



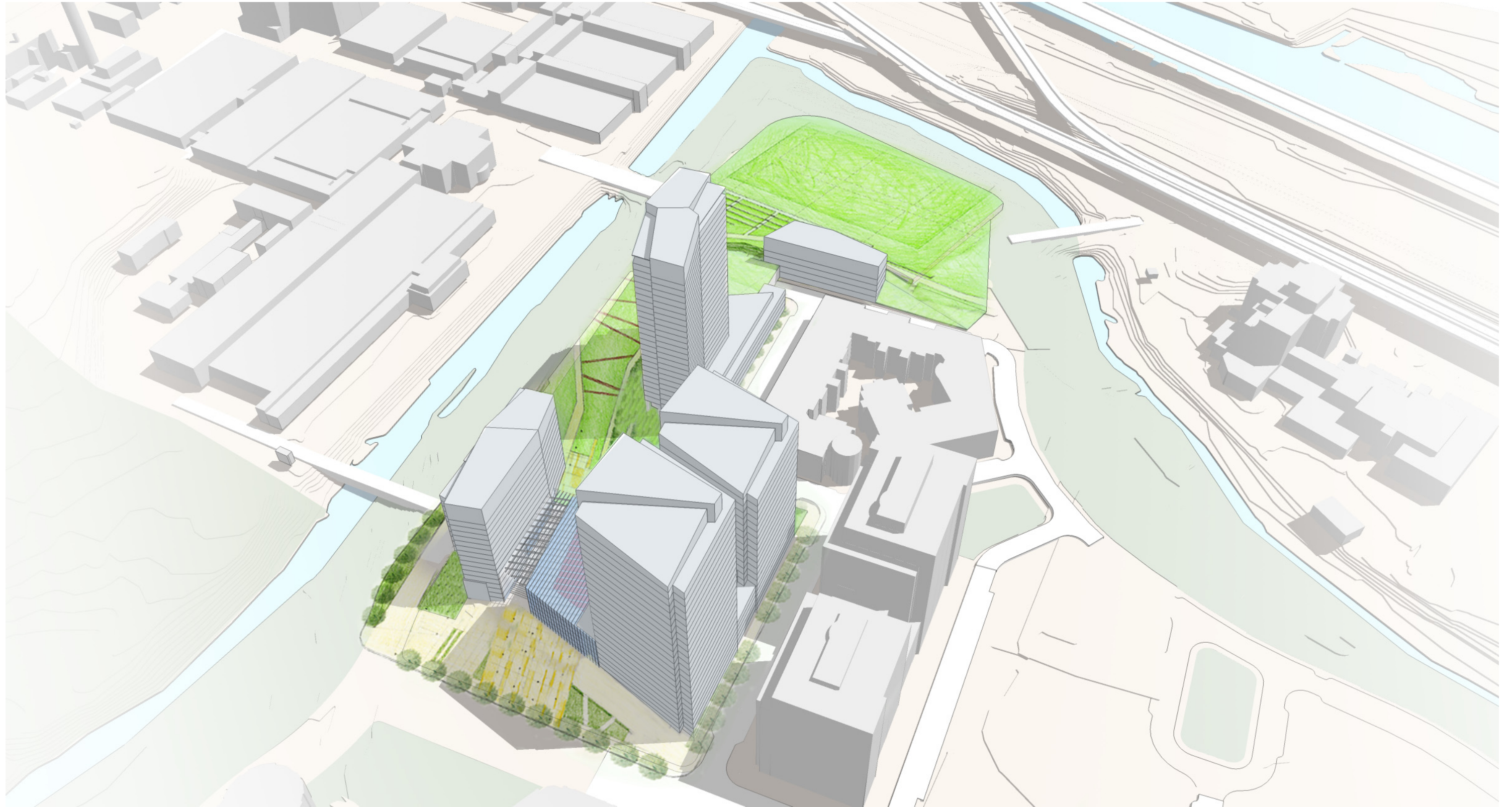
CARLYLE SOUTH

Alexandria, VA

Design Review Board Meeting

04 MAY 2011

URBAN DESIGN VISION



VIEW LOOKING SOUTH

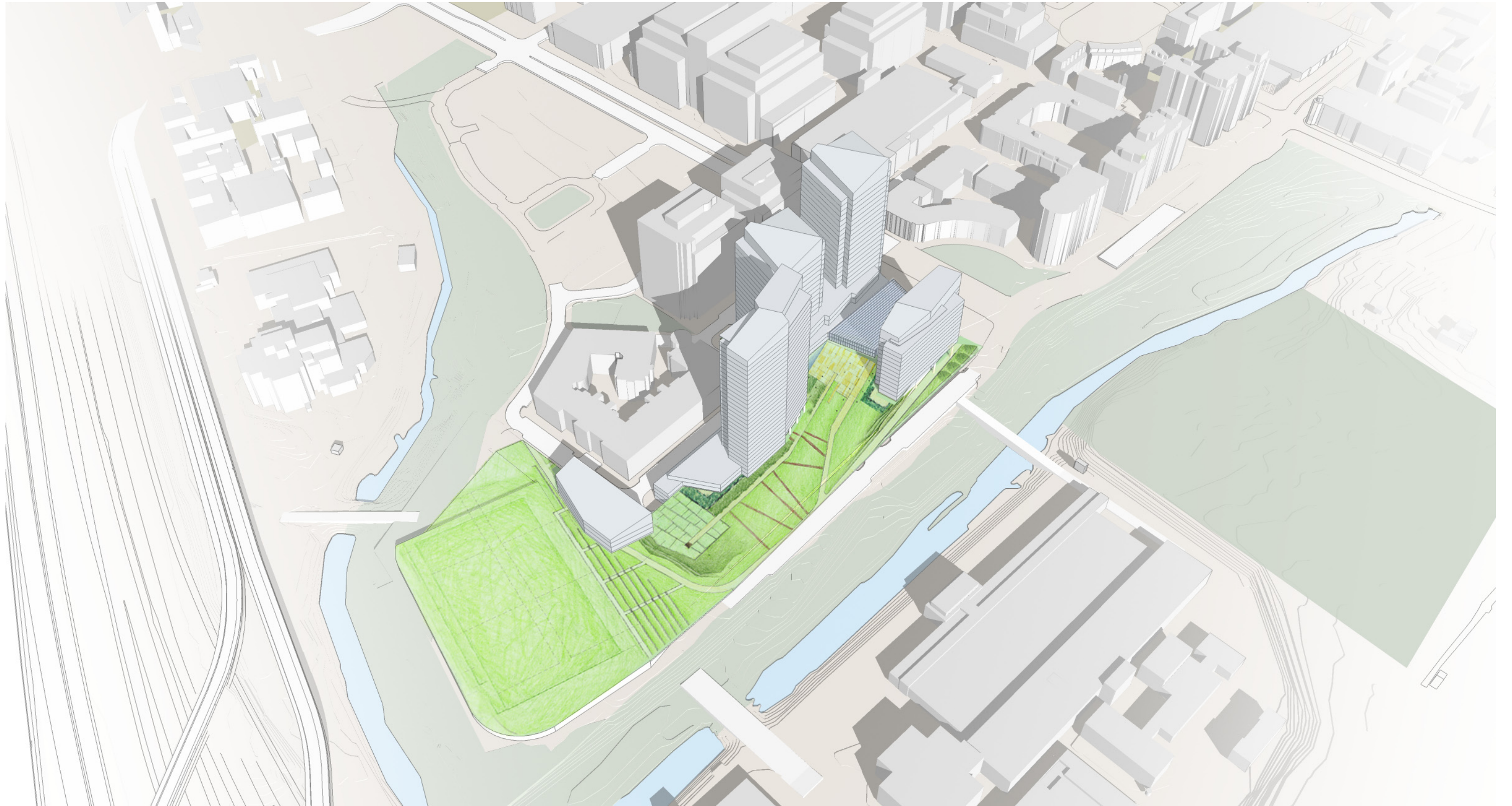
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VIEW LOOKING NORTH WEST

