

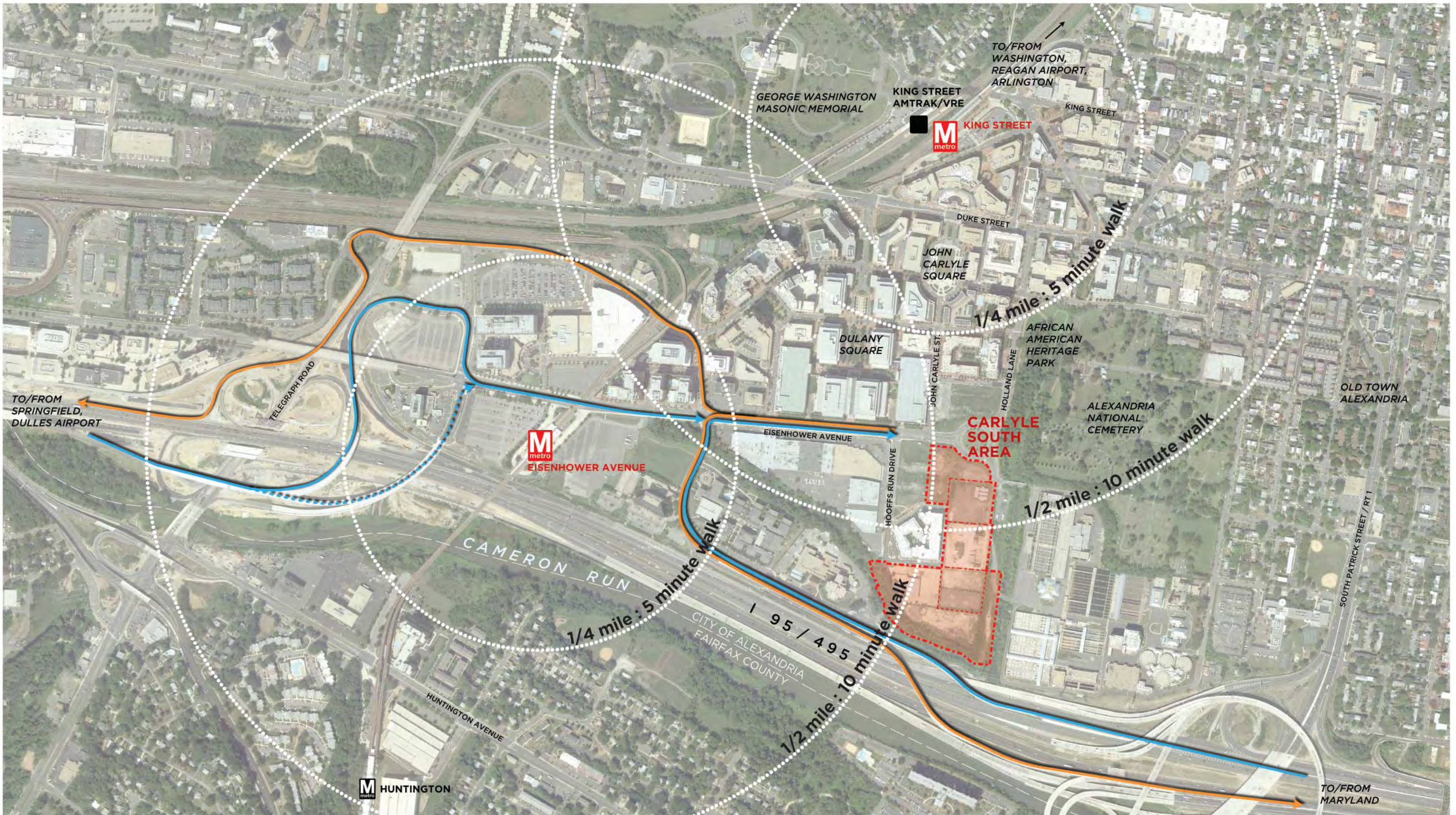


CARLYLE SOUTH

Alexandria, VA

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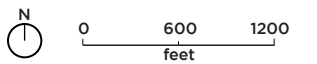
Design Review Board Meeting: Briefing Materials
20 JANUARY 2011



SITE AERIAL - REGIONAL ACCESS

CARLYLE SOUTH - MASTER PLANNING
CITY OF ALEXANDRIA & CARLYLE PLAZA, LLC

10046.000



SCALE: 1" = 600'
20 JANUARY 2011

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EXISTING "SITE AREA":

830,362 sf 19.06 acres

MASTERPLANNED "NET SITE AREA":

366,700 sf **8.4 acres**

MASTERPLANNED "ALLOWABLE GFA":

1,386,000 sf

- EXISTING "SITE AREA"**
- EXISTING PARCELS**
- EXISTING PARCEL DATA**
- MASTERPLANNED BLOCK/LOT RIGHT OF WAYS**
- 26A **MASTERPLANNED BLOCK/LOT NUMBER**

