

**DESIGN REVIEW BOARD WORK SESSION**

**Design Review Board Case # 2020-00001**  
**Block P – 765 John Carlyle – South Tower**

Application	General Data	
<b>Project Name:</b> 765 John Carlyle – South Tower  <b>Location:</b> Block P – Carlyle CDD  <b>Applicant:</b> Carlyle Plaza, LLC c/o McGuireWoods LLP	<b>DRB Date:</b>	August 27, 2020
	<b>Site Area:</b>	Block P – Carlyle CDD
	<b>Zone:</b>	CDD #1
	<b>Proposed Use:</b>	Senior Living
	<b>Gross Floor Area:</b>	246,223GFA
<b>Purpose of Application:</b> Conceptual review of the height, scale and massing for a proposed senior living tower in Block P, Carlyle CDD.		
<b>Staff Reviewers:</b> Robert M. Kerns, AICP <a href="mailto:robert.kerns@alexandriava.gov">robert.kerns@alexandriava.gov</a> Thomas H. Canfield, AIA <a href="mailto:tom.canfield@alexandriava.gov">tom.canfield@alexandriava.gov</a> Nathan Imm <a href="mailto:Nathan.imm@alexandriava.gov">Nathan.imm@alexandriava.gov</a> Carson C. Lucarelli <a href="mailto:carson.lucarelli@alexandriava.gov">carson.lucarelli@alexandriava.gov</a>		
<b>DRB COMMENTS OF JUNE 22, 2020 WORK SESSION – SUMMARY:</b> Following a vote to approve the conceptual submission package for the north tower and podium, which has been submitted under separate cover, the applicant delivered an informal presented to the DRB on the proposed senior living south tower . The south tower represents a change in use from the previously approved office design, among other revisions – which will necessitate an approval of an SUP amendment by City Council at later date. Never the less, the DRB provided informal feedback related to general architectural concepts of the building, however no vote was taken given that this was not a formal submission.		

**Block P – DRB Work Session**

*Background*

This project was previously heard by the DRB during 2006 and 2007, receiving approval for the Design Concept in May 2007 with a number of conditions. Additional approvals were obtained in July and September 2007, for final design of materials with conditions, and for treatment of parking garage and building top accordingly. Further design modifications were proposed and accepted in 2008 and 2015.

The project as proposed consists of the entire Block P development site within the Carlyle CDD and includes two towers conjoined by a common podium. The southern of the two buildings

includes a change of use from office to senior living facility, while the northern tower will remain as office – with approximately 12000GFA of ground floor retail – as originally approved.

The Applicant’s proposal and City staff report are available on the [DRB website](#). An early pre-concept consideration of the northern building was originally scheduled to be presented at the March 19, 2020 DRB Meeting. Materials from the Applicant were provided; however, this meeting was subsequently cancelled due to the coronavirus pandemic. The presentation and discussion were to have been informal, with no intended action or vote required from the DRB. Shortly thereafter, on April 10<sup>th</sup>, at the Applicant’s request, staff provided a memo to members of the DRB with recommendations for the Applicant based on the materials submitted for the north building. DRB members provided input on these recommendations, and these were subsequently provided to the Applicant as informal input. On June 22<sup>nd</sup> of this year, the DRB convened for the first time in the 2020 calendar year – whereby approval for the northern tower’s conceptual massing, architecture and density was made under unanimous consent. The DRB were also shown pre-conceptual images of the southern tower. However, the conversations were informal thus no vote was taken.

### *Proposal*

The applicant, Carlyle Plaza, LLC, proposes to construct two towers of varying height on the Block P development site within the Carlyle CDD – 2600’ from the Eisenhower Metro Station. As noted above, the project is divided into two phases – a north tower and podium and a southern tower. The northern office tower and podium are seeking final DRB approval under separate cover while the southern, senior living building – the subject of this application – seeks conceptual design approval for height, scale and massing for a 205’ senior living tower – which was originally approved as a 185’ office tower.

### *Regulatory Approval Trajectory*

While the architecture of the building may appear to be complete, the sole purpose of this submission review is to reach consensus on the general height, scale and massing of the building. It is worth noting that the south tower – as proposed – requires City Council approval via the Special Use Permit (hereafter “SUP”) amendment process. Therefore, the Applicant must also amend their SUP as the senior living facility in order to exceed the permitted allowances for height, use and square footage as per the original SUP approval (e.g. SUP#2018-0039, amending SUP#2253) which govern the development site. Therefore, the DRB – at a later date – must also make a subsequent recommendation to the City Council regarding the applicant’s SUP request, which is tentatively docketed for November of this year. A copy of the applicant’s SUP application is attached to the end of this report.

### *Parking*

Due to site constraints, and based on the previous approvals for the block, the Applicant will construct a vertical podium that conjoins the two towers at their base. The podium is approximately five (5) stories in height and will be vehicularly accessible by curb-cuts along Hoofs Run Drive, in the same locations as previously approved. As noted in the April memo, the

applicant proposes one (1) fewer level of garage, or approximately 125 fewer spaces – which is in the interest of the City’s goals to “right-size” parking, particularly when the development site is within a transit-rich environment.

*Staff Discussion*

All comments, critiques and recommendations pertain only to the Conceptual South Tower DRB submission package, which was received through an electronic link, delivered via email on 8.14.2020, and not to any other iteration or design of the building. More specifically:

- The roof level of the building has matured into a handsome and functional element of the tower. The crowing effect achieved by the diminishing massing and expressed structure of the cornice/soffits at the penthouse level engages the skyline unlike most other building presently in the district. This is further enhanced by high-quality materials and finishes to help stitch together a new, unique and modern piece of architecture.
- There are however some concerns about the materiality and its integration with the remainder of the building at the retail and podium levels. As intimated previously, and furthermore herein below, the use of the dark brick to define the podium level (thru P3 level) of the tower is not successfully integrated within the remainder of the architecture. The applicant is encouraged to reach out to Staff regarding a separate, off-line discussion, following the DRB and their input, on ways to integrate more successfully said materiality at the retail, human-scaled levels of the building.

Therefore, beginning with the next DRB submission, the applicant shall provide:

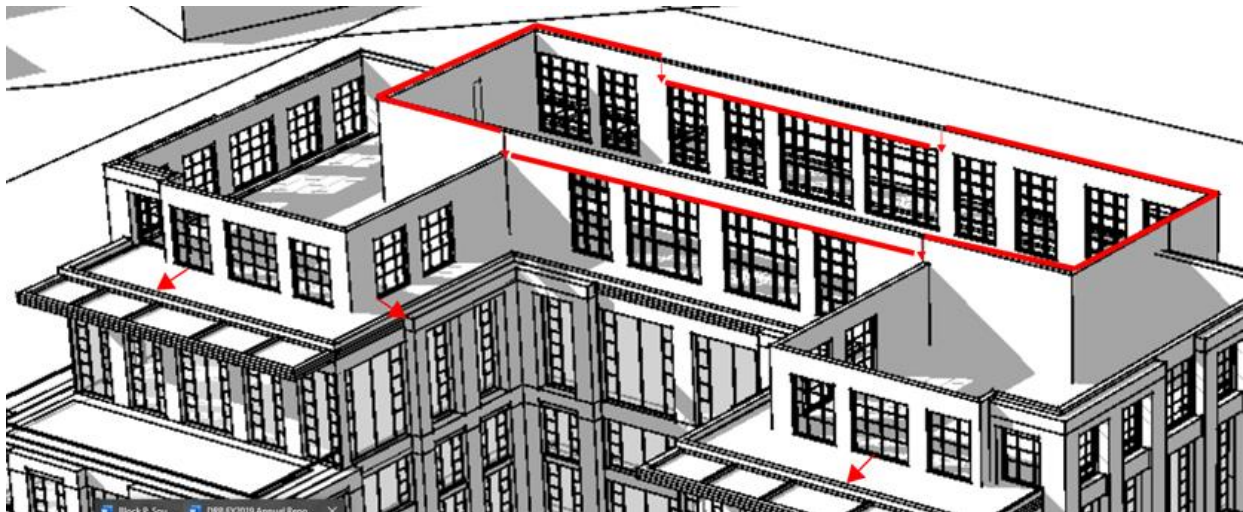
- **REPEAT COMMENT:** Pursuant to the controlling document, SUP#2018-0039, and more specifically Condition #70A.m., the Applicant shall achieve “*LEED Silver or equivalent*”, as per the 2009 City of Alexandria Green Building Policy. This shall include, but not be limited to detailed information or similar on green building systems and approaches for the south tower. Staff understands that many of the specifics related to the such are still in their infancy. Never the less, it is important that these conversations are imperative for Staff
- **REPEAT COMMENT:** Preliminary information on Affordable Housing allocations, with a focus on providing on-site units for the Senior Living is necessary in order for the project to advance.
- **REPEAT COMMENT:** Additional information on considerations of the on-structure landscape plantings/design.
- **REPEAT COMMENT:** Improved floorplans at street and parking level(s) that are fully dimensioned and replete with information call-outs, in order to facilitate Staff’s review. Additionally, include information regarding loading and drop-off/pick-up of residents and workers.
- **REPEAT COMMENT:** Building upon the above: Given the proliferation of eCommerce and shared-mobility, the applicant should consider integrating curb-side management into the overall site design. Consider ways in which to integrate