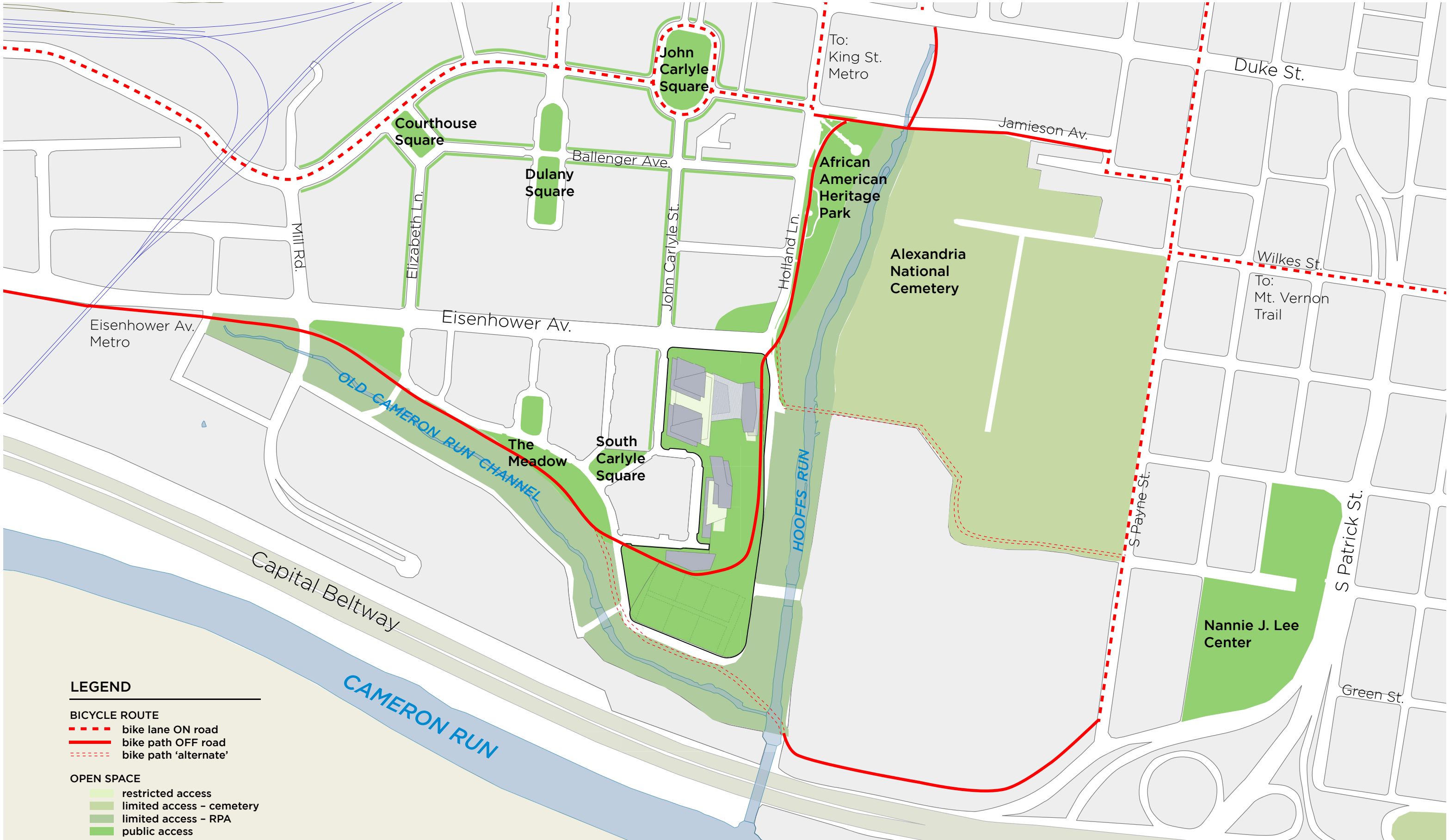
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LEGEND