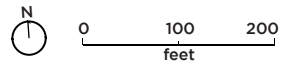
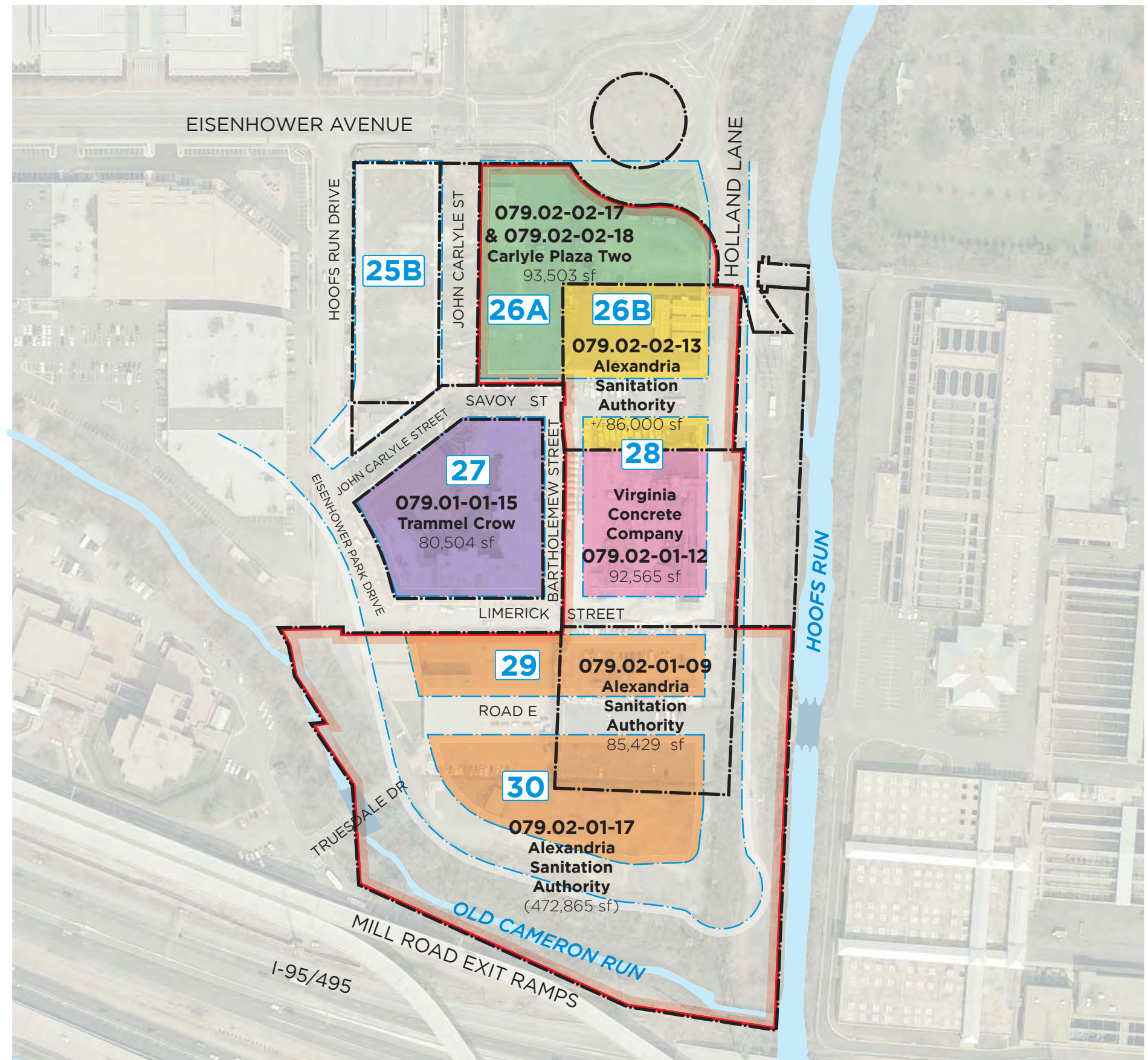
Net Sending Lots

BLOCK	OWNER	NET SITE AREA	ALLOWABLE GFA	PRINCIPAL USE
27	Trammel Crow	NA	55,000	Residential
29	ASA	55,500	170,000	Residential
30	ASA	114,000	512,000	Office

Net Receiving Lots

BLOCK	OWNER	NET SITE AREA	ALLOWABLE GFA	PRINCIPAL USE
28	Virginia Concrete	+/-51,700	+/-229,275	Residential
28	ASA	+/-11,900	+/-52,725	Residential
		63,600	282,000	Residential
26B	ASA	41,000	124,000	Residential
26A	Carlyle Plaza Two	92,600	243,000	Office

Total Site Development		ALLOWABLE GFA	PRINCIPAL USE
		755,000	Office
		631,000	Residential
		1,386,000	TOTAL