these services within the site/building itself and/or in coordination with the City of the curbside area for such deliveries and pick-up/drop-off while preserving the integrity of adjacent/future bicycle paths, roadways and sidewalks.

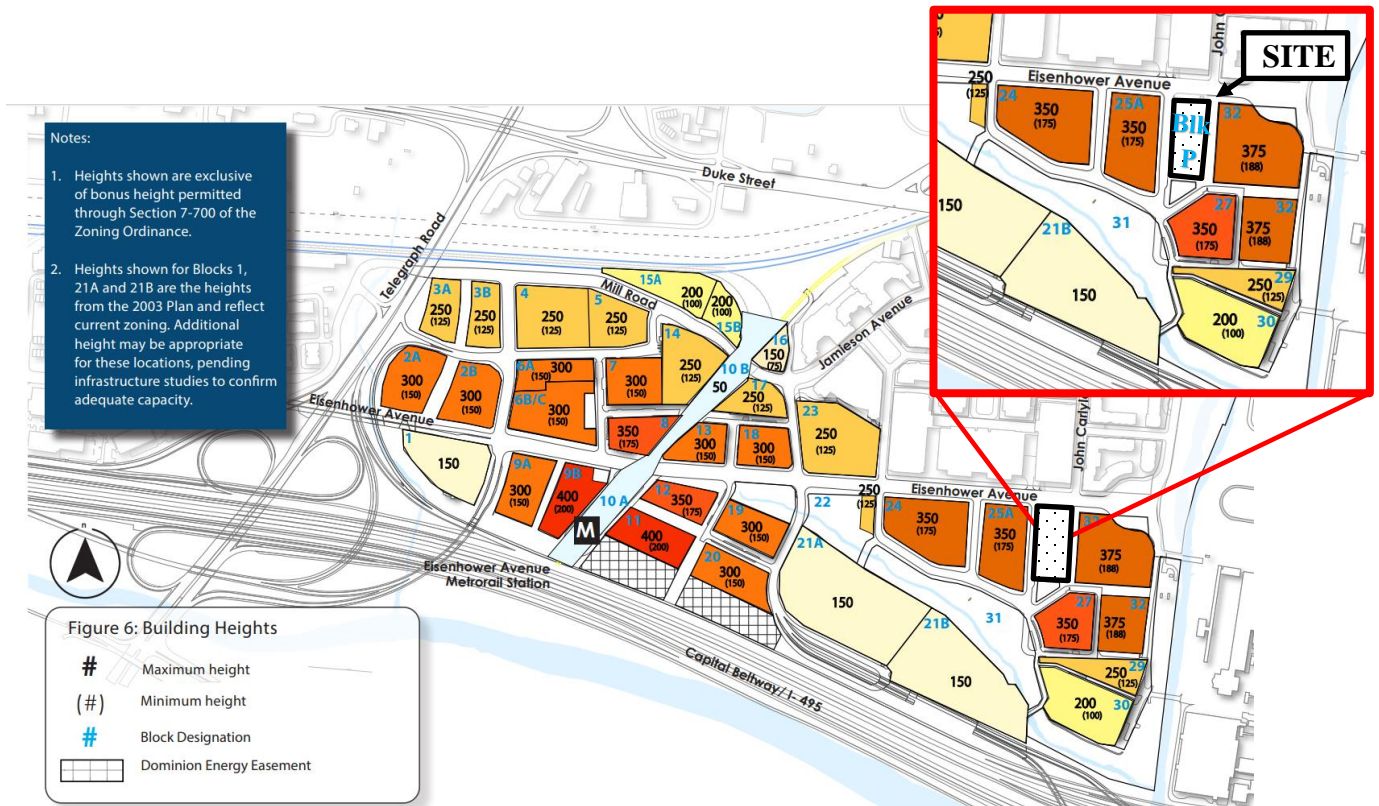
*A. Height, Scale and Massing*

As noted above, the south tower presents not only a change in floor area program, but also in height, density and massing. And as mentioned, these changes require an amendment to the existing SUP – which necessitates an appearance before City Council. In spite of the additional legislative requirement, the changes to the previously approved office tower’s architectural envelope, height and massing are warmly received. The heights proposed are also in keeping with those outlined in the newly adopted Eisenhower East SAP – which envelops the site from the west, south and east. However, some refinements are necessary at the penthouse level. To this end, the applicant should consider the following with the next submission:

1. Consider lowering the height of the connector piece to emphasize the verticality of the towers. (see sketch below)
2. Additionally, consider aligning the face of the penthouse (along *future* John Carlyle Street) with the bulk of general massing of the building for said reasons. (also see sketch below)



*Above: Staff’s sketch as related to item A-1. above.*



**Above:** Location of the development site, Block P – Carlyle CDD, in relationship to the Min./Max. building heights, as approved in the neighboring Eisenhower East Small Area Plan