BICYCLE ROUTE

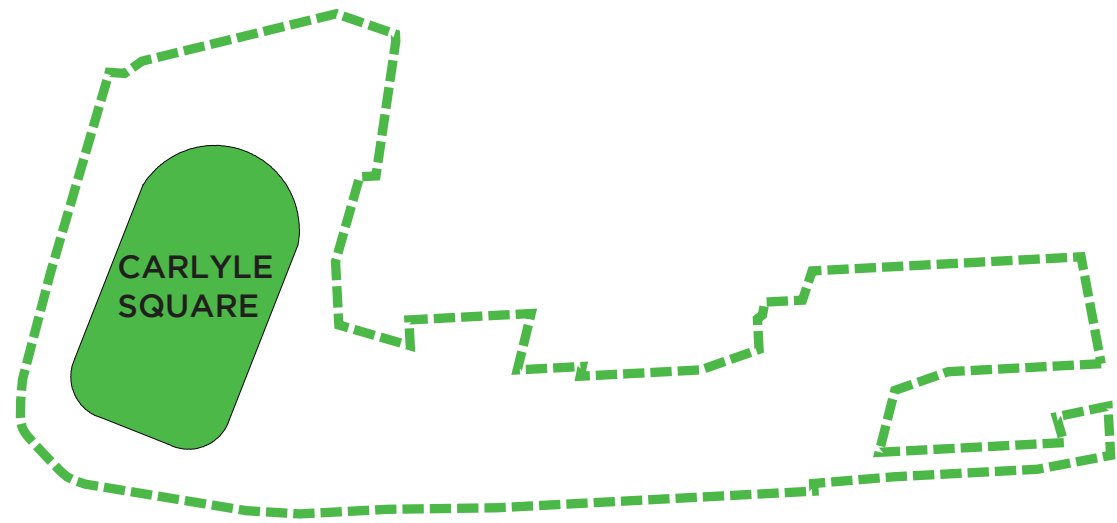
- bike lane ON road
- - - bike path OFF road
- · · bike path 'alternate'

OPEN SPACE

- restricted access
- limited access - cemetery
- limited access - RPA
- public access

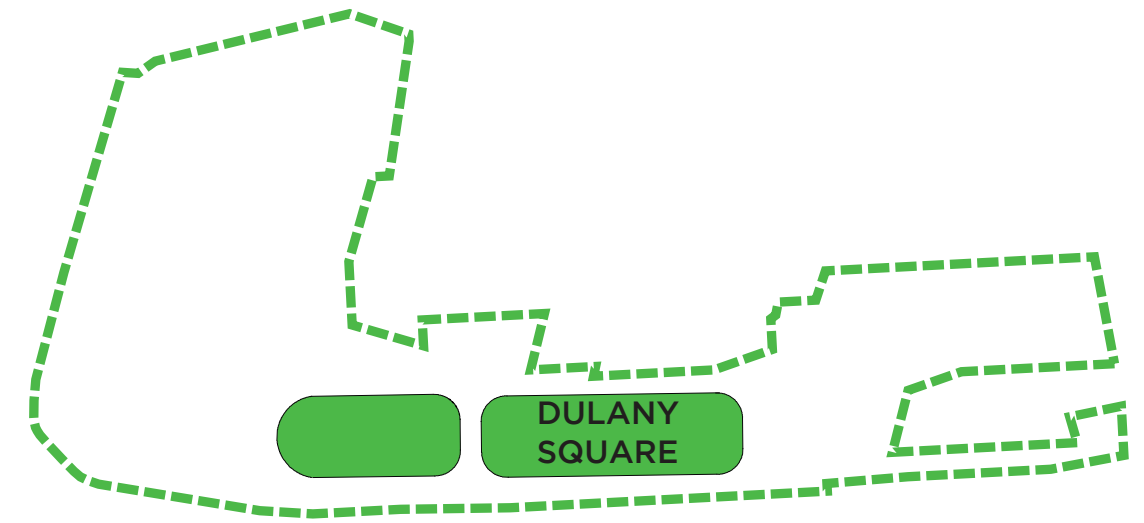
OPEN SPACE CONNECTIONS - BIKE NETWORK

0 150 300 feet
 SCALE: 1" = 300'
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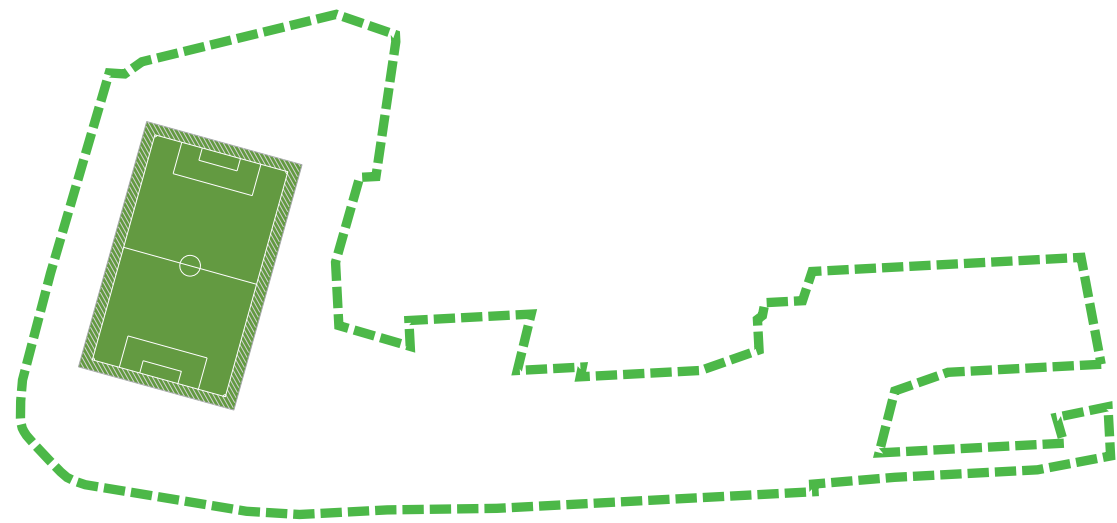
APPROXIMATELY 1100 FEET