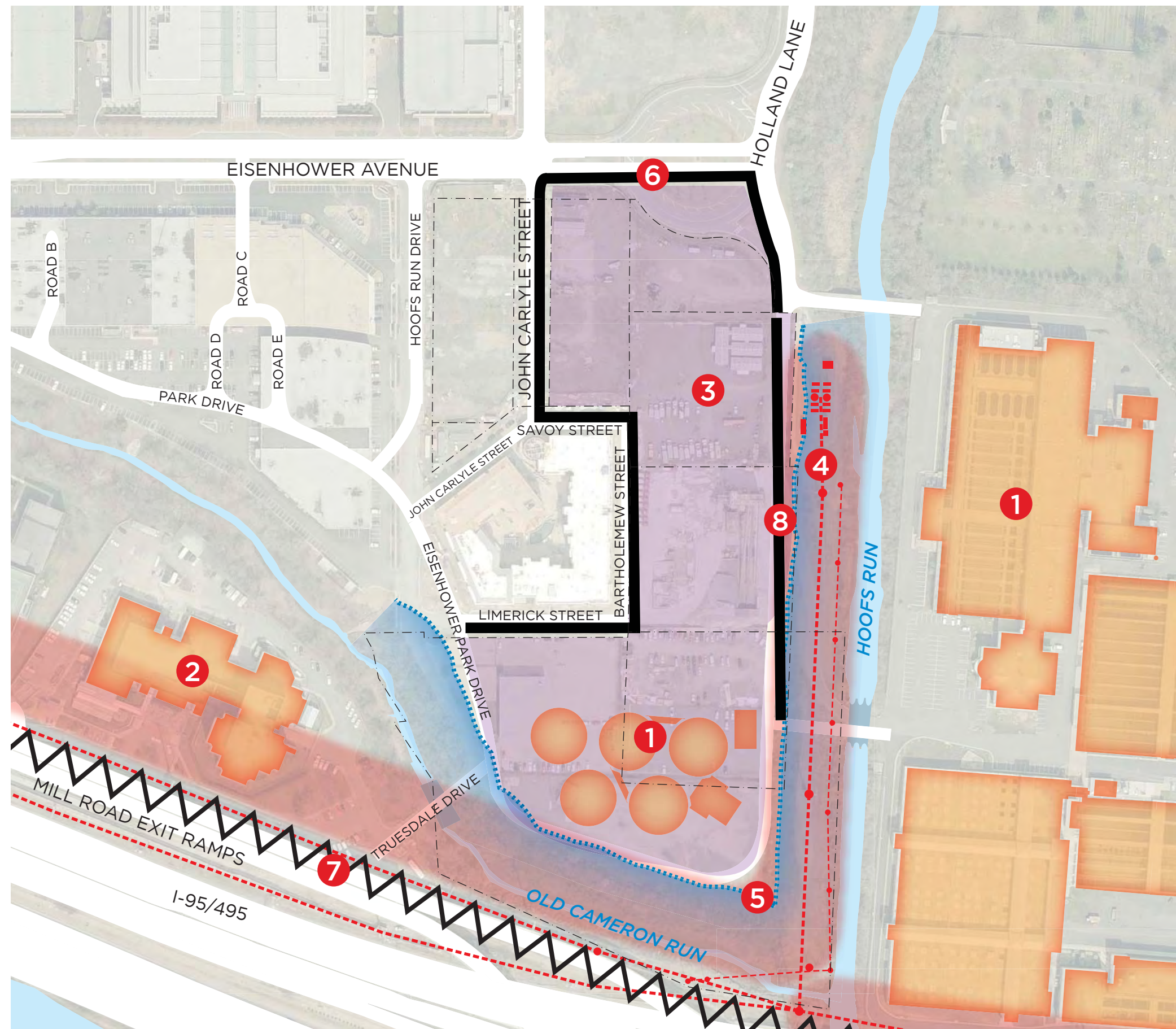
SCALE: 1" = 200'
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DEVELOPMENT SUMMARY

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CITY OF ALEXANDRIA & CARLYLE PLAZA, LLC

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- 1 Perception / odor / noise from ASA facilities
- 2 Perception of Alexandria Detention Facility
- 3 Below grade contamination and development limitations
- 4 Impact of high tension power lines
- 5 RPA prevents development potential of shoreline
- 6 Fixed road network limits grading and circulation options
- 7 Perception / pollution / noise from nearby highway
- 8 Truck traffic to ASA facility