## B. Parking

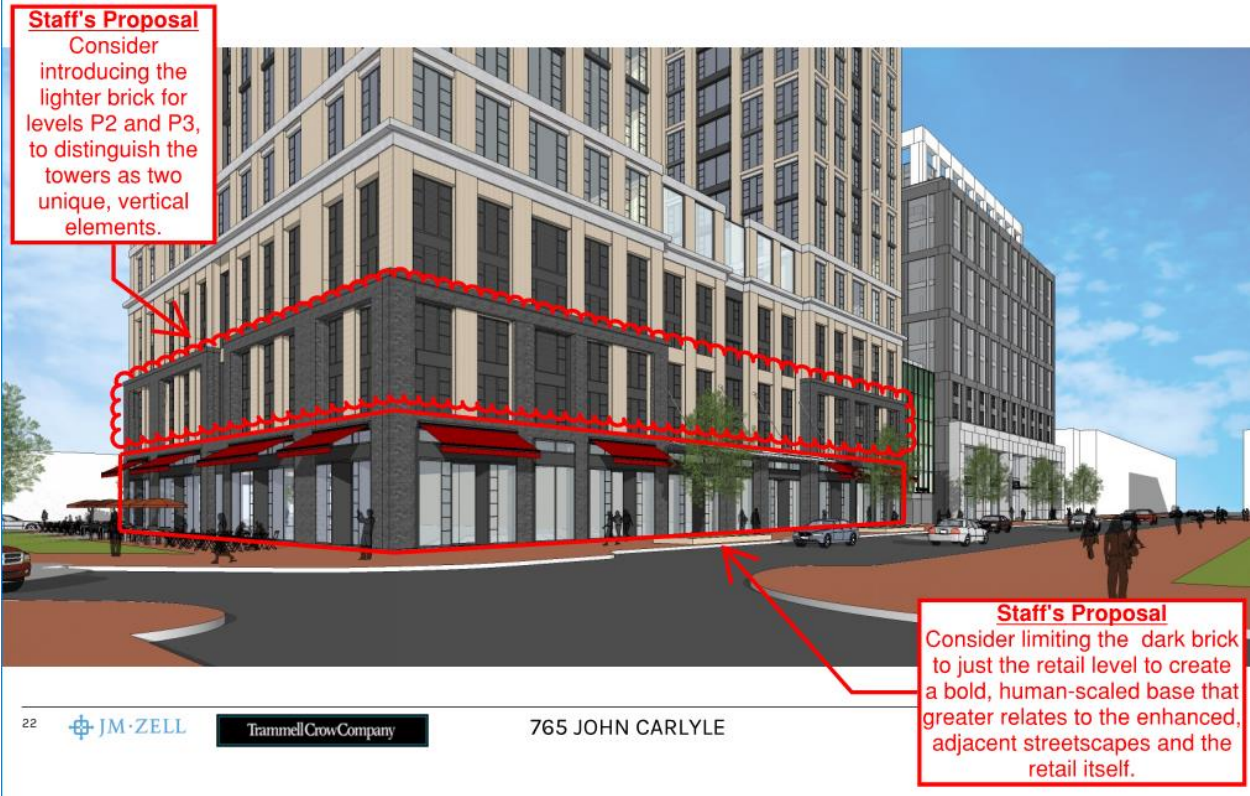
With this iteration, the applicant has reverted to the previously approved garage level screening in which is a system of spherically-perforated metal panels arranged to mimic typical windows are utilized. However, the graphics themselves, as described more thoroughly in section E – Graphics, contain inconsistencies which shall be reconciled prior to final approval.

## C. Glazing

Staff appreciates that the design team has taken an asymmetrical approach with the glazing, mullions, and slab edge cladding in the two-story office façade openings, while utilizing a more traditional symmetrical approach for the senior living tower. This improves individuality between by helping to distinguish the two buildings and uses – which are still connected visually through the use of a two-story window ganging.

## D. Podium/Base

As previously noted, the dark brick materiality – apparently superimposed on the south tower base to relate to the lower base datum line on the north tower – detract from the strong base of the southern building. A more successful application would be to use the materiality to express only the retail level of the podium, and to revert to the lighter brick, as noted in the markup below.



Additionally, the change in the awning's materiality from an industrial expression to an apparent "wind-up" variant is concerning from a design, safety and operational perspective. Therefore, the Applicant shall revert to the original, steel and glass awning, which better relates to the modern, refined architecture of the block.