CARLYLE SOUTH OPEN SPACE AREA



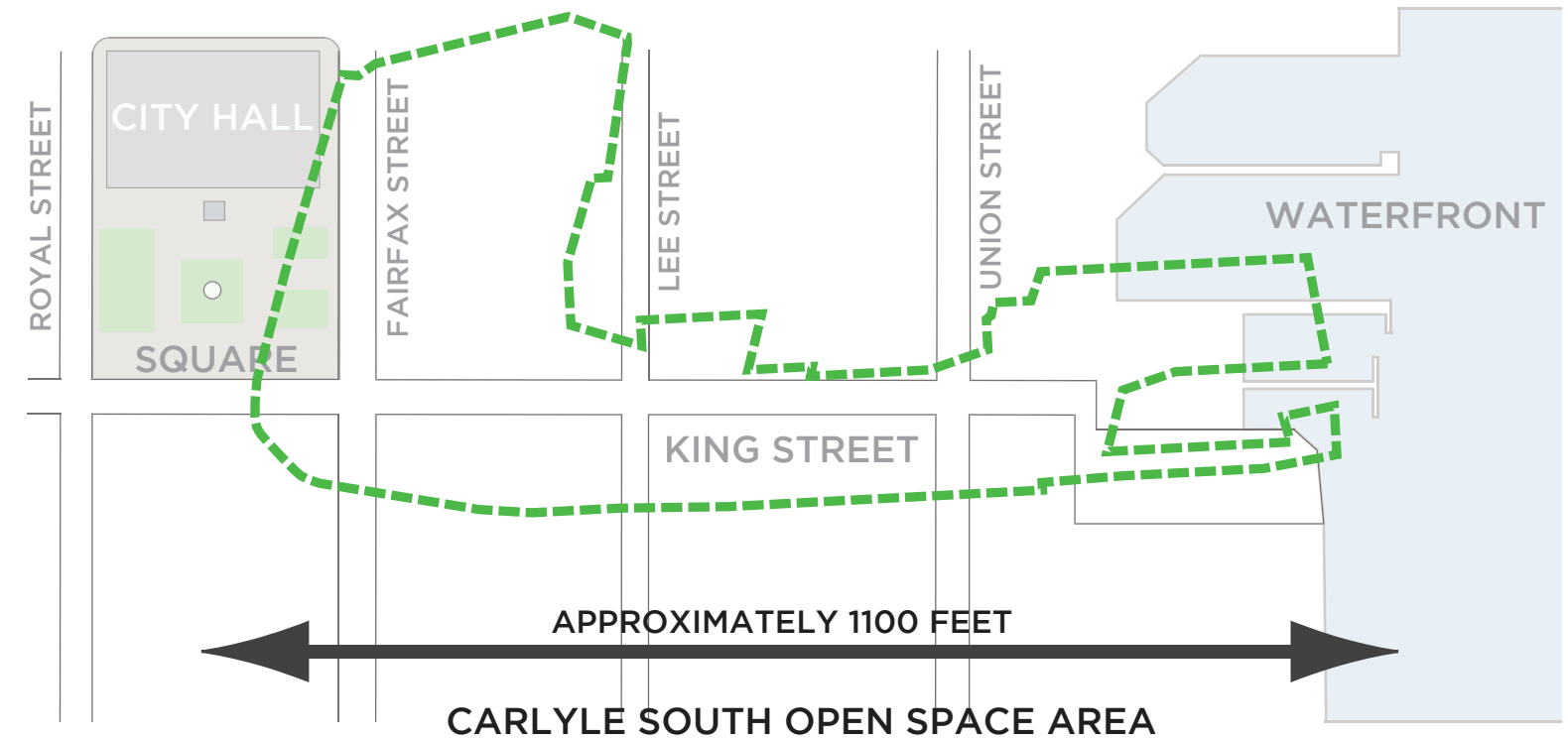
APPROXIMATELY 1100 FEET

CARLYLE SOUTH OPEN SPACE AREA



APPROXIMATELY 1100 FEET

CARLYLE SOUTH OPEN SPACE AREA



APPROXIMATELY 1100 FEET

CARLYLE SOUTH OPEN SPACE AREA

OPEN SPACE SCALE COMPARISON



OPEN SPACE FRAMEWORK

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 0 50 100
 feet
 SCALE: 1" = 100'
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PASSIVE PARK



GREEN TERRACE



WATERFALL



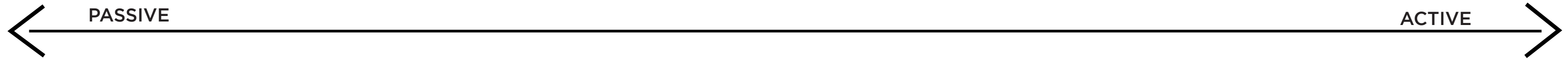
URBAN PLAZA



COMMUNITY GARDEN



ATHLETIC FIELDS



Possible Program elements

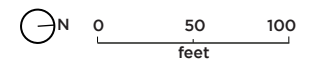
- Running Paths and tracks
- Walking, sitting Parks
- Dog Park
- Sports Activities
- Community Garden
- Merge outdoors and park system



OPEN SPACE PLAN

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SCALE: 1" = 100'

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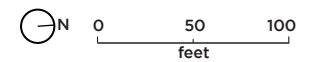
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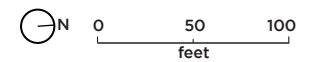
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PASSIVE RECREATION

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WATER FEATURES

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WATER FEATURES

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PASSIVE RECREATION

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COMMUNITY USE SPACE

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COMMUNITY USE SPACE

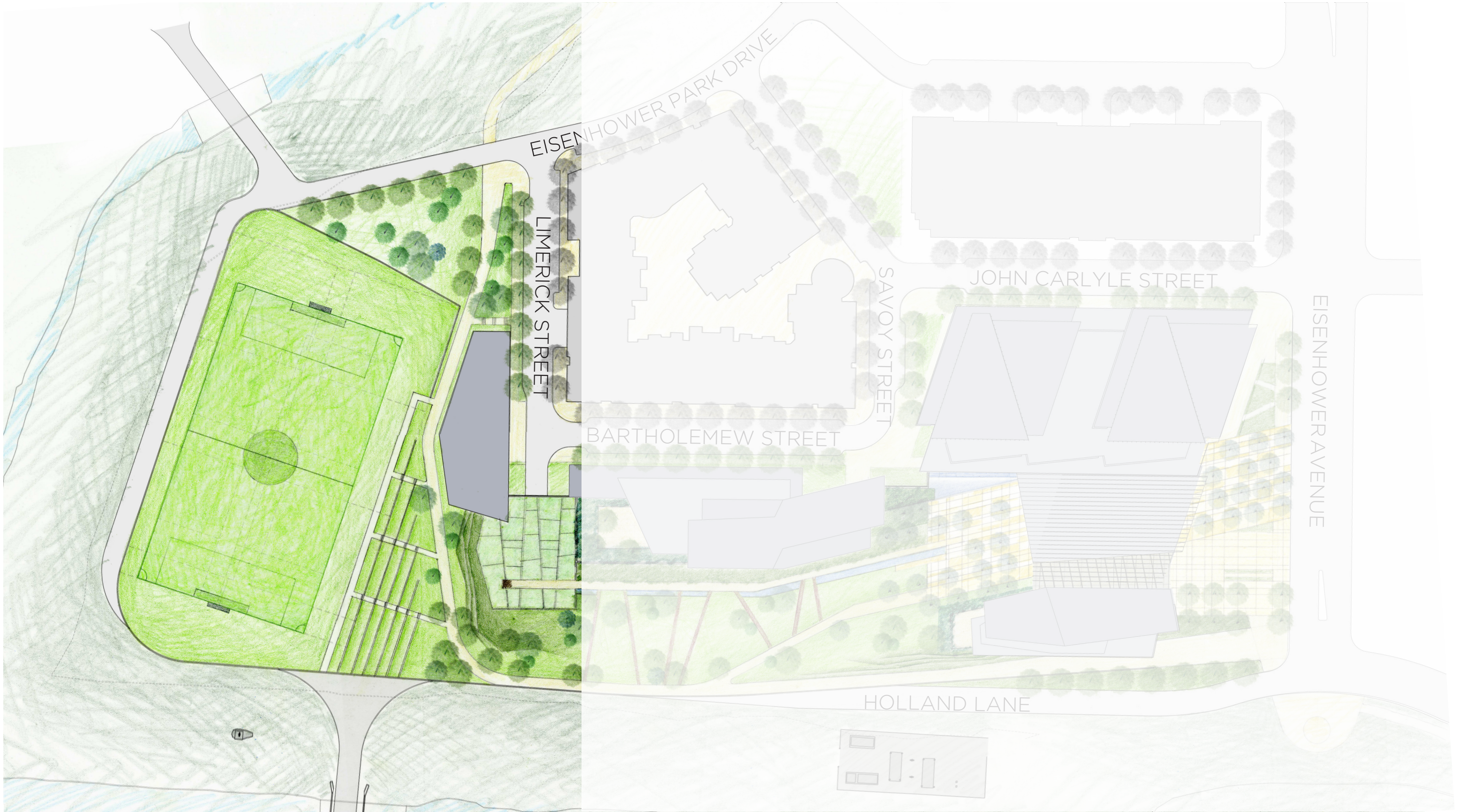
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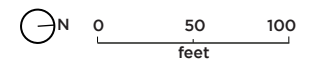
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ACTIVE RECREATION