SITE CONTEXT - CONSTRAINTS

CARLYLE SOUTH - MASTER PLANNING
 CITY OF ALEXANDRIA & CARLYLE PLAZA, LLC

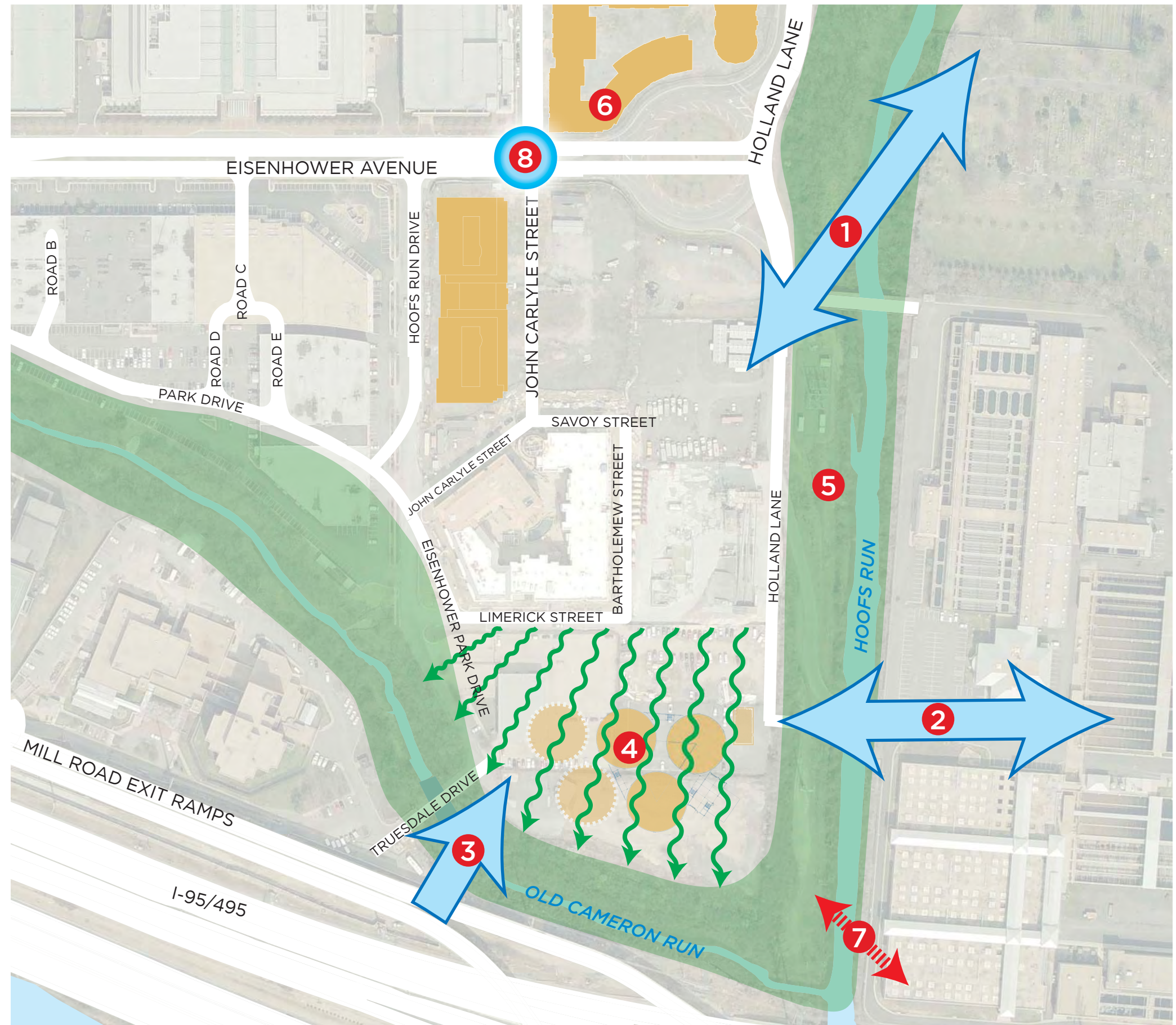
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- 1 Views to and from Washington
- 2 Views to and from Old Town Alexandria and Potomac River
- 3 Visibility from highway
- 4 Potential of integrating ASA facility into the urban landscape
- 5 RPA creates long term continuity of natural landscape adjacent to site
- 6 Adjacent future development will create strong urban fabric
- 7 Potential to connect to existing bike network
- 8 Good access to transportation: Metro, VRE, Amtrak and highways



SITE CONTEXT - OPPORTUNITIES

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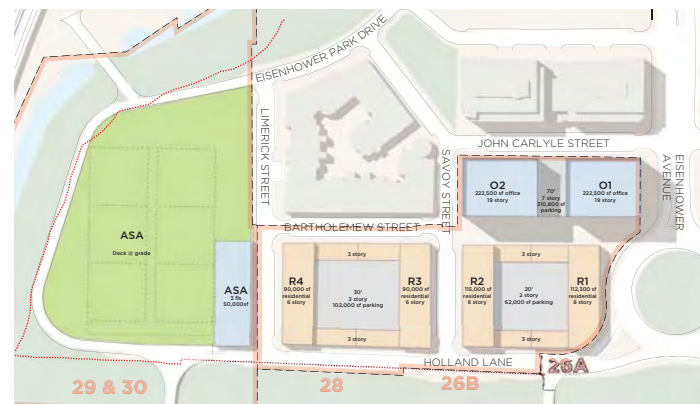
TRADITIONAL BLOCKS



OPTION A



OPTION B



OPTION C

PERIMETER GREEN



OPTION D



OPTION E

GREEN CARPET



OPTION F1



OPTION F2

SUMMARY	A	B	C	D	E	F1	F2
ELEVATED GREEN SPACE ABOVE PARKING				●	●	●	●
TRANSFER OF FLOOR AREA FROM PARCELS 29 & 30		●	●	●	●	●	●
MERGING PARCELS 26A & 26B		●	●	●	●	●	●
MERGING PARCELS 26A, 26B & 28			●		●	●	●
PARKING BELOW GRADE THAT IS EXEMPT FROM GFA	●	●					
PARKING ABOVE GRADE THAT IS EXEMPT FROM GFA				●	●	●	●
ASA FACILITY GREEN ROOF IS ACCESSIBLE							●
TOTAL "USABLE" FLOOR AREA (in GSF)	643,000 sf	1,004,300 sf	902,300 sf	1,386,000 sf	1,386,000 sf	1,386,000 sf	1,386,000 sf
TOTAL PUBLICLY ACCESSIBLE GREEN SPACE	0 sf	0 sf	0 sf	95,000 sf	95,000 sf	130,000 sf	270,000 sf