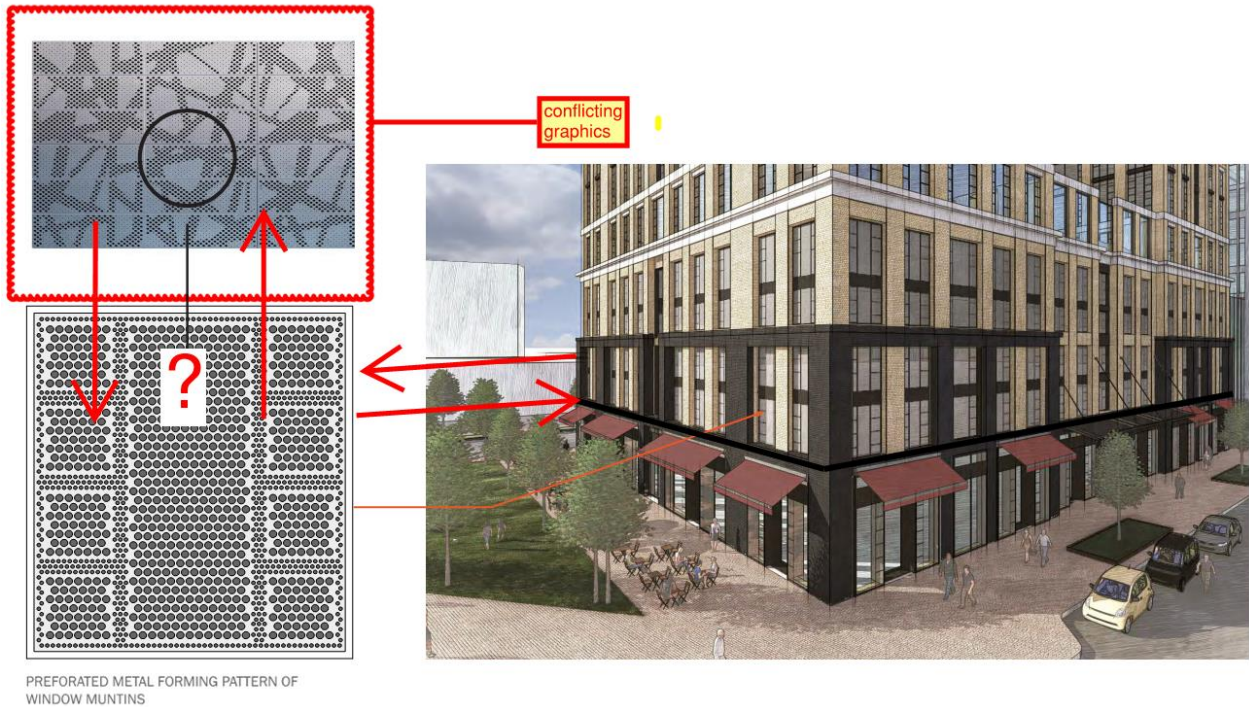


# V.

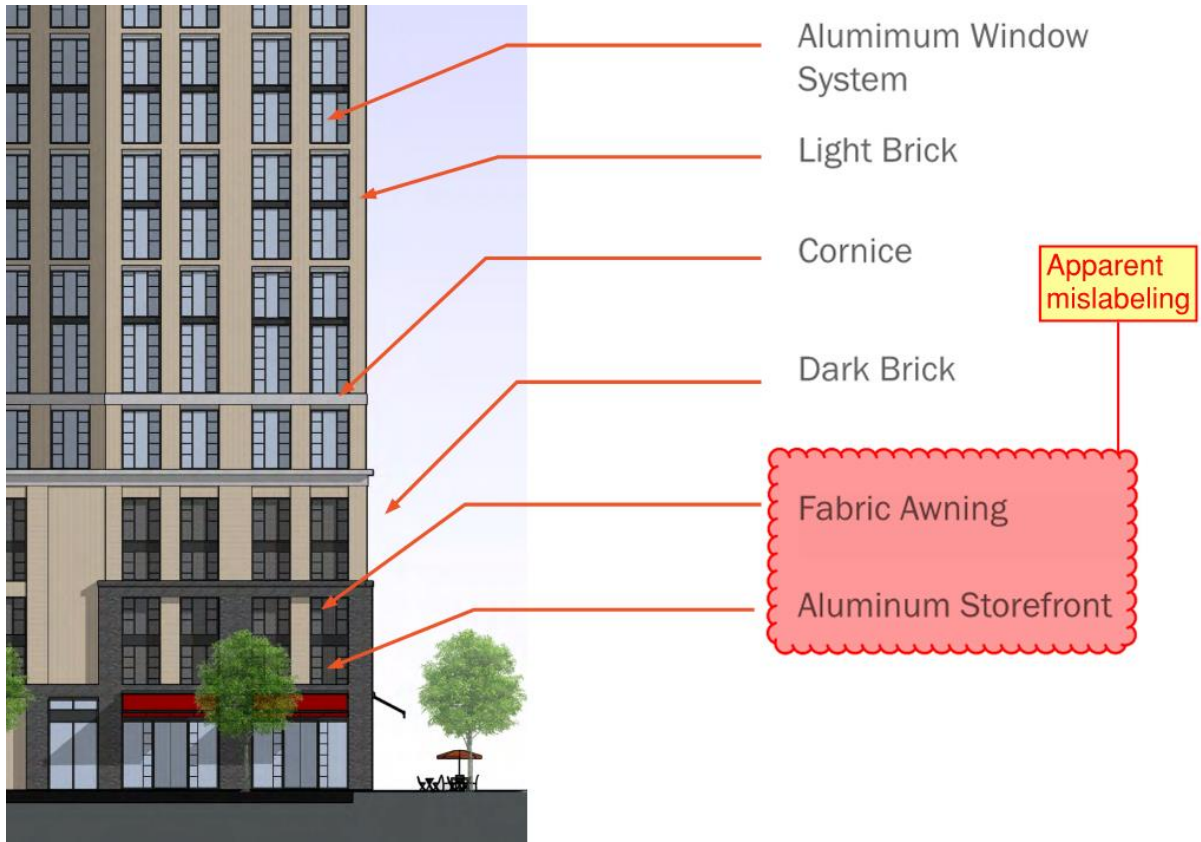


## E. Graphics

The graphics with this submission are a general improvement. However, those which depict the perforated metal screening used to conceal the above-grade garage levels (P2 – P5, see below) are inconsistent and must be reconciled.

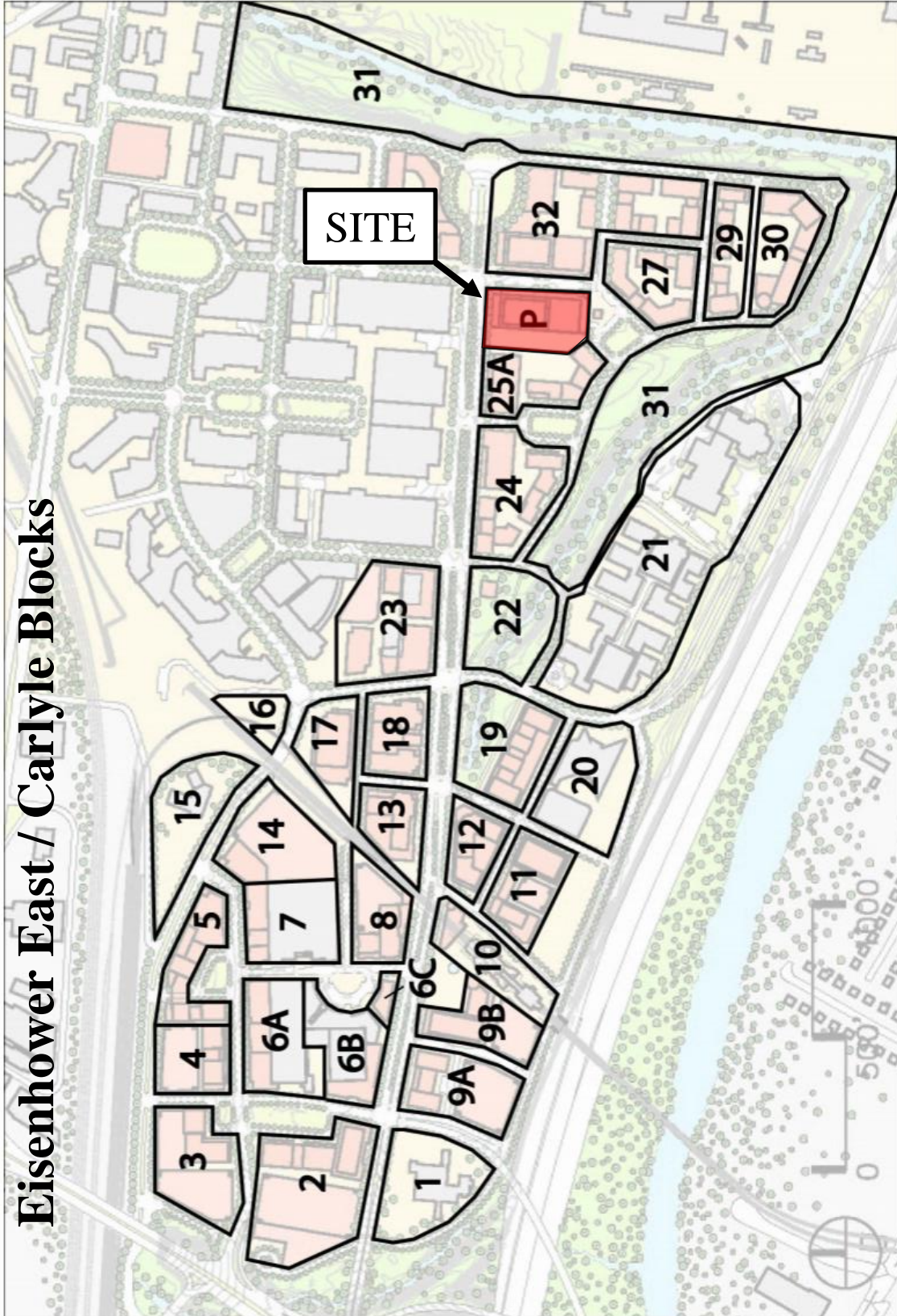


There are also inconsistencies with the labeling of the materiality, as illustrated in a markup below. therefore, all elevations shall be reconciled to include the correct material call out.





# Eisenhower East / Carlyle Blocks



# Carlyle/Eisenhower East Design Review Board (DRB) Application

PROJECT NAME: Carlyle Block P BLOCK: P

ADDRESS OF PROJECT: 765 John Carlyle Street and 1900 Eisenhower Avenue

APPLICATION FOR REVIEW OF: *(Check one)*

- Building     Concept     Final  
 Sign  
 Awning  
 Other: \_\_\_\_\_

APPLICANT Name: Jonathan P. Rak, McGuireWoods LLP, on behalf of Carlyle Plaza LLC

Address: 1750 Tysons Boulevard, Suite 1800, Tysons VA 22102

Phone: 703-712-5411 Email Address: jrak@mcguirewoods.com

ARCHITECT/DESIGNER Name: Perkins Eastman

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

PROPERTY OWNER Name: Carlyle Plaza LLC

(if different from APPLICANT)

Address: 300 Chapel Hill Lane PO Box 797 Berryville, VA 22611

Phone: 202-682-8733 Email Address: skaufmann@jmczell.com

DESCRIBE THE REQUEST BRIEFLY: Review of revised design plans for the South Tower on Carlyle Block P.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**Note: Per condition #67 of the Carlyle SUP #2253, as amended by SUP #2007-0094, all applicants will be responsible for the costs associated with DRB review of the application. Fees are determined based upon the number of applicants per hearing. Applicants will be notified by Planning and Zoning staff of the amount owed after the filing deadline has passed and the agenda for the hearing has been finalized. Payment is expected prior to the request being acted upon by the DRB.**

Applicant Signature: p.p. *Steven M. Mikulic* Date: 08/14/2020

Applicant Printed Name: Jonathan P. Rak

## **Carlyle/Eisenhower East Design Review Board (DRB) Filing Instructions**

### **Filing Deadlines**

- Applications for DRB review must be submitted no later than thirty (30) calendar days prior to the scheduled DRB meeting.
- Contact the DRB staff at the number below at least a week prior to filing to coordinate submissions by the filing deadline. DRB staff will request that PDFs of draft submissions be emailed to P&Z for pre-review and comment. Staff will notify applicants of any suggested design/content revisions to submissions to be made by the filing deadline.
- A schedule of submission dates is maintained in the Department of Planning and Zoning and is also posted at: <http://alexandriava.gov/planning/info/default.aspx?id=43130>
- All applications are due by 5:00 p.m. on the day of the application filing deadline.
- If no applications are received by the submission deadline for a given hearing, that hearing will be cancelled.