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ACTIVE RECREATION

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GRASS TERRACES

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PLAYING FIELDS

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CARLYLE SOUTH AREA CHART	FLOOR PLATE	# FLRS.	GSE
Office			
Ground	29,000	1	29,000
Base	50,000	2	100,000
Tower 1	19,200	18	345,600
Tower 2	19,200	12	230,400
ASA	12,500	4	50,000
Total			755,000
Residential			
West Liner	10,000	4	40,000
Lobbies	6,000	1	6,000
Tower R.1	15,000	12	180,000
Tower R.2	15,000	27	405,000
Total			631,000

ROOF PLAN

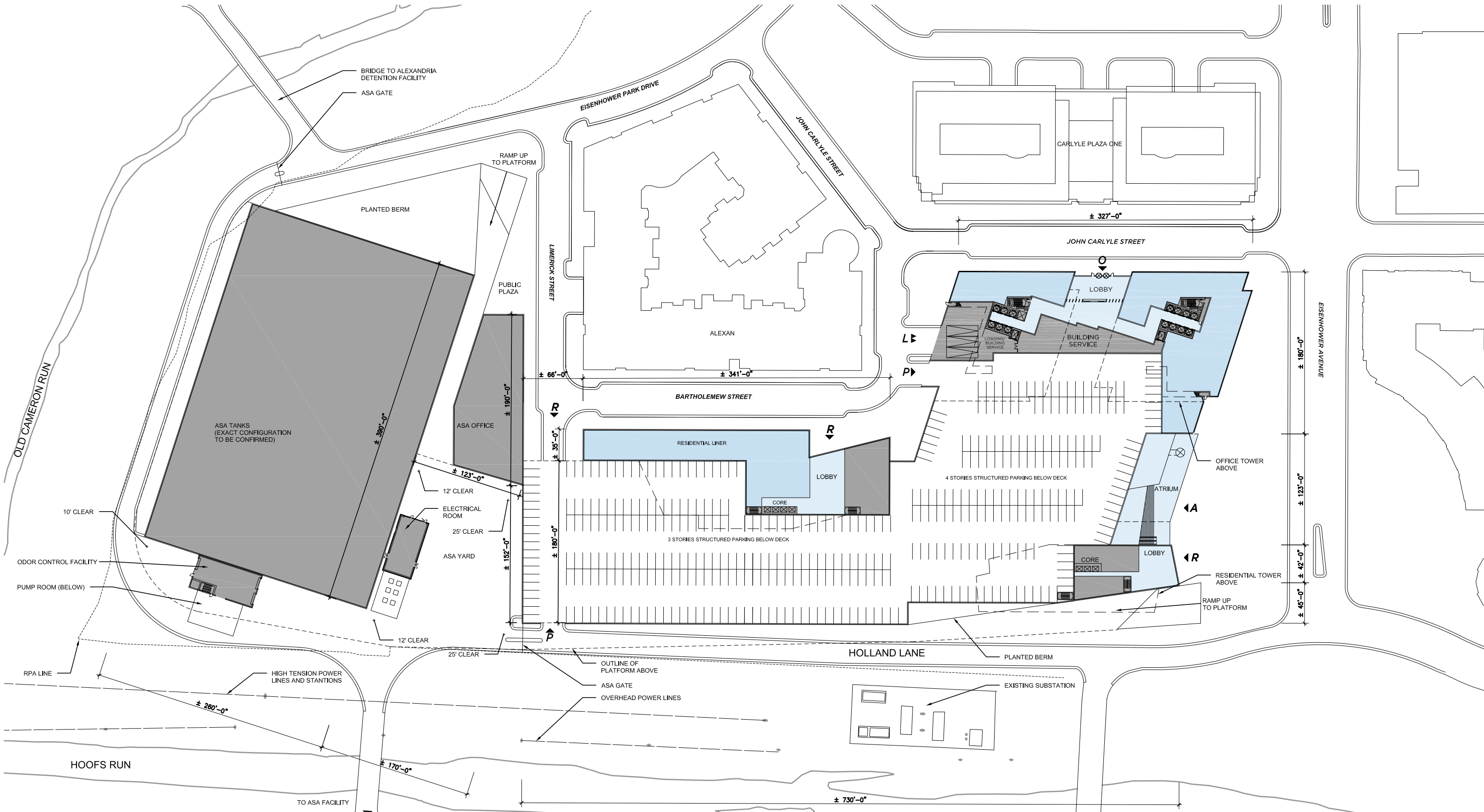
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0 50 100 feet SCALE: 1" = 100'
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GROUND FLOOR PLAN

