- Integrate events
- Mitigate grade changes
- ADA access, equivalent experience

# APPROACH A





## TRANSITION ZONE OPT A VIEW 1

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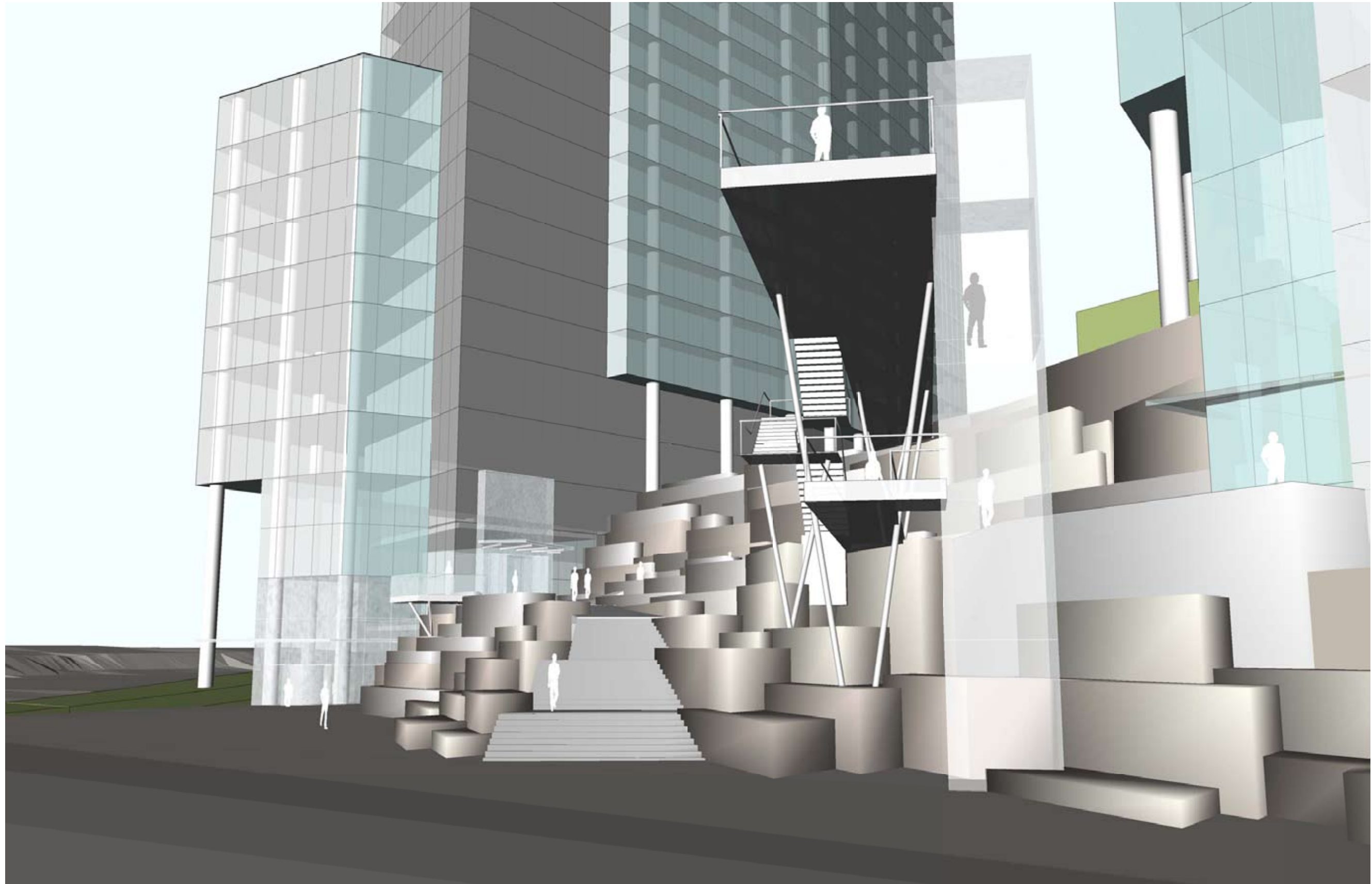
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## TRANSITION ZONE OPT A VIEW 2

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## TRANSITION ZONE OPT A

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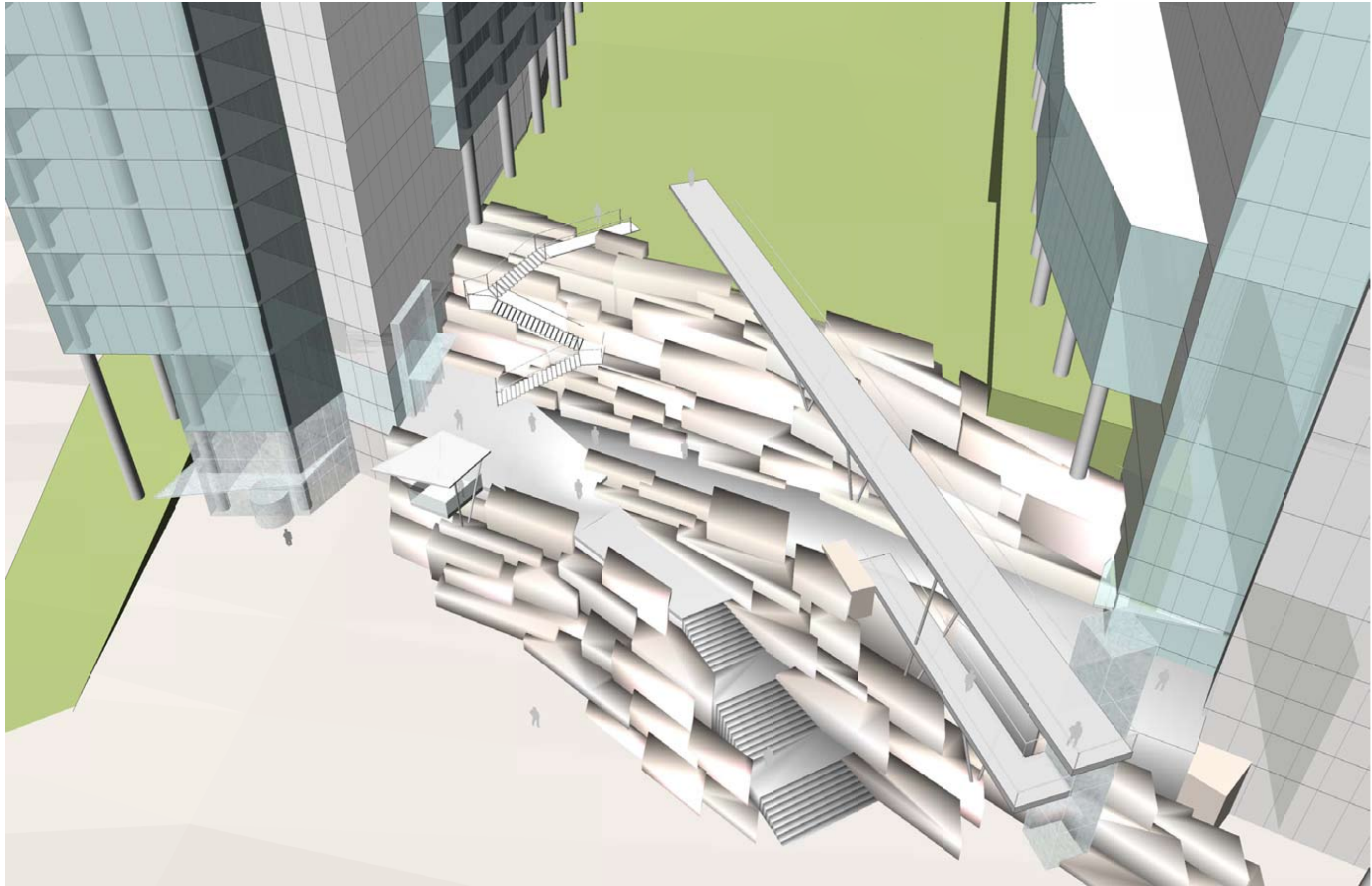
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# APPROACH B