OPTIONS

CARLYLE SOUTH - MASTER PLANNING
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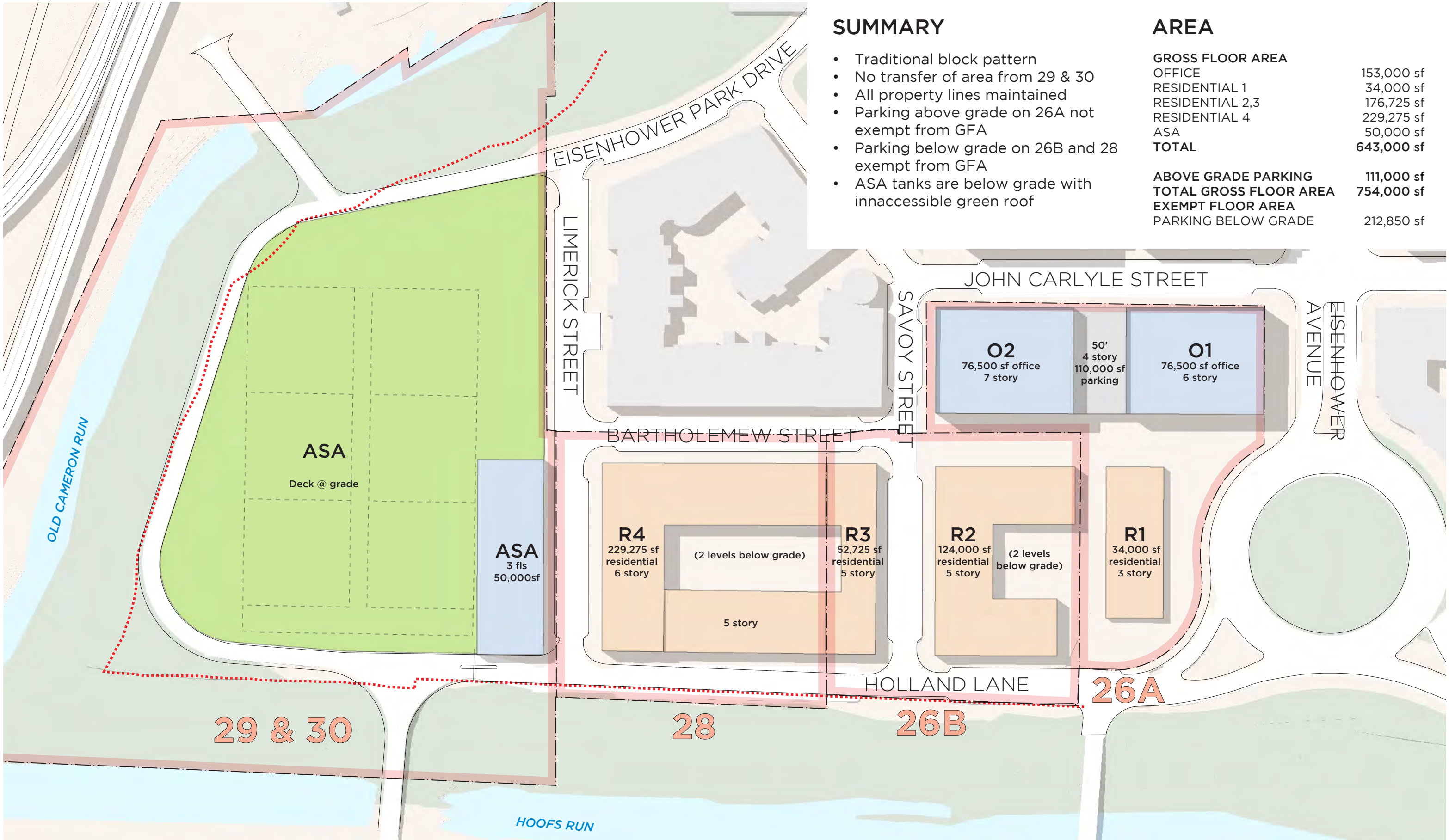
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SUMMARY

- Traditional block pattern
- No transfer of area from 29 & 30
- All property lines maintained
- Parking above grade on 26A not exempt from GFA
- Parking below grade on 26B and 28 exempt from GFA
- ASA tanks are below grade with inaccessible green roof

AREA

GROSS FLOOR AREA	
OFFICE	153,000 sf
RESIDENTIAL 1	34,000 sf
RESIDENTIAL 2,3	176,725 sf
RESIDENTIAL 4	229,275 sf
ASA	50,000 sf
TOTAL	643,000 sf
ABOVE GRADE PARKING	111,000 sf
TOTAL GROSS FLOOR AREA	754,000 sf
EXEMPT FLOOR AREA	
PARKING BELOW GRADE	212,850 sf