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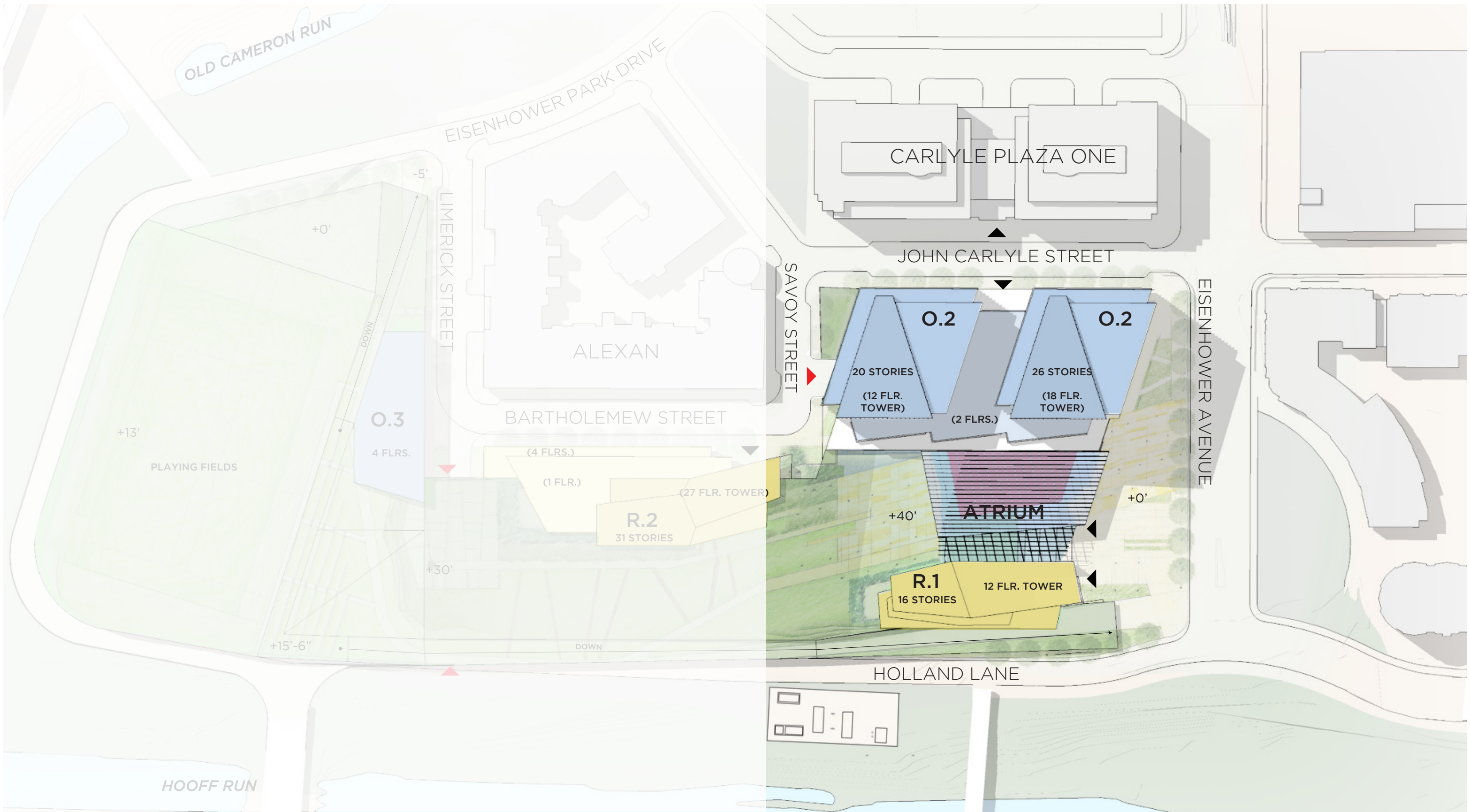


SCALE: 1" = 100'

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0 50 100 feet SCALE: 1" = 100'

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0 50 100 feet SCALE: 1" = 100'

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ROOF PLAN

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 0 50 100
 feet

SCALE: 1" = 100'

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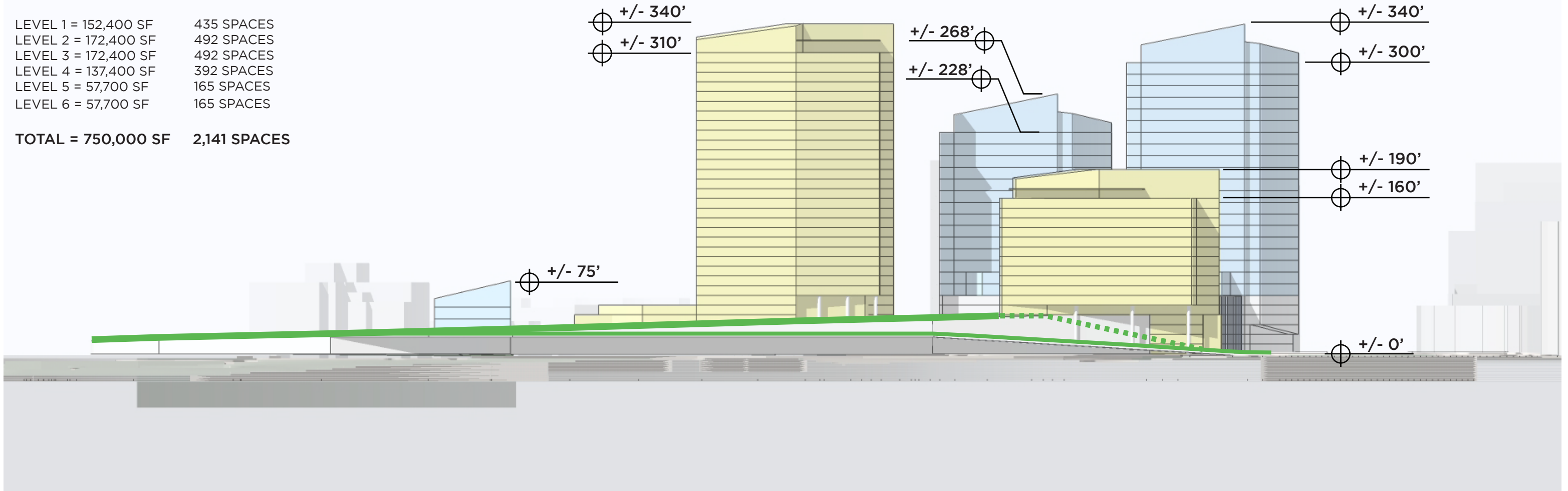
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PARKING AREAS