## TRANSITION ZONE OPT B VIEW 1

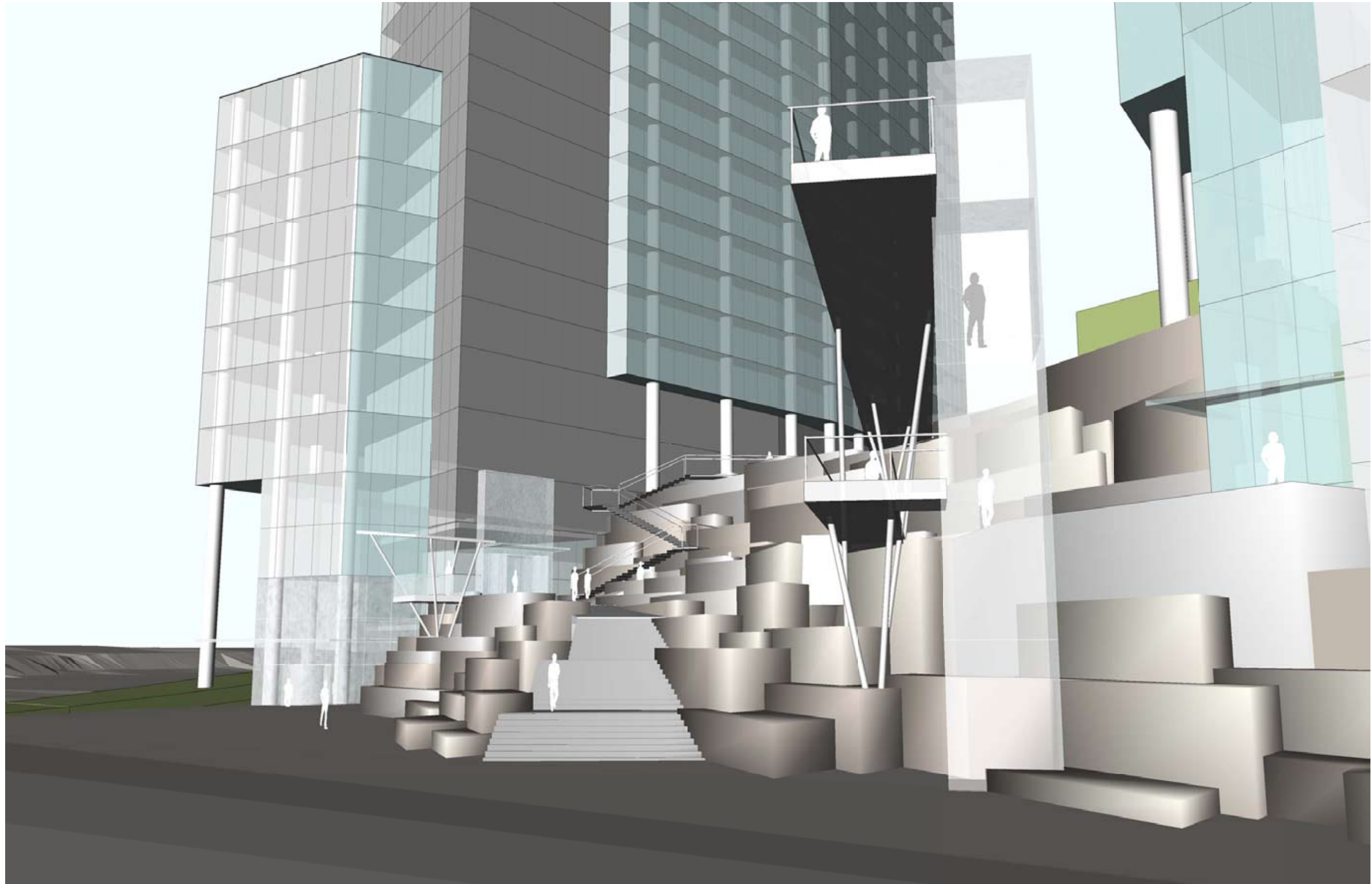
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## TRANSITION ZONE OPT B VIEW 2

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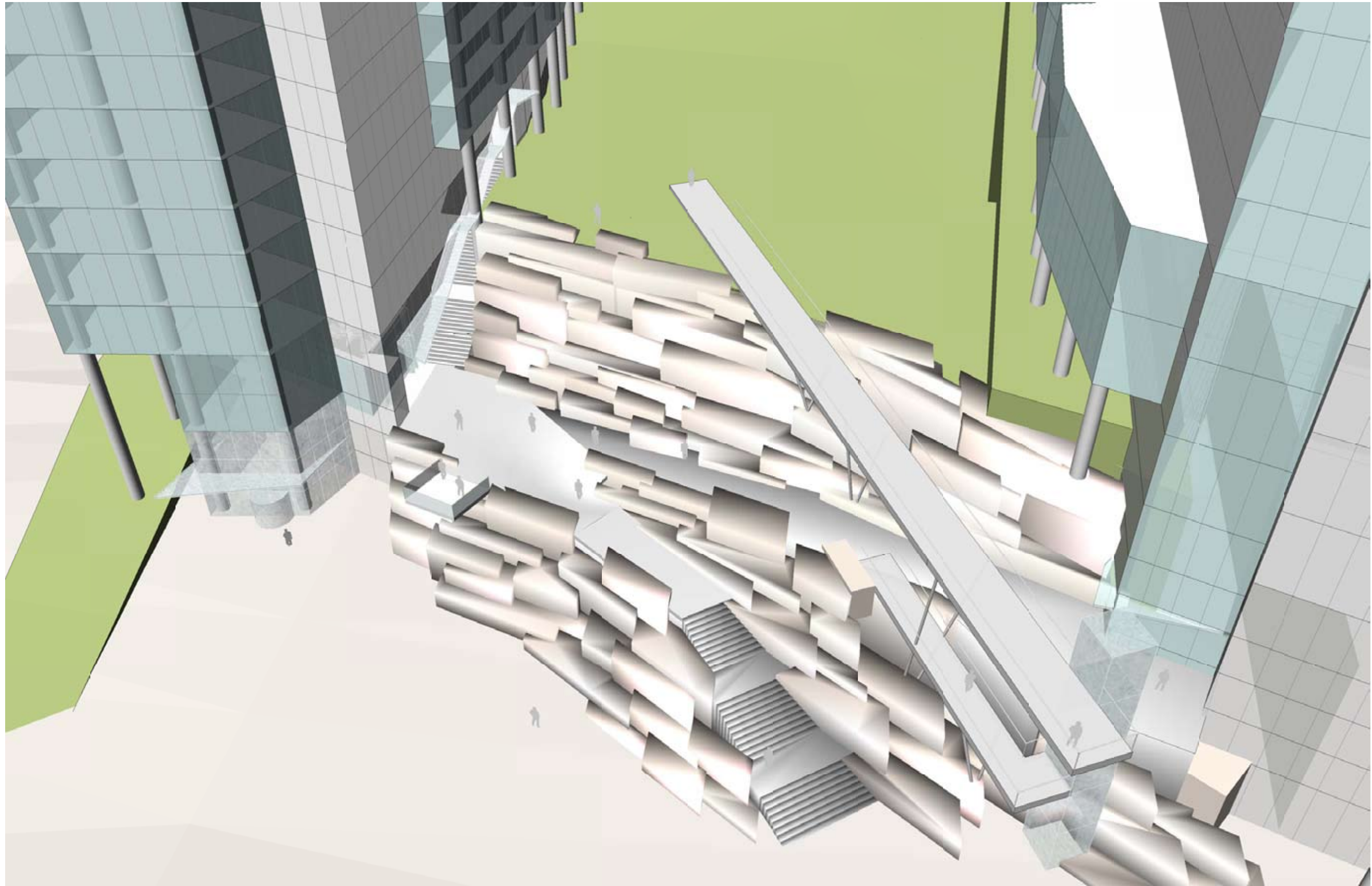
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# APPROACH C





## TRANSITION ZONE OPT C VIEW 1

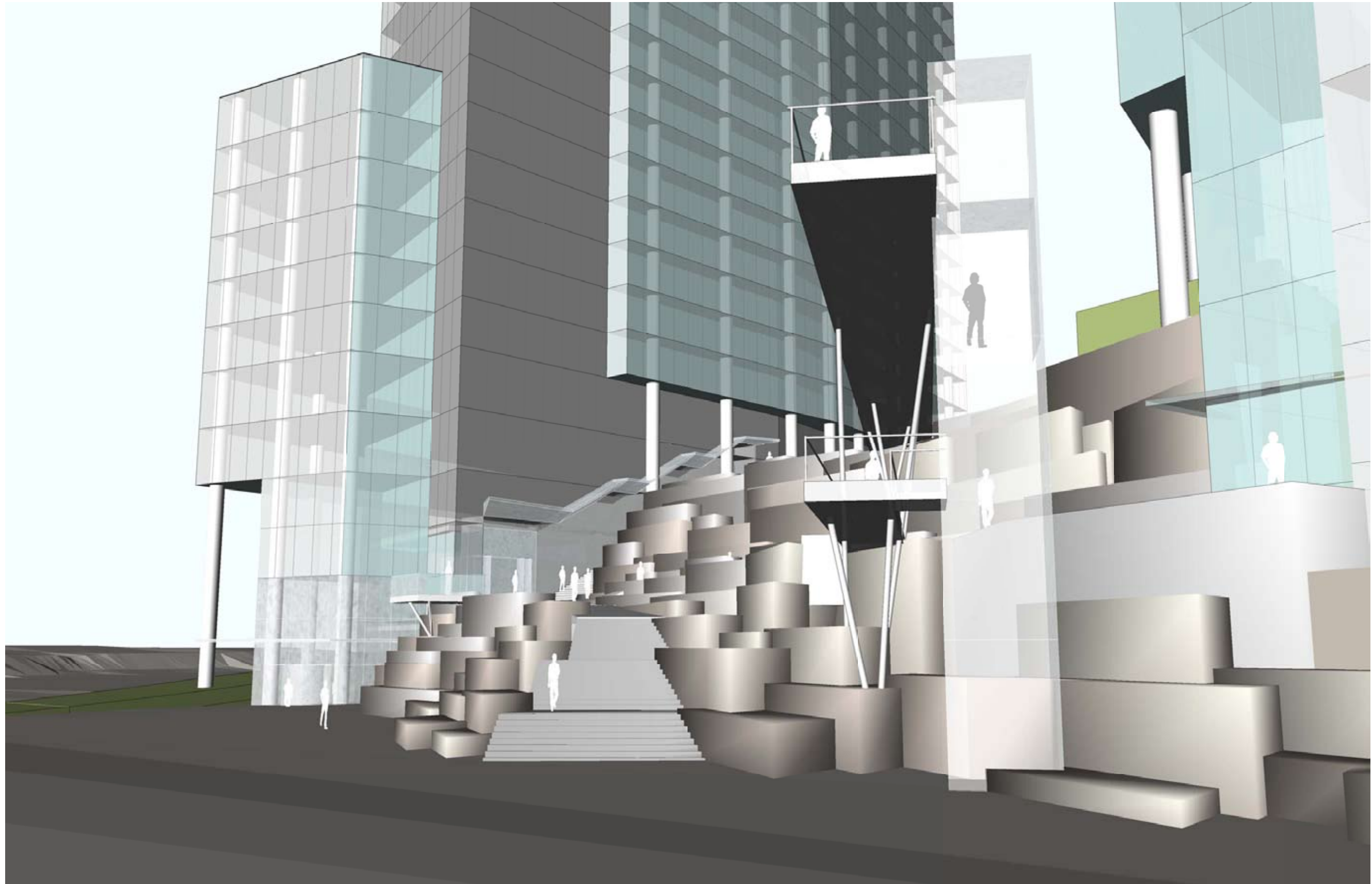
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## TRANSITION ZONE OPT C VIEW 2