OPTION A - TRADITIONAL BLOCKS - NO MERGING OF SITES, NO TRANSFER OF AREA FROM 29 & 30

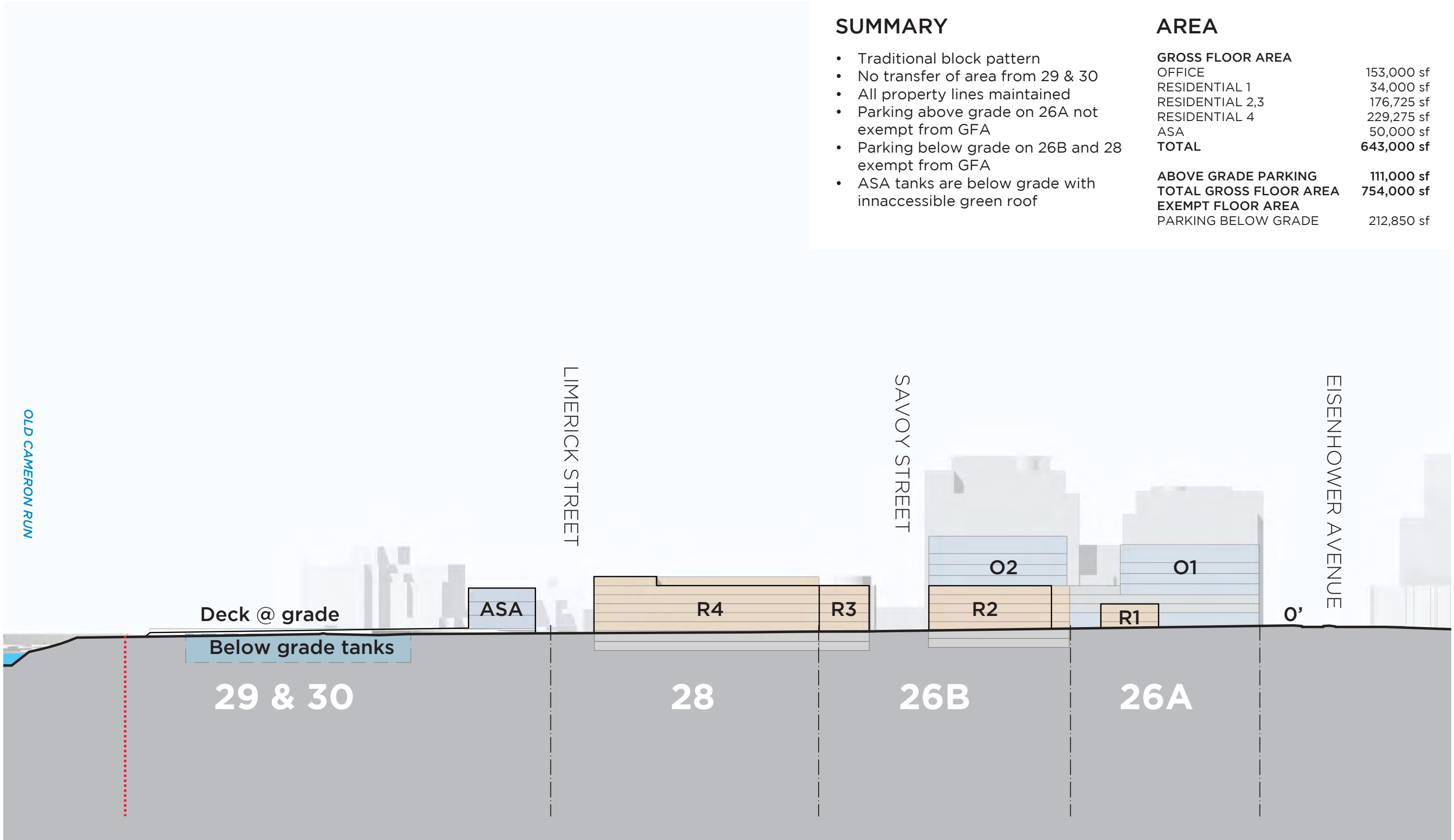
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SUMMARY

- Traditional block pattern
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EXEMPT FLOOR AREA	
PARKING BELOW GRADE	212,850 sf



OPTION A - TRADITIONAL BLOCKS - NO MERGING OF SITES, NO TRANSFER OF AREA FROM 29 & 30

SCALE: 1" = 100'
20 JANUARY 2011



SUMMARY

- Elevated perimeter green space with parking below
- Transfer of area from 29 & 30 to 26A & 26B
- Parcels 26A & 26B merged
- Parking above grade exempt from GFA
- ASA tanks are above grade with inaccessible green roof

AREA SUMMARY

GROSS FLOOR AREA	
OFFICE	705,000 sf
RESIDENTIAL 1,2,3	401,725 sf
RESIDENTIAL 4	229,275 sf
ASA	50,000 sf
TOTAL	1,386,000 sf
EXEMPT FLOOR AREA	
PARKING BELOW 30' DECK	436,000 sf
PARKING ABOVE 30' DECK	324,000 sf
TOTAL	760,000 sf