### **Application Support Materials**

- All supporting materials (see attached checklist) must be submitted by the **filing deadline (see above)**. **New material may not be submitted or presented at the DRB hearing.**
- Applications without the required supporting materials are deemed incomplete and will not be heard by the DRB.

**For assistance with any of these procedures contact P&Z  
Development Staff at (703) 746-4666.**

## **Carlyle/Eisenhower East Design Review Board (DRB)**

### **Application Checklist for Buildings in CONCEPT REVIEW\*:**

- ~~\_\_\_\_\_~~ Physical massing model at minimum 1"=30', showing existing and proposed buildings for all adjacent properties
- ~~\_\_\_\_\_~~ **Submit the following plan copies containing all of the information on this checklist:**
  - ~~\_\_\_\_\_~~ **Twelve (12) 11"x17" collated, stapled color sets**
  - ~~\_\_\_\_\_~~ **One (1) 24"x36" collated, stapled, color sets, and**
  - ~~\_\_\_\_\_~~ **One (1) 11"x17" 120 dpi PDF file**
  - ~~\_\_\_\_\_~~ **✓ Number all sheets in plan set**

Zoning tabulations (for each element, list zoning ordinance requirement and number proposed):

- ~~\_\_\_\_\_~~ ✓ Zoning of the site
- ~~\_\_\_\_\_~~ ✓ Existing uses on the site
- ~~\_\_\_\_\_~~ ✓ Proposed uses for the site
- ~~\_\_\_\_\_~~ ✓ Lot area(s) (and minimum lot area required under zoning, if applicable)
- ~~\_\_\_\_\_~~ ✓ Number of dwelling units (list by number of bedrooms for multifamily)
- ~~\_\_\_\_\_~~ ✓ Units per acre for residential
- ~~\_\_\_\_\_~~ ✓ Gross square feet (GSF) of building area, total and listed by use (with area devoted to parking included and listed separately)
- ~~\_\_\_\_\_~~ ✓ Net square feet (NSF) of floor area, total and listed by use
- ~~\_\_\_\_\_~~ ✓ Existing and proposed floor-area-ratios
- ~~\_\_\_\_\_~~ ✓ Open space total provided and broken down by ground-level space and usable space provided
- ~~\_\_\_\_\_~~ ✓ Average finish grade for each building
- ~~\_\_\_\_\_~~ ✓ Height of each building above average finish grade
- ~~\_\_\_\_\_~~ ✓ Building setbacks with required and proposed listed separately
- ~~\_\_\_\_\_~~ ✓ Frontage with required and proposed listed separately
- ~~\_\_\_\_\_~~ ✓ Parking spaces (listed by compact, standard, handicapped size and total)
- ~~\_\_\_\_\_~~ ✓ Loading spaces (number required and number proposed)

Site plan/architecture:

- ~~\_\_\_\_\_~~ ✓ Color Site plan at appropriate scale, showing approved uses & heights for adjacent properties
- ~~\_\_\_\_\_~~ ✓ Color Landscape concept plan showing hardscape and planting areas, trees, street furniture, etc.
- ~~\_\_\_\_\_~~ ✓ Color typical floor plans at min. 1/16" = 1'-0" for all levels including roof
- ~~\_\_\_\_\_~~ ✓ Building elevations in color at min. 1/16" = 1'-0" of all building faces with materials labeled, rendered with shadows and keyed to plans
- ~~\_\_\_\_\_~~ ✓ Building/site sections showing grade changes in relationship to buildings and/or retaining walls, rendered with shadows and keyed to plans and showing average finish grade line and heights, including penthouses
- ~~\_\_\_\_\_~~ ✓ Enlarged details (plan/section/elevation) of typical bays at pedestrian level as required
- ~~\_\_\_\_\_~~ ✓ Street-level perspective views in color
- ~~\_\_\_\_\_~~ ✓ Building solid/void area ratio calculation drawings and tabulations

# **Carlyle/Eisenhower East Design Review Board (DRB)**

## **Application Checklist for Buildings in FINAL REVIEW\*:**

- \_\_\_\_\_ Detailed physical building model at appropriate scale
- \_\_\_\_\_ **Submit the following plan copies containing all of the information on this checklist:**
- \_\_\_\_\_ **Twelve (12) 11"x17" collated, stapled color sets**
- \_\_\_\_\_ **One (1) 24"x36" collated, stapled, color sets, and**
- \_\_\_\_\_ **One (1) 11"x17" 120 dpi PDF file**
- \_\_\_\_\_ **Number all sheets in plan set**

Zoning tabulations (for each element, list zoning ordinance requirement and number proposed):

- \_\_\_\_\_ Zoning of the site
- \_\_\_\_\_ Existing uses on the site
- \_\_\_\_\_ Proposed uses for the site
- \_\_\_\_\_ Lot area(s) (and minimum lot area required under zoning, if applicable)
- \_\_\_\_\_ Number of dwelling units (list by number of bedrooms for multifamily)
- \_\_\_\_\_ Units per acre for residential
- \_\_\_\_\_ Gross square feet (GSF) of building area, total and listed by use (with area devoted to parking included and listed separately)
- \_\_\_\_\_ Net square feet (NSF) of floor area, total and listed by use
- \_\_\_\_\_ Existing and proposed floor-area-ratios
- \_\_\_\_\_ Open space total provided and broken down by ground-level space and usable space provided
- \_\_\_\_\_ Average finish grade for each building
- \_\_\_\_\_ Height of each building above average finish grade
- \_\_\_\_\_ Building setbacks with required and proposed listed separately
- \_\_\_\_\_ Frontage with required and proposed listed separately
- \_\_\_\_\_ Parking spaces (listed by compact, standard, handicapped size and total)
- \_\_\_\_\_ Loading spaces (number required and number proposed)

Site plan/architecture:

- \_\_\_\_\_ Color Site plan at appropriate scale, showing approved uses & heights for adjacent properties
- \_\_\_\_\_ Color Landscape concept plan showing hardscape and planting areas, trees, street furniture, etc.
- \_\_\_\_\_ Color typical floor plans at min. 1/16" = 1'-0" for all levels including roof
- \_\_\_\_\_ Building elevations in color at min. 1/16" = 1'-0" of all building faces with materials labeled, rendered with shadows and keyed to plans
- \_\_\_\_\_ Building/site sections showing grade changes in relationship to buildings and/or retaining walls, rendered with shadows and keyed to plans and showing average finish grade line and heights, including penthouses
- \_\_\_\_\_ Street-level perspective views in color
- \_\_\_\_\_ Building solid/void area ratio calculation drawings and tabulations
- \_\_\_\_\_ Landscape details, referenced to Color Landscape plan
- \_\_\_\_\_ Enlarged details (plan/section/elevation) of all building setbacks with dimensions
- \_\_\_\_\_ Wall sections with enlarged details indicating different conditions at building setbacks
- \_\_\_\_\_ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: \_\_\_\_\_

*\*Color and material boards and samples to be provided at Board hearing*

- \_\_\_\_\_ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: \_\_\_\_\_

## **Carlyle/Eisenhower East Design Review Board (DRB) Application Checklist for Signs, Awnings, Other:**

\_\_\_\_\_ **Submit twelve (12) 11"x17" (minimum size) collated, stapled color sets (w/pages numbered) and one (1) 11"x17" 120 dpi resolution PDF file of the following:**

\_\_\_\_\_ Color Site plan at a measurable scale showing:

- location(s) of proposed element(s)
- dimensions of storefront and building widths [FOR SIGNS & AWNINGS ONLY]