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**OPEN SPACE**



## **OPEN SPACE - DESIGN GOALS**

- Welcoming**
- Enticing/Inviting**
- Enriches adjacent spaces**
- Integrate ASA playfield**

## **WHAT WE HEARD**

- Provide children's playground**
- Incorporate ASA water**

## DESIGN CONSIDERATIONS

- Balance of hard and soft surface
- Eisenhower Plaza as a frontdoor
- Create multiple paths and experiences through the open space



# ILLUSTRATIVE PLAN

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# ILLUSTRATIVE PLAN

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# TOWER MASSING

## TOWER - DESIGN GOALS

- Create a compelling skyline
- Celebrate spiral form
- Continue Holland Lane scale
- Subdivide the building volumes
- Pilotis at green spaces

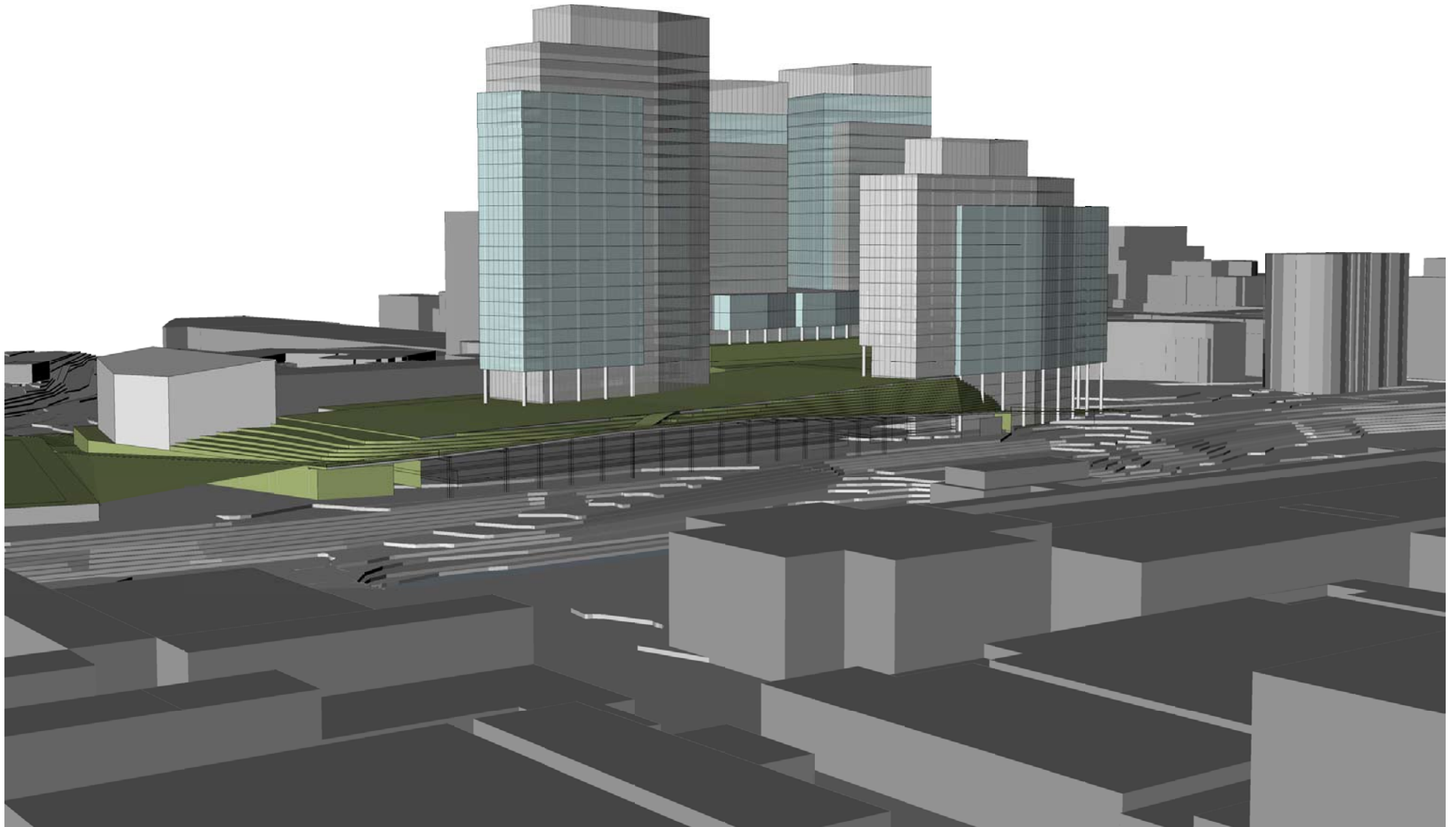
## WHAT WE HEARD

- Increase height differentials
- Emphasize spiral
- Avoid 'Wall' on East Elevation
- Desire to create building crown



## DESIGN CONSIDERATIONS

- Meet project design goals and market demands
- Create flexibility
- Modern materials within a historic context
- Creating compelling streetscape
- Responding to the open spaces



## COMPOSITION A

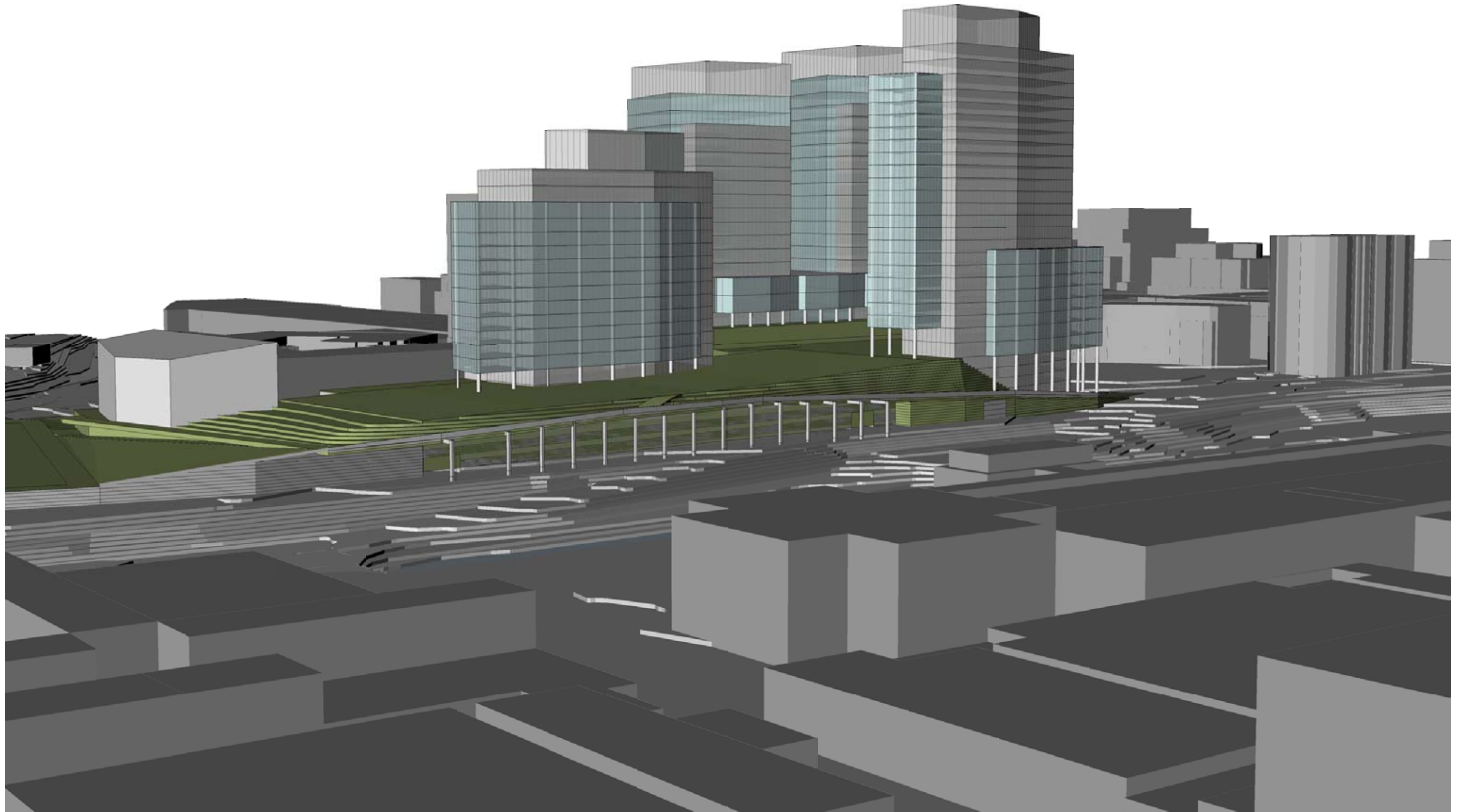
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## COMPOSITION B