OPTION D - PERIMETER GREEN - MERGING OF 26A & 26B

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SCALE: 1" = 100'
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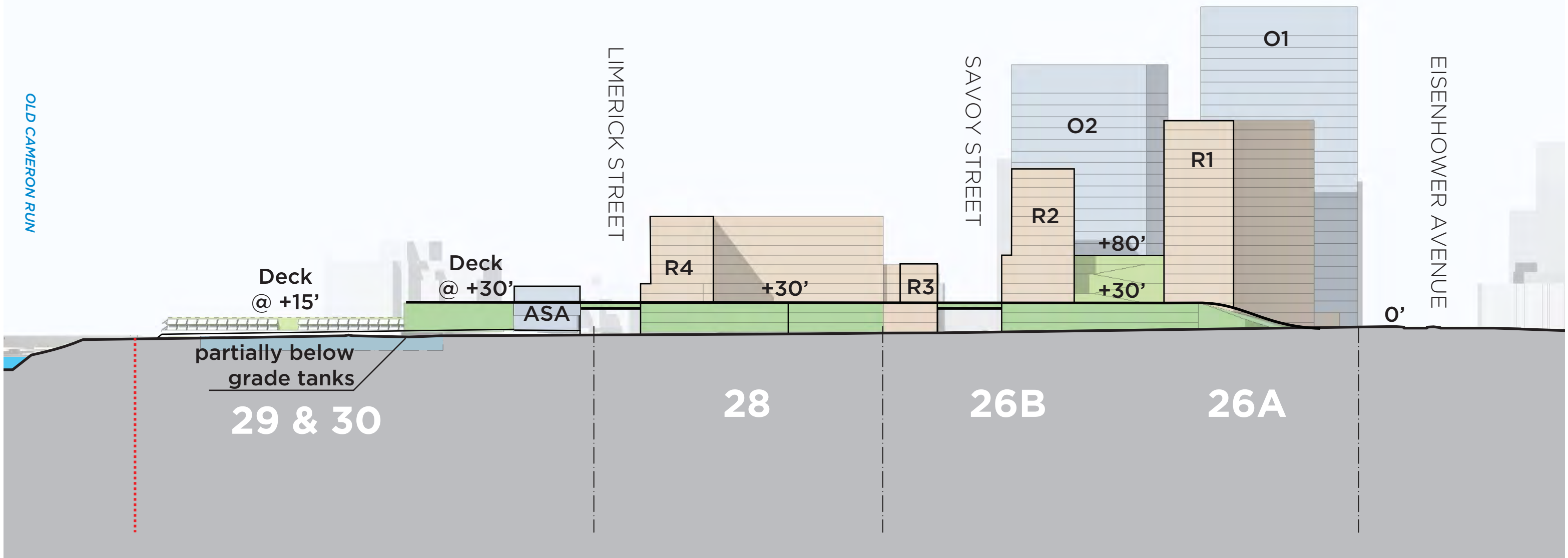
SUMMARY

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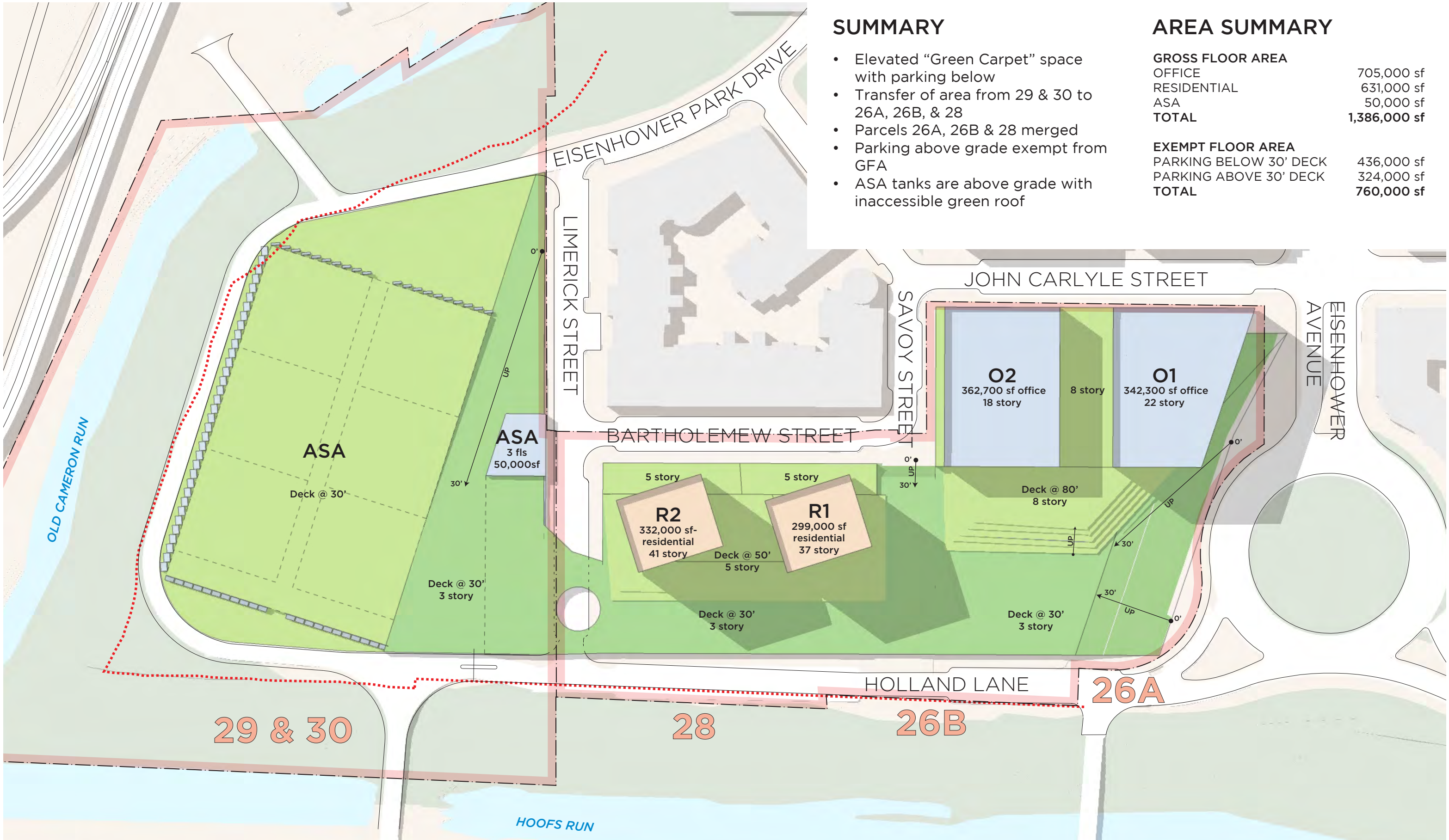