\_\_\_\_\_ Large-scale elevations and sections with enlarged details

\_\_\_\_\_ Elevations in color at min. 1/16" = 1'-0", with materials labeled, rendered with shadows and keyed to plans

\_\_\_\_\_ Street-level perspective photomontages in color (daytime view)

\_\_\_\_\_ Street-level perspective photomontages in color (nighttime view) [FOR SIGNS ONLY]

\_\_\_\_\_ Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: \_\_\_\_\_

Design guidelines (provide information needed to assess compliance):

\_\_\_\_\_ If located within the Carlyle CDD, information required by the *Carlyle Design Guidelines* and the *Carlyle Streetscape Design Guidelines*

\_\_\_\_\_ If located in the Eisenhower East CDD, information required by the *Eisenhower East Design Guidelines*

AUGUST 14, 2020

DRB - CONCEPT REVIEW

765 JOHN CARLYLE - SOUTH TOWER

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# DESIGN GOALS

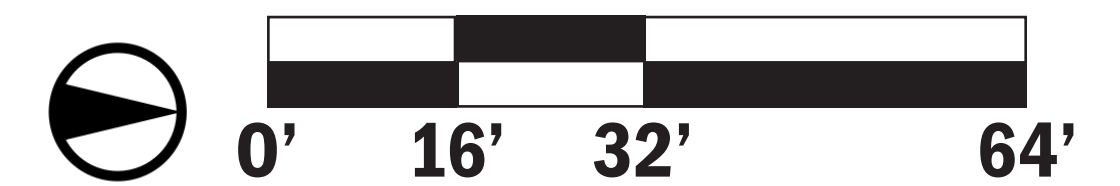
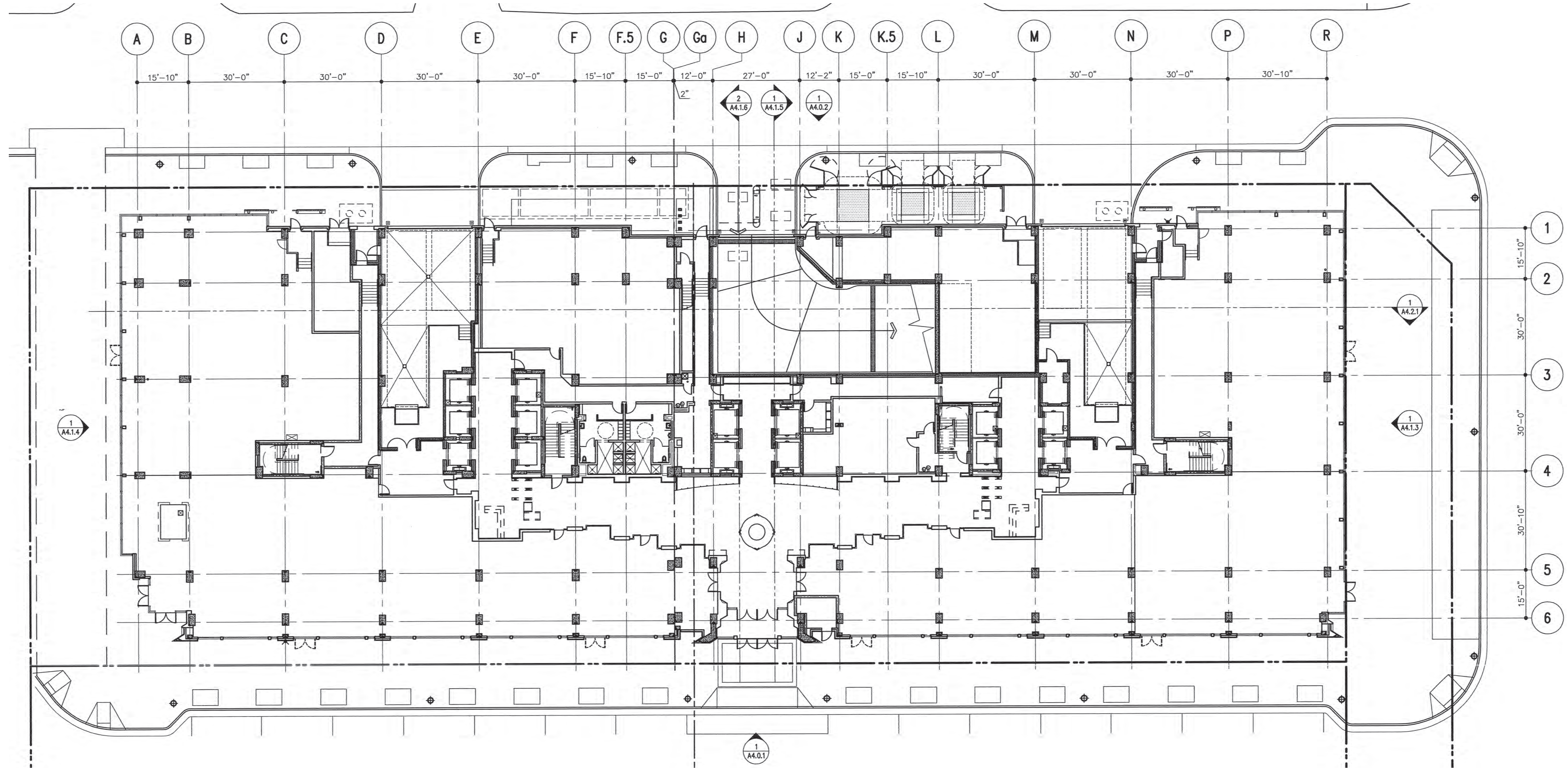
- Work within existing entitlements
- Enhance approved design with modifications related to Senior Living program
- Modify ground level to accommodate Senior Living program
- Maintain podium façade with subtle architectural changes for Senior Living use
- Adapt the existing floor plan to the needs of Senior Living
- Increase height to meet Senior Living requirements
- Provide design complement to adjacent office building
- Develop proportional system and material palette as part of the larger block
- Provide a rooftop design that adds to skyline features in Carlyle