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# LIMERICK ST. EXTENSION

## LIMERICK ST - DESIGN GOALS

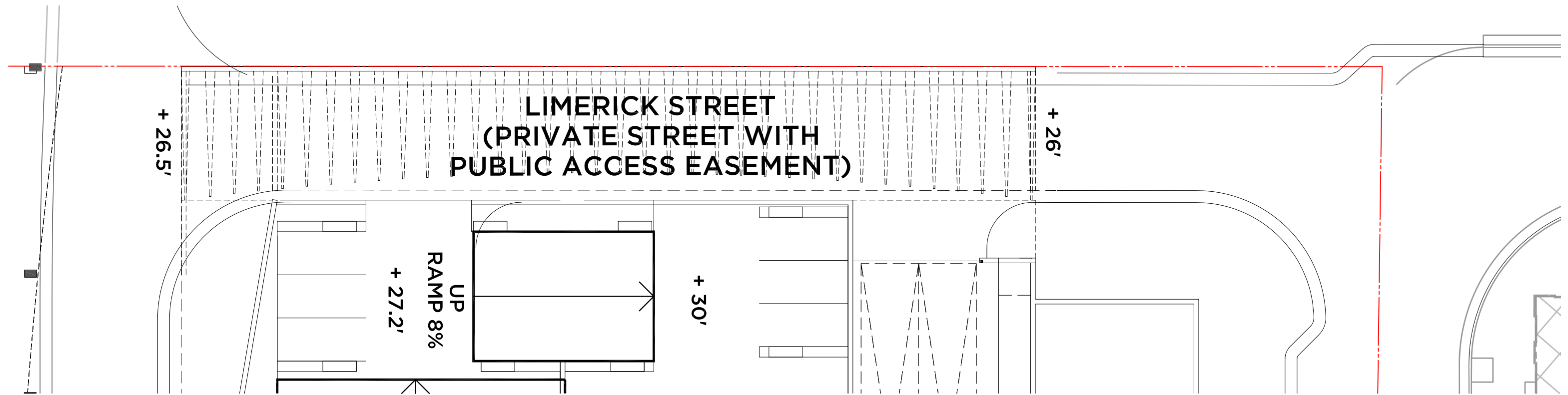
- Create a welcoming and integrated experience