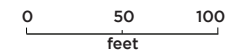
LEVEL 1 = 152,400 SF	435 SPACES
LEVEL 2 = 172,400 SF	492 SPACES
LEVEL 3 = 172,400 SF	492 SPACES
LEVEL 4 = 137,400 SF	392 SPACES
LEVEL 5 = 57,700 SF	165 SPACES
LEVEL 6 = 57,700 SF	165 SPACES

TOTAL = 750,000 SF 2,141 SPACES



EAST ELEVATION

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SCALE: 1" = 100'

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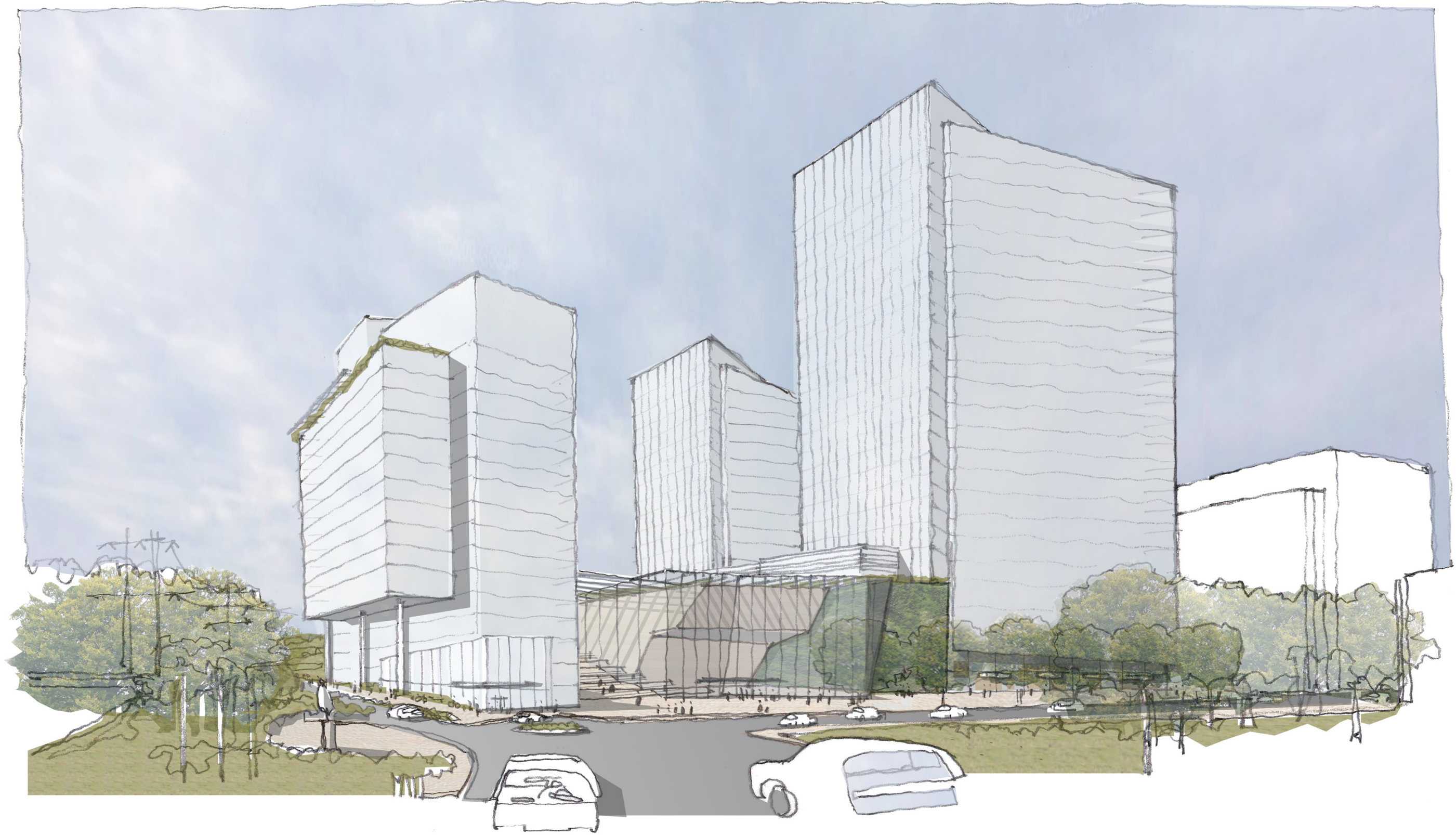