OPTION D - PERIMETER GREEN - MERGING OF 26A & 26B

CARLYLE SOUTH - MASTER PLANNING
CITY OF ALEXANDRIA & CARLYLE PLAZA, LLC

SCALE: 1" = 100'
20 JANUARY 2011

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SUMMARY

- Elevated "Green Carpet" space with parking below
- Transfer of area from 29 & 30 to 26A, 26B, & 28
- Parcels 26A, 26B & 28 merged
- Parking above grade exempt from GFA
- ASA tanks are above grade with inaccessible green roof

AREA SUMMARY

GROSS FLOOR AREA	
OFFICE	705,000 sf
RESIDENTIAL	631,000 sf
ASA	50,000 sf
TOTAL	1,386,000 sf
EXEMPT FLOOR AREA	
PARKING BELOW 30' DECK	436,000 sf
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TOTAL	760,000 sf

OPTION F1 - GREEN CARPET WITH INACCESSIBLE ASA DECK

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SCALE: 1" = 100'
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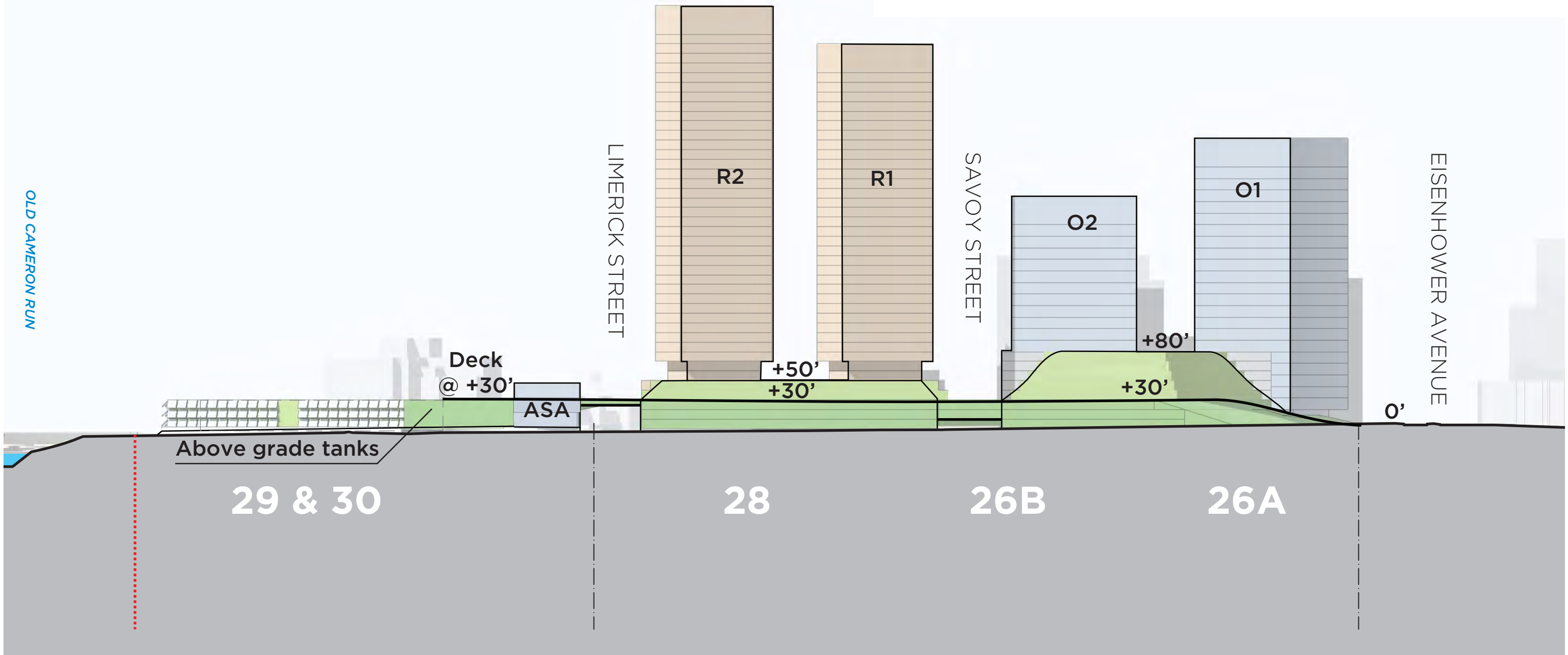
SUMMARY

- Elevated "Green Carpet" space with parking below
- Transfer of area from 29 & 30 to 26A, 26B, & 28
- Parcels 26A, 26B & 28 merged
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OPTION F1 - GREEN CARPET WITH INACCESSIBLE ASA DECK

Scale: 1" = 100'
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