## WHAT WE HEARD

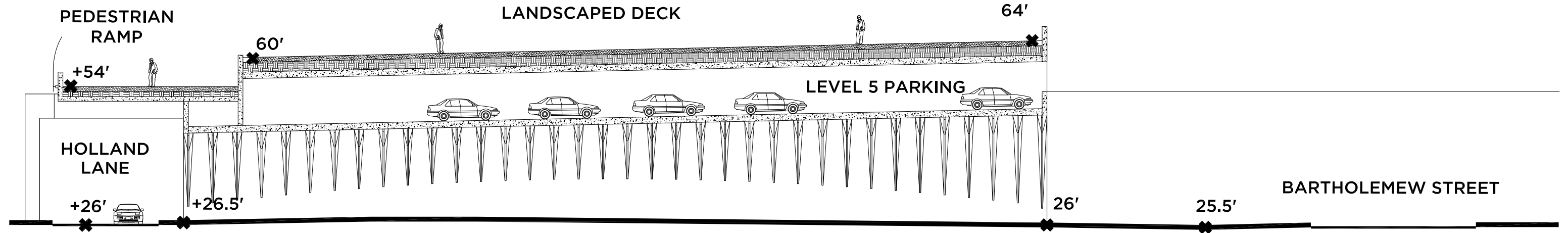
- Open and airy
- Inviting entry

## DESIGN CONSIDERATIONS

- Solid wall to the south
- Exposed structure



LIMERICK STREET PLAN



LIMERICK STREET ELEVATION

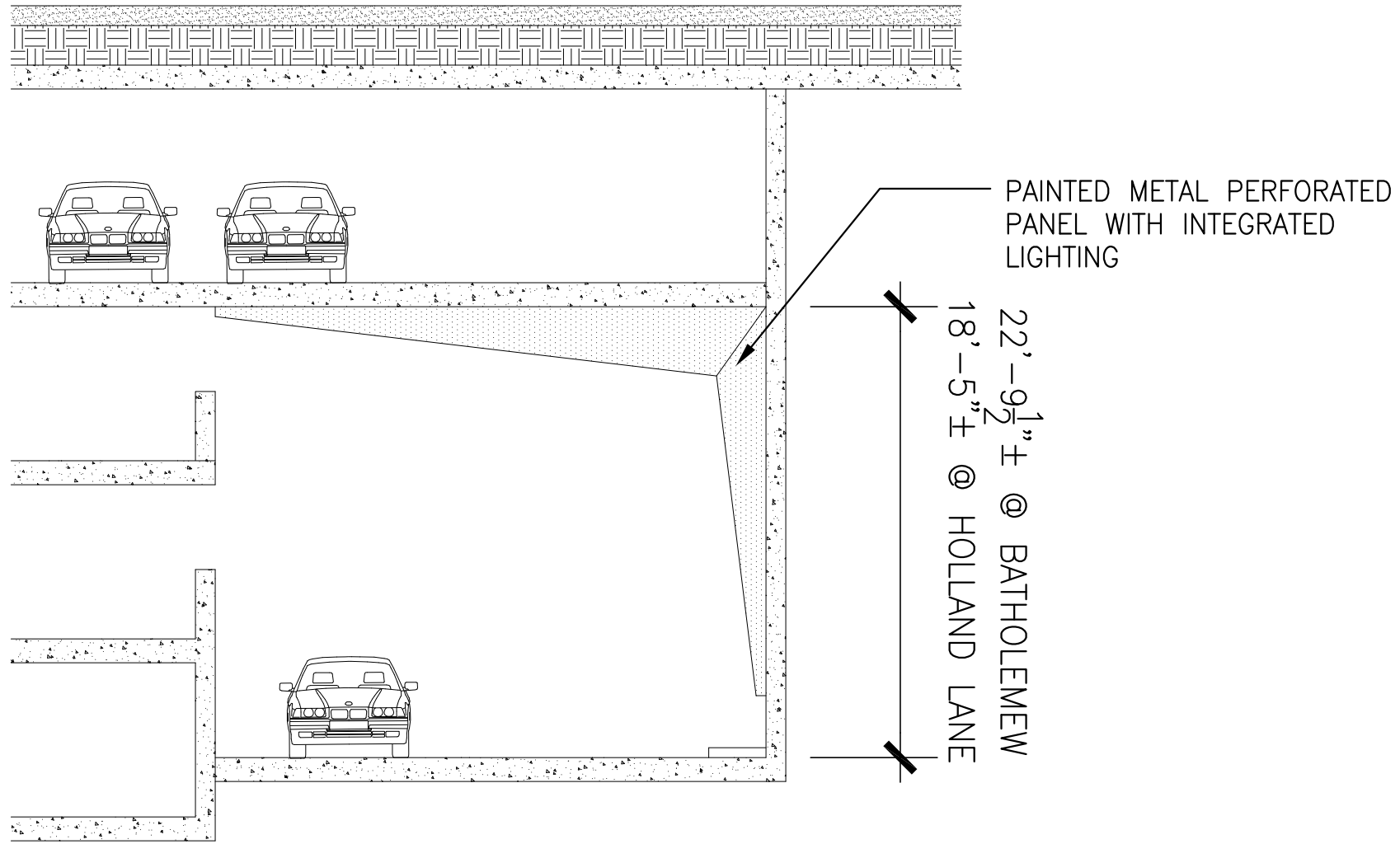
LIMERICK STREET STUDY

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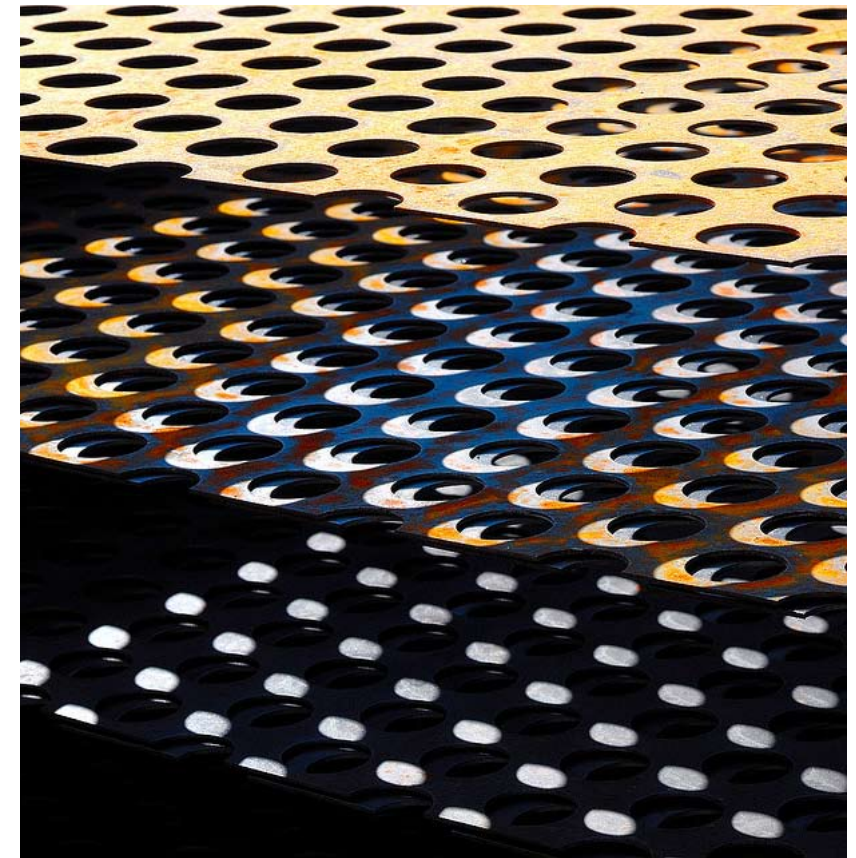
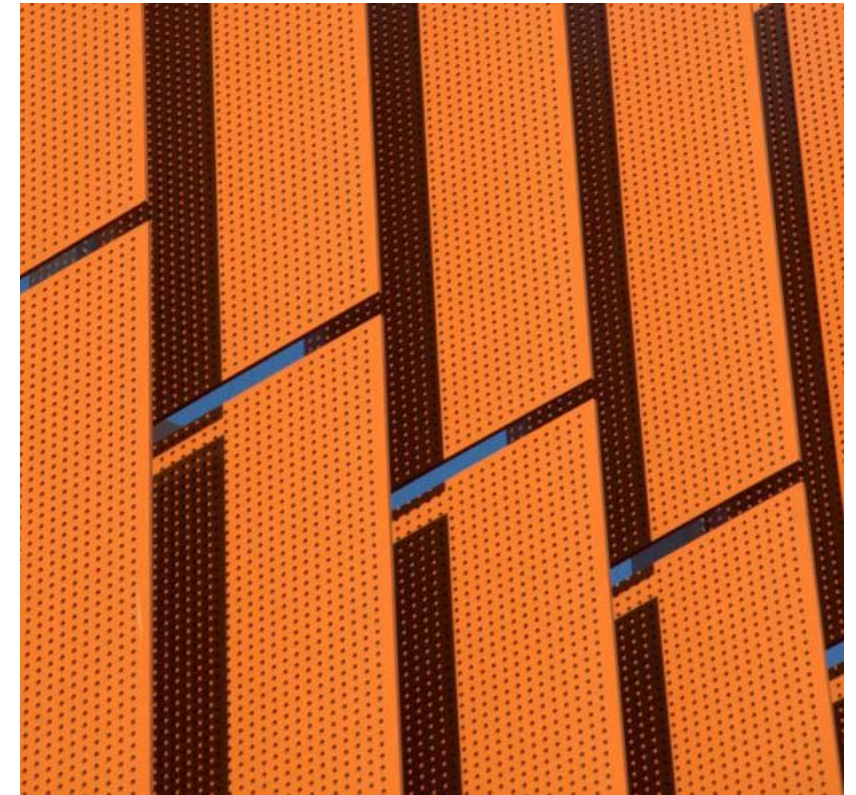
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LIMERICK STREET SECTION



LIMERICK STREET STUDY

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# HOLLAND LANE ELEVATION

## **HOLLAND LANE - DESIGN GOALS**

- Create a dynamic and organic edge that defines the entire open space
- Create attractive facade for the parking structure