VIEW LOOKING FROM THE BELTWAY

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STREET VIEW FROM HOLLAND LANE LOOKING SOUTH

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STREET VIEW LOOKING SOUTH ON BARTHOLOMEW STREET

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STREET VIEW LOOKING SOUTH ON BARTHOLOMEW STREET

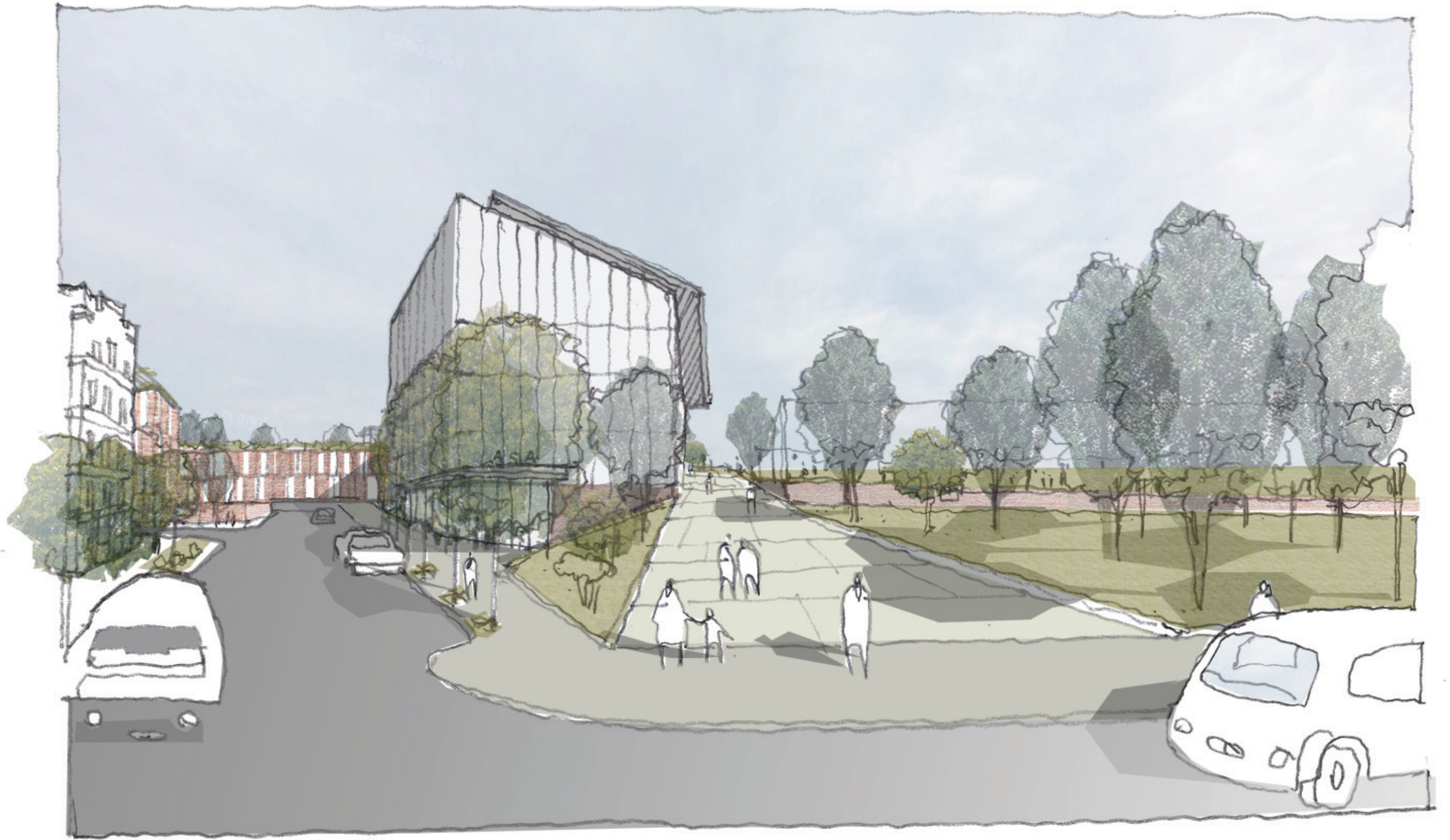
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STREET VIEW LOOKING EAST AT EISENHOWER PARK DRIVE AND LIMERICK STREET

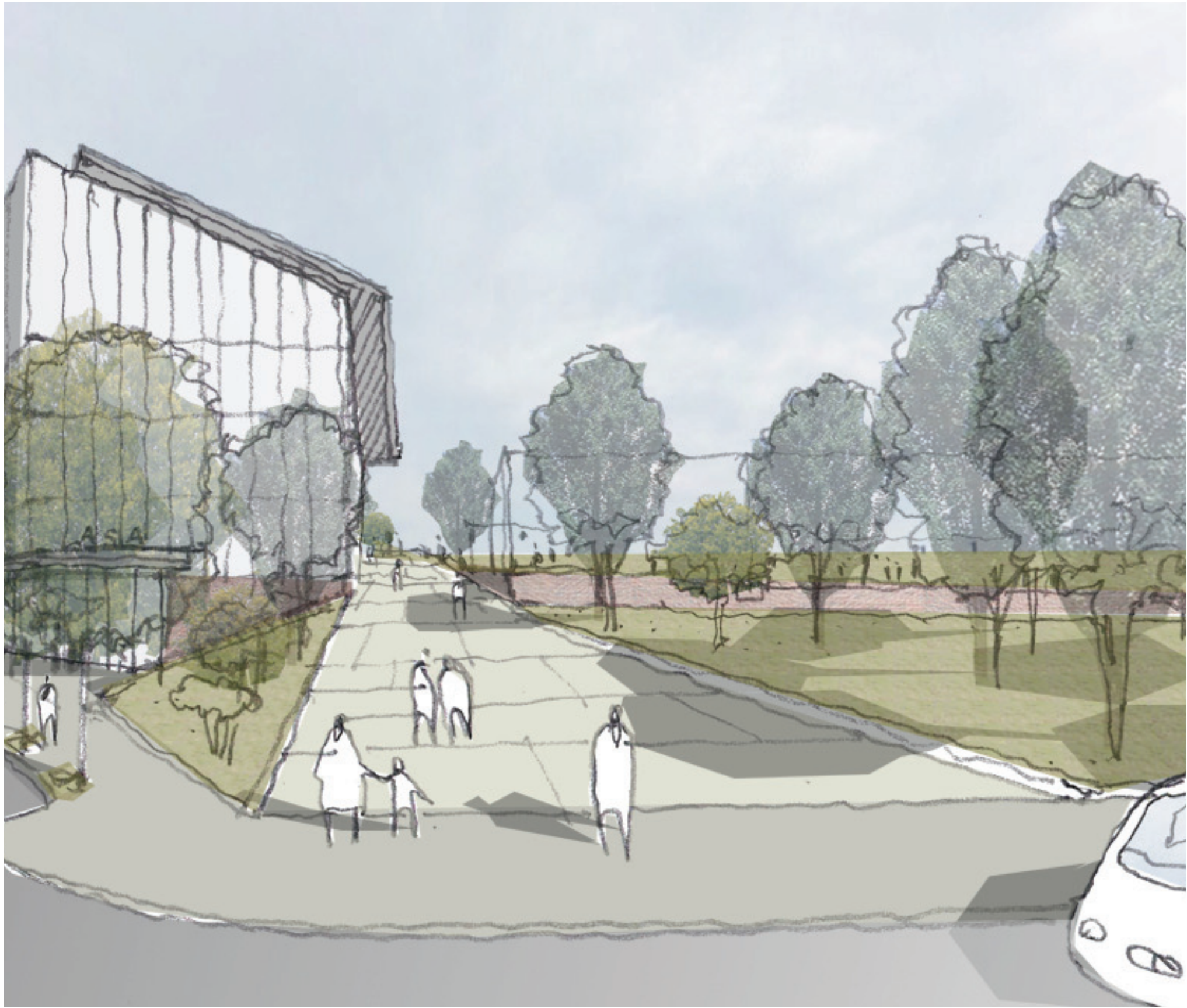
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STREET VIEW LOOKING EAST AT EISENHOWER PARK DRIVE AND LIMERICK STREET



VIEW OF PLAYING FIELDS

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VIEW OF PLAYING FIELDS

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