# DESIGN REVISION SUMMARY

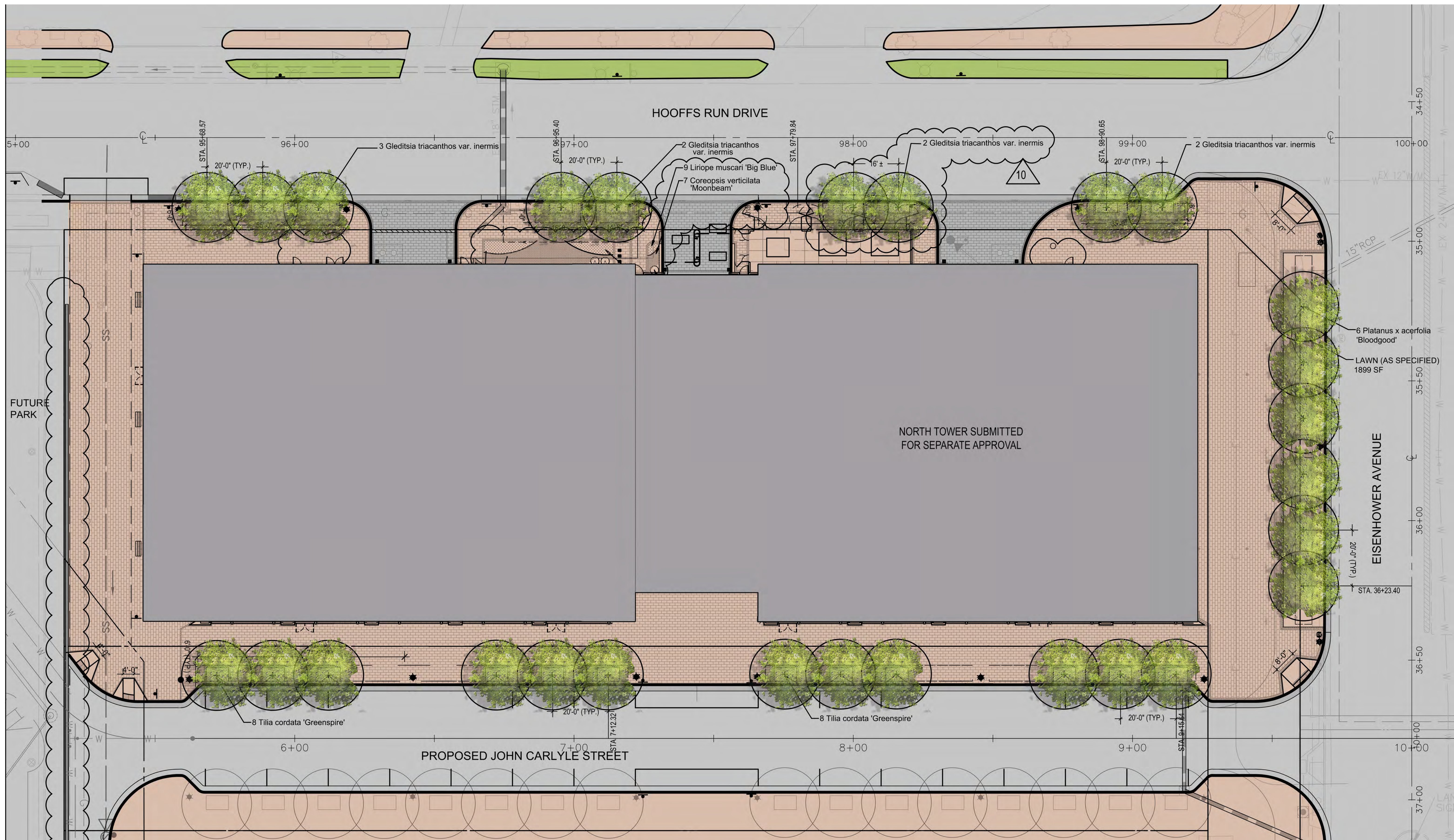
- Use: From Office to Senior Living
- Overall height: From 183.43' to 205.67'
- Stories: From 16 stories to 17 stories (excluding mechanical penthouse)
- Proposed Floor to floor heights:
  - 1st – 4th floors: Eliminated one garage floor, the floor to floor heights remained the same (19.08', 9.5', 8.67', and 8.67')
  - 5th floor (top floor of garage): 13.42' (added 4' for thicker slab and heated plenum)
  - 6th-7th floors: 14' to accommodate Senior Living program
  - 8th- 15th floors: 10.67'
  - 16th floor: 11'
  - 17th floor: 20'
- Shape/massing: From rectangle to U shape



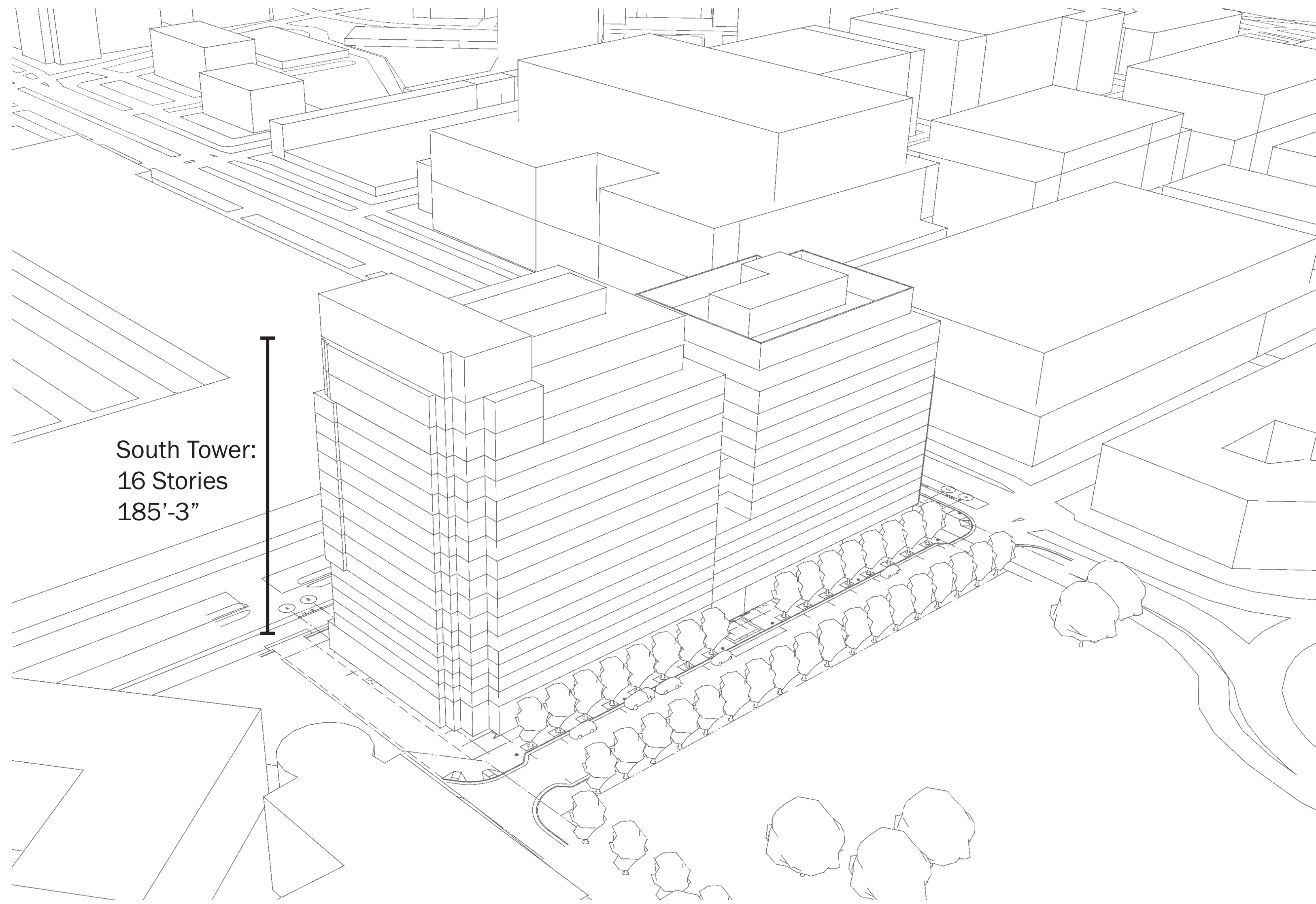
- Setbacks maintained as required and approved
- Loading dock and garage locations unchanged
- Building entrance at John Carlyle Street
- SE corner to be modified to accommodate the Senior Living design