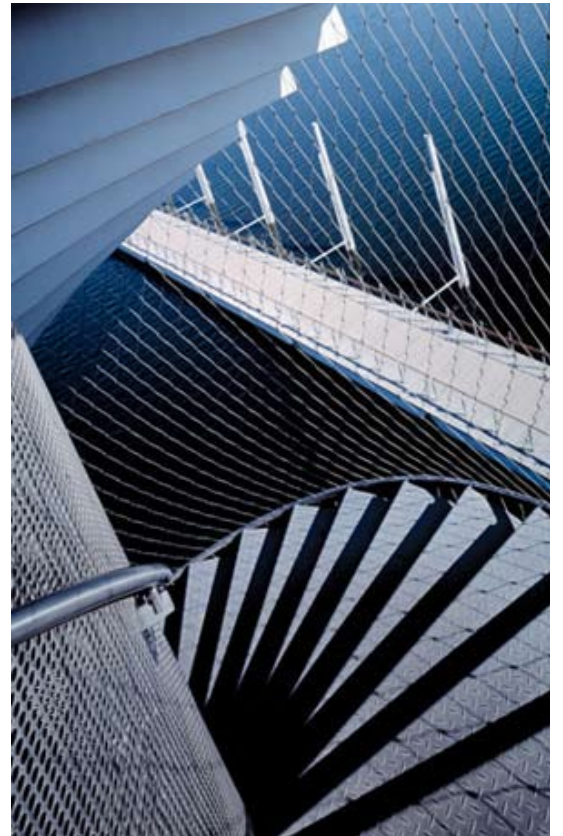
## **WHAT WE HEARD**

- Utilitarian but attractive edge

## **DESIGN CONSIDERATIONS**

- Interface between infrastructure and design
- Exposed structure





Holland Lane Edge Precedents

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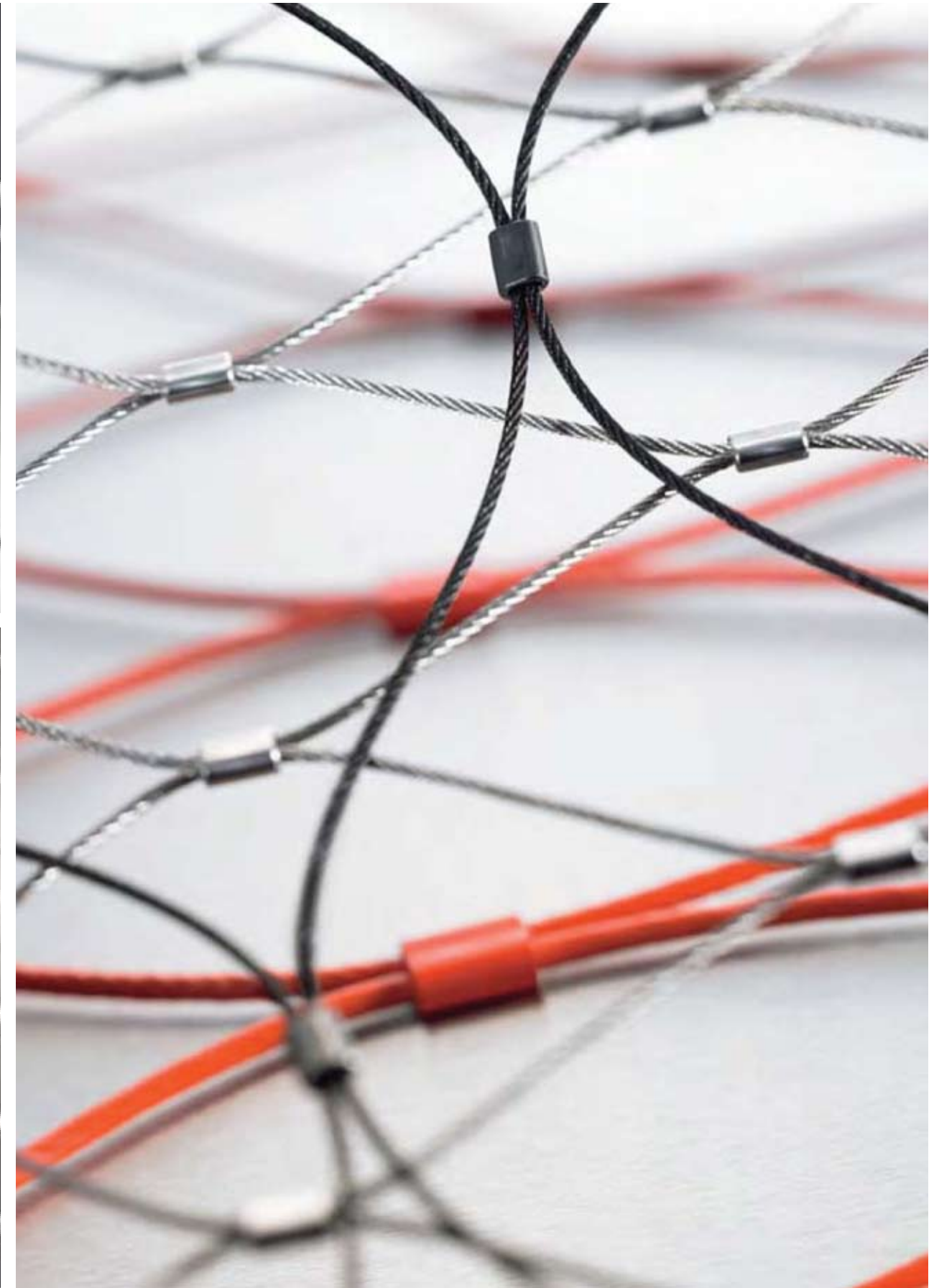
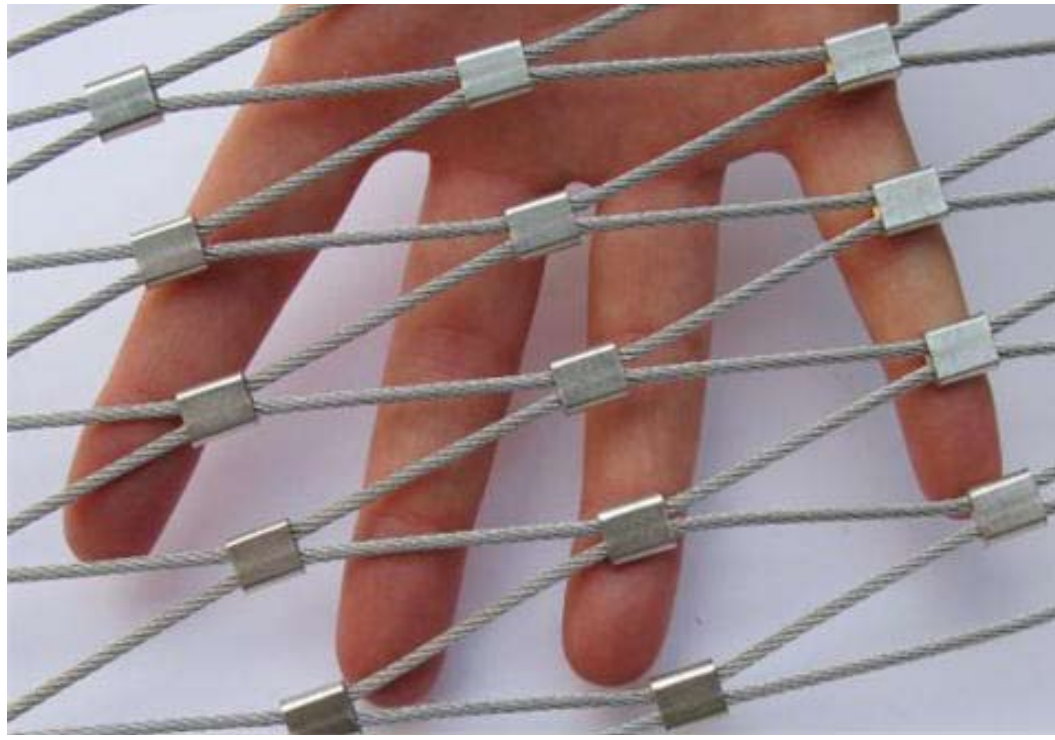
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## Holland Lane Edge Material Precedents

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Holland Lane Facade \_ VIEW 1

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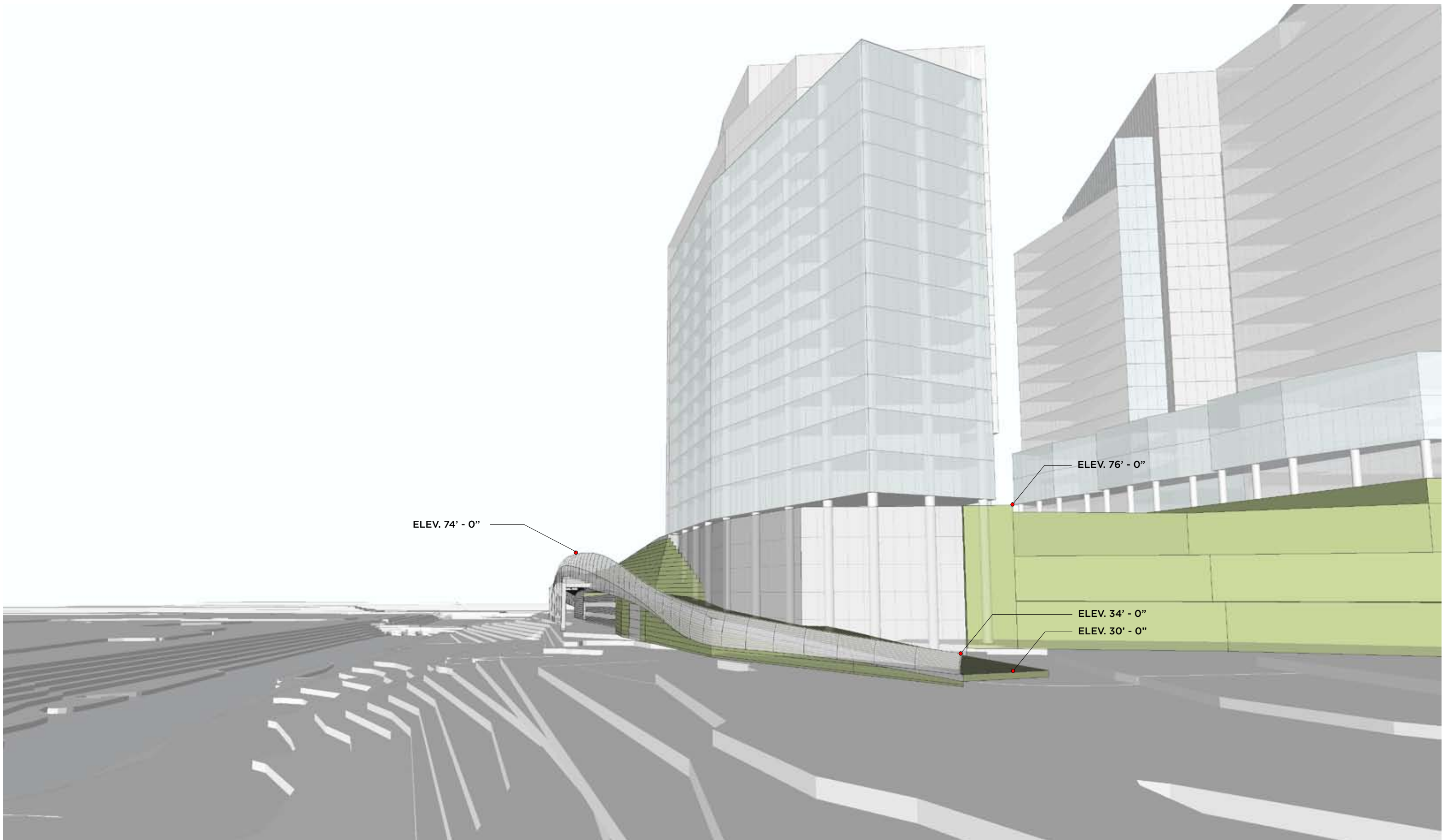
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Holland Lane Facade \_ VIEW 2

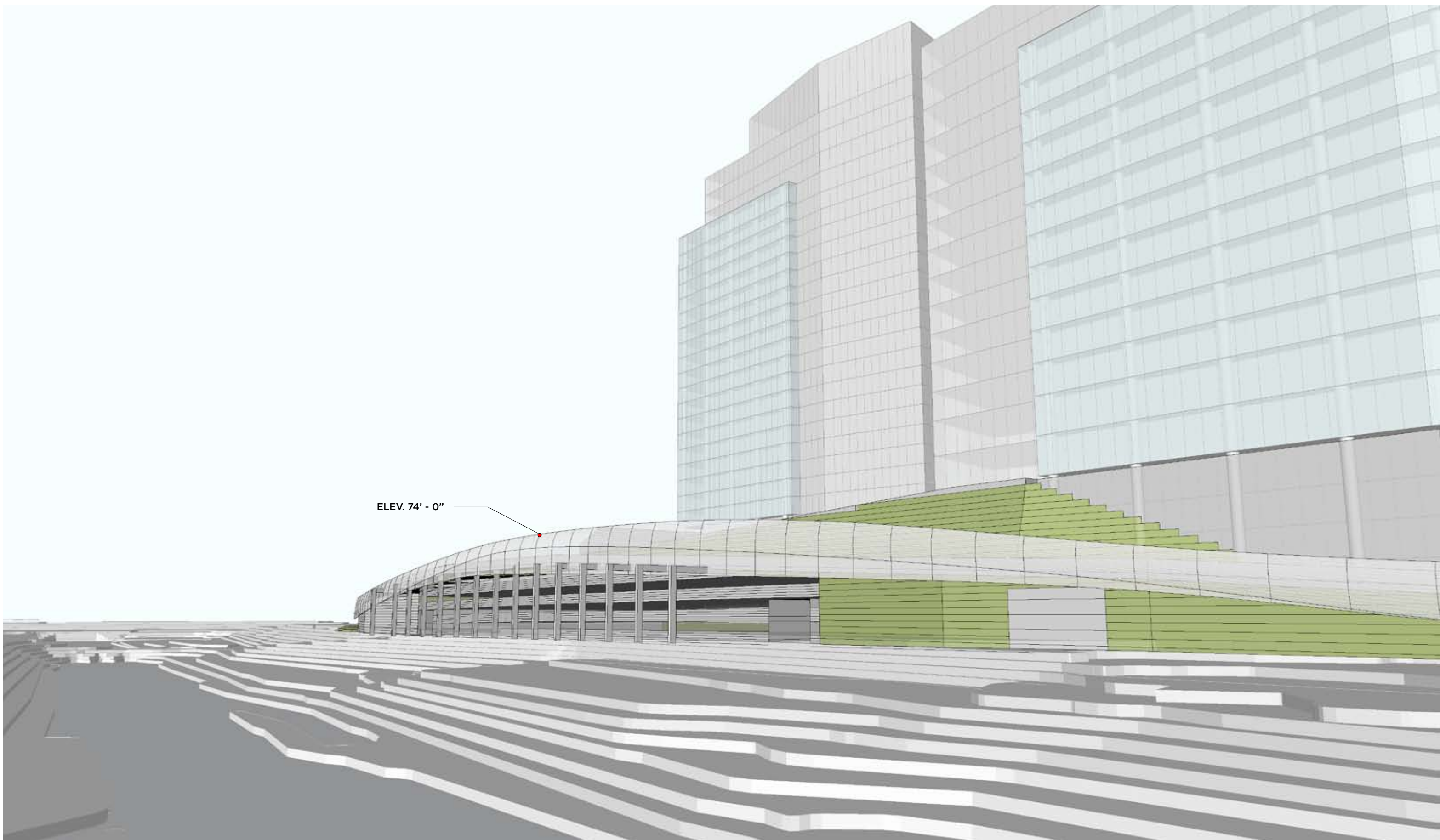
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Holland Lane Facade \_ VIEW 3

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Holland Lane Facade \_ VIEW 4

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Holland Lane Facade \_ VIEW 5

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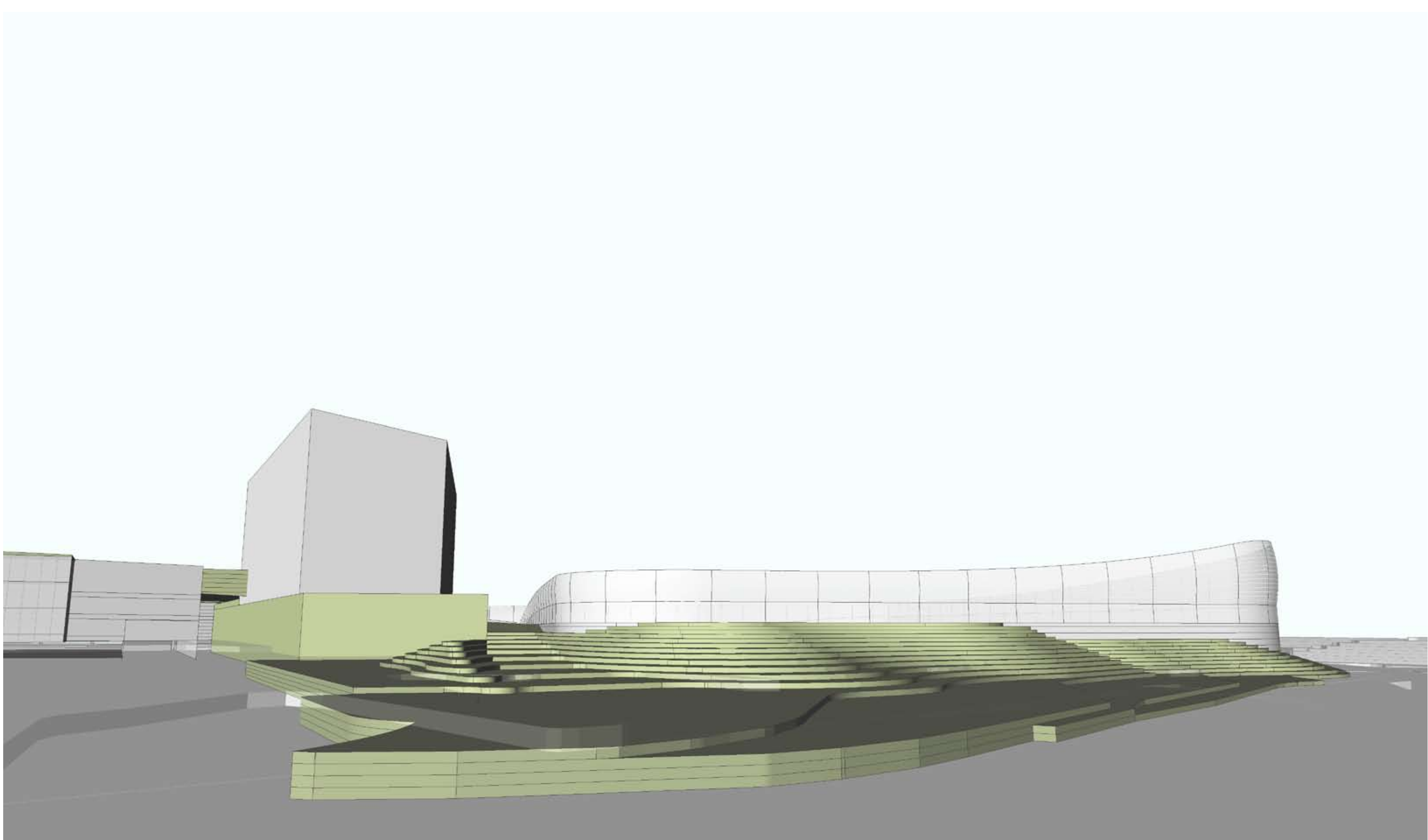
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Holland Lane Facade \_ VIEW 6

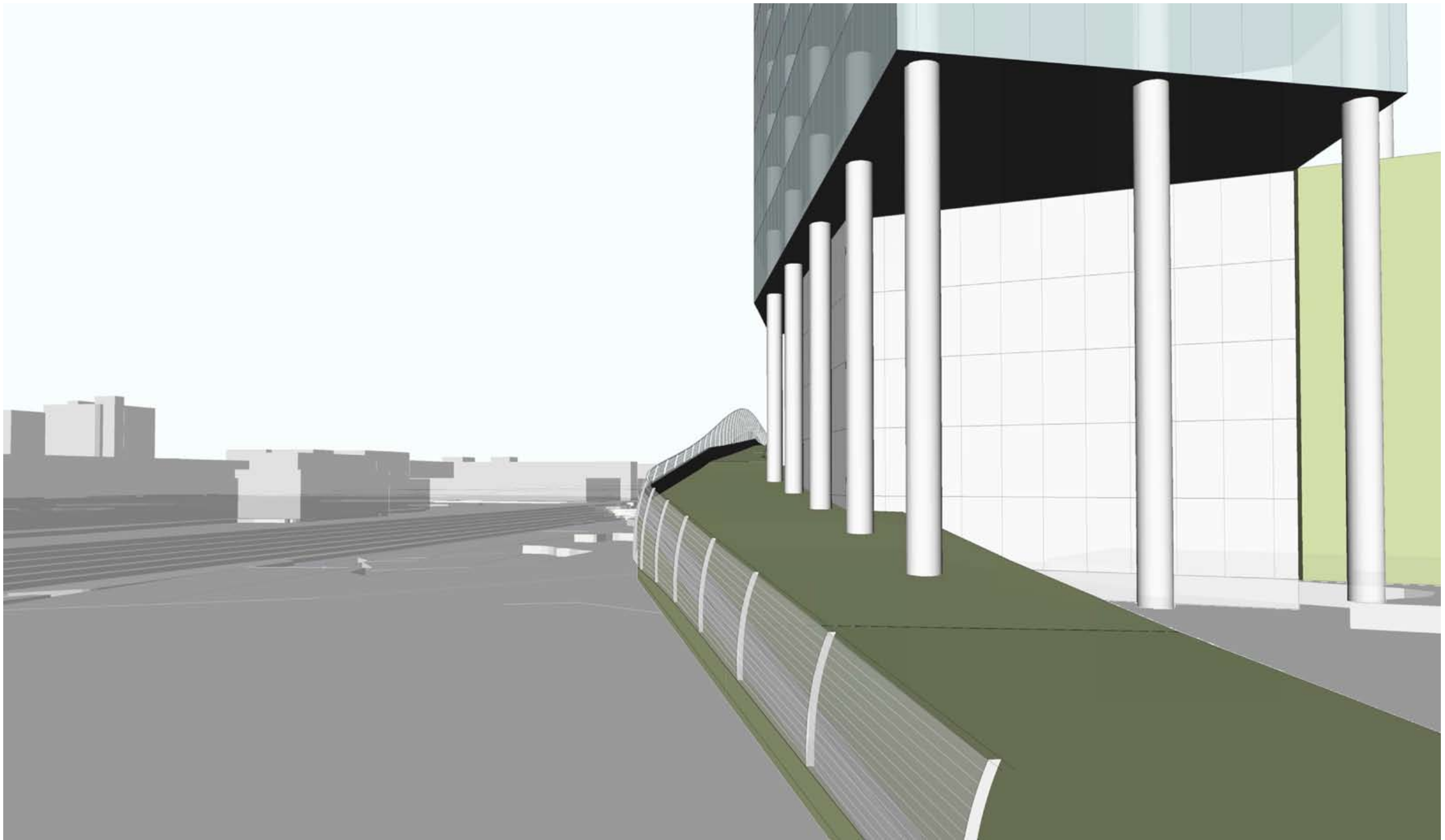
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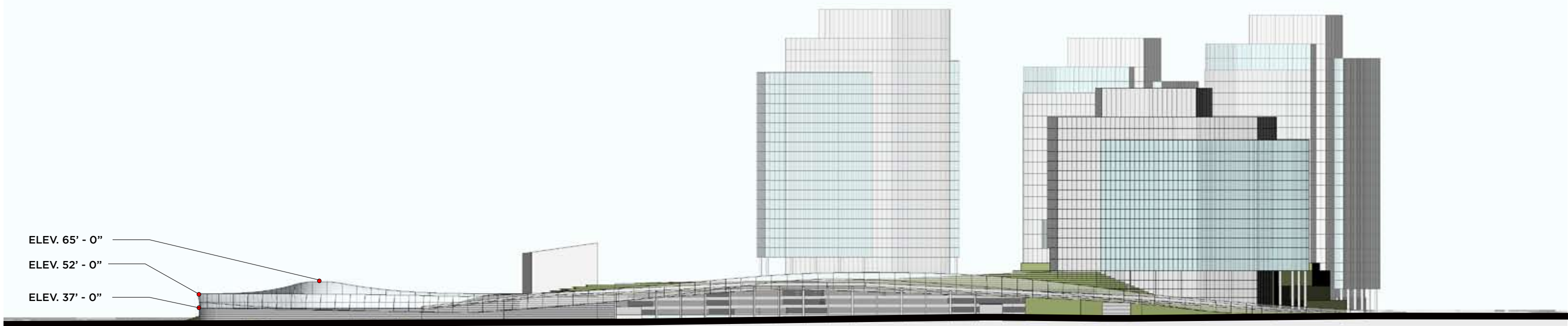
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SCALE: 1 : 100

### Holland Lane Facade \_ Elevation

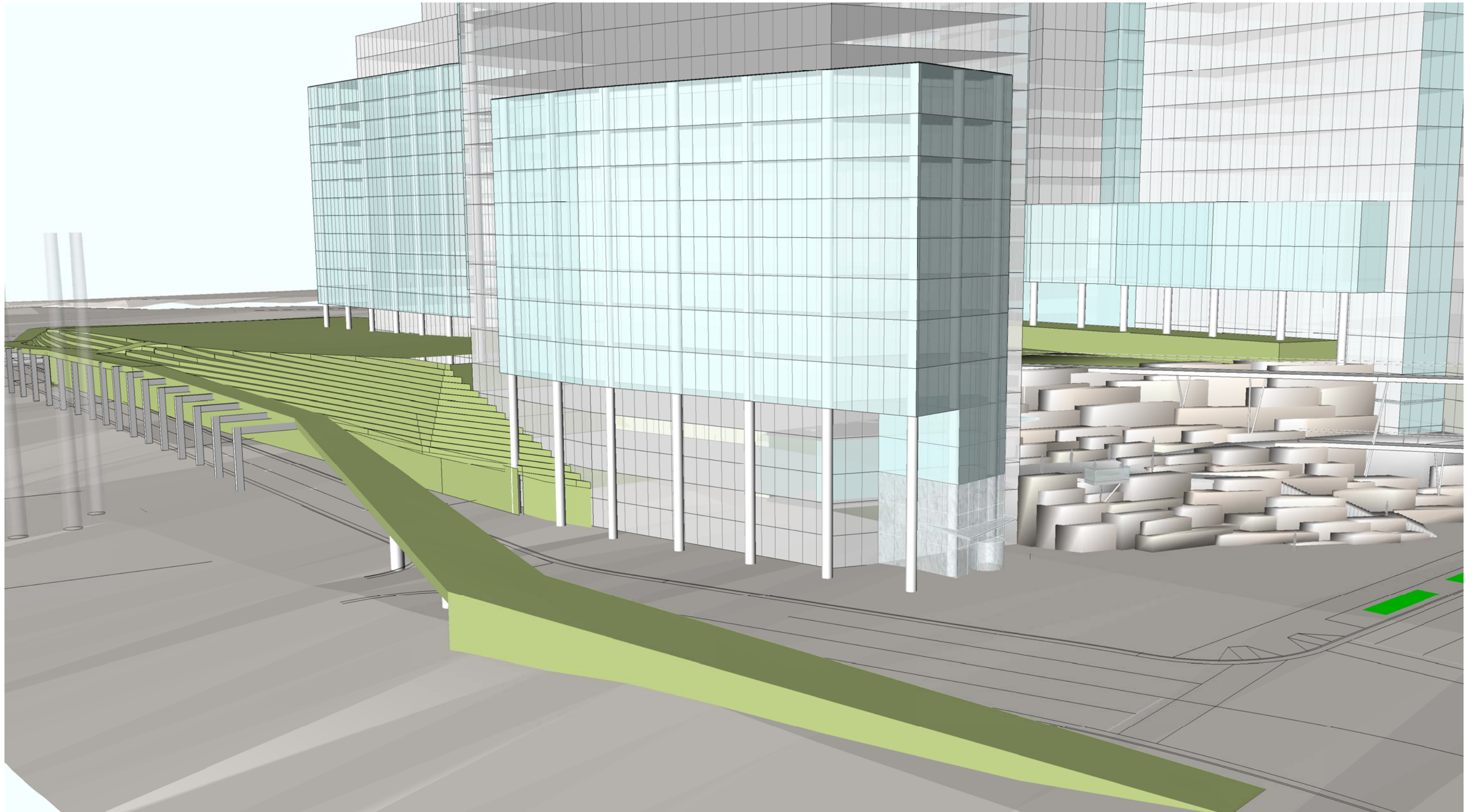
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# ALTERNATE HOLLAND LANE RAMP STUDY





**ALTERNATE HOLLAND LANE RAMP STUDY**

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# DESIGN GUIDELINES

**GENERAL DESIGN PRINCIPLES AND GOALS**

- INTENT AND HISTORY
- PRINCIPLES
- GOALS
- SUSTAINABILITY
- APPLICATION OF GUIDELINES

**CONCEPT PLAN**

- SITE ORGANIZATION
- EASEMENTS
- LAND USES

**OPEN SPACE GUIDELINES**

GOALS

- ORGANIZATION
- CHARACTER
  - LANDSCAPED DECK
  - EISENHOWER PLAZA
- STREETScape
- TEMPORARY and INTERIM CONDITIONS
  - TREES AND PLANTING
  - FURNITURE
  - PUBLIC ART
  - SIDEWALKS

**PARKING, SERVICE and LOADING GUIDELINES**

- GOALS
- PARKING ABOVE GRADE
- SERVICE AND LOADING
  - GOALS
  - LOCATION
  - ACCOMMODATIONS
- SCREENING
  - LOADING
  - ROOFTOP
  - EQUIPMENT
- TEMPORARY and INTERIM CONDITIONS

**PARCEL GUIDELINES**

- GOALS
- GROUND FLOOR USES
- BULK REQUIREMENTS
  - MAXIMUM HEIGHTS
  - TOWER VARIATION
  - GROUND FLOOR SETBACKS
  - UPPER FLOOR SETBACKS
  - MINIMUM DISTANCE BETWEEN BUILDINGS

**ARCHITECTURAL INTENT**

- GOALS
- ARCHITECTURAL EXPRESSION AND DETAILS
  - RESIDENTIAL
  - OFFICE
  - TRANSITION ZONE
- FACADE ARTICULATION
  - STREETWALLS/STREET LEVEL FACADE ARTICULATION
  - UPPER LEVEL FACADE ARTICULATION
- BUILDING MATERIALS
- SIGNAGE
- LIMERICK STREET EXTENSION
- TEMPORARY and INTERIM CONDITIONS