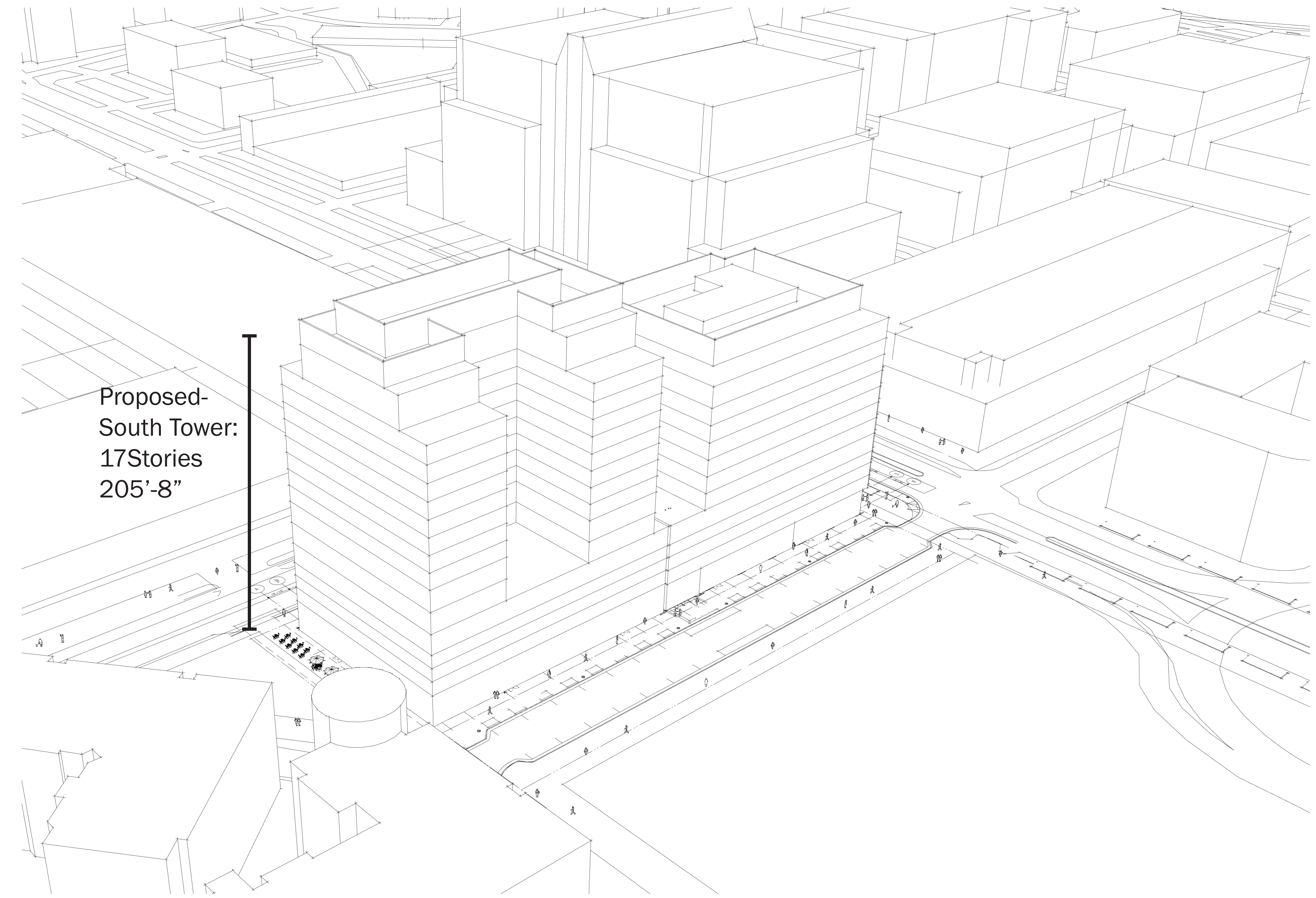




## APPROVED MASSING



## PROPOSED MASSING



- APPROVED USE: Office, Retail
- ALLOWED AND APPROVED STORIES: 16 for south tower
- Ground, 5 levels of parking, and 10 levels of office
- APPROVED HEIGHT: 183.43' from average finish grade to the top of the 16th floor
- Mechanical Penthouse Tower: 26' above the roof
- APPROVED PARKING: 546 in the garage
- APPROVED AREA: 371,886 sf for two towers
- APPROVED FAR: 3.9
- APPROVED MASSING: Rectangle for the office building

- PROPOSED USE: North Tower unchanged, South Tower Senior Living
- PROPOSED STORIES: 17 stories
- Ground, 4 levels of parking, and 12 levels of Senior Living
- PROPOSED HEIGHT: South Tower 205.67' from average finish grade to the top of the 17th floor (amenity penthouse).
- Mechanical Penthouse: 17' above the amenity penthouse (height and location of the mechanical penthouse to be modified based on the final system selection)
- PROPOSED PARKING: Maximum of 440 in the garage
- PROPOSED AREA: Proposed design including both buildings has a density of 387,550 sf
- PROPOSED FAR: 4.08
- PROPOSED MASSING: U shape for South Tower to accommodate the Senior Living layout

**ZONING SUMMARY**

**PROJECT LOCATION**

LOT 72, BLOCK - P

THE PROJECT IS BOUNDED BY EISENHOWER AVENUE TO THE NORTH, HOOF'S RUN TO THE WEST, A STORAGE FACILITY TO THE SOUTH, AND THE EXTENSION OF JOHN CARLYLE STREET TO THE EAST

**AREA TABULATIONS**

TOTAL SITE AREA =	2.18 AC (94,905 SF)*
TOTAL AREA OF TAX PARCEL =	4.57 AC (198,893 SF)
TOTAL EXISTING IMPERVIOUS AREA =	0.00 AC (00,000 SF)
TOTAL PROPOSED IMPERVIOUS AREA =	1.47 AC (63,770 SF)
TOTAL DISTURBED AREA =	3.65 AC (159,070 SF)

\*INCLUDES BUILDING AND JOHN CARLYLE STREET

**ZONING TABULATIONS**

<b>ZONE OF SITE:</b>	CDD#1 WITH CARLYLE SUP #2006-0042	
<b>USE:</b>	<u>EXISTING</u>	<u>PROPOSED</u>
	VACANT	OFFICE - SENIOR LIVING - RETAIL

**LOT AREA:** 85,693 SF

**GROSS SQUARE FOOTAGE:**

LEVEL	OFFICE	SENIOR LIVING	PARKING	RETAIL	PH	TOTAL
GROUND	13,364	22,662		12,025		48,051
P2		2,000	42,755			44,755
P3		2,000	44,566			46,566
P4			46,566			46,566
P5			46,566			46,566
6	22,496	19,720				42,216
7	19,265	18,566				37,831
8	19,265	18,566				37,831
9	19,265	18,566				37,831
10	19,265	18,566				37,831
11	19,265	18,566				37,831
12	15,400	18,566				33,966
PH-NORTH					3,933	3,933
13		18,566				18,566
14		18,566				18,566
15		18,566				18,566
16		18,566				18,566
17		14,181				14,181
PH-SOUTH					3,000	3,000
<b>TOTAL</b>	<b>147,585</b>	<b>246,223</b>	<b>180,453</b>	<b>12,025</b>	<b>6,933</b>	<b>593,219</b>

**NET SQUARE FOOTAGE:**

LEVEL	OFFICE	SENIOR LIVING	RETAIL	TOTAL
GROUND	10,467	20,062	12,025	42,554
P2		2,000		2,000
P3		2,000		2,000
P4				0
P5				0
6	20,946	18,920		39,866
7	18,028	17,766		35,794
8	18,028	17,766		35,794
9	18,028	17,766		35,794
10	18,028	17,766		35,794
11	18,028	17,766		35,794
12	14,171	17,766		31,937
PH-NORTH	2,778			2,778
13		17,766		17,766
14		17,766		17,766
15		17,766		17,766
16		17,766		17,766
17		13,381		13,381
PH-SOUTH		3,000		3,000
<b>TOTAL</b>	<b>138,502</b>	<b>237,023</b>	<b>12,025</b>	<b>387,550</b>

**FLOOR AREA RATIO**

**EXISTING**

N/A

**PROPOSED**

4.08 (FULL BLOCK P SITE)

**OPEN SPACE**

**REQUIRED**

40% = 26,277 SF

**PROVIDED**

GROUND LEVEL	13,114 SF
SIXTH FLOOR	4,484 SF
ROOF TERRACE	10,000 SF
<b>TOTAL PROVIDED</b>	<b>27,598 SF = 42%</b>

**AVERAGE FINISHED GRADE**

30.07'

**HEIGHT**

	STORIES	HEIGHT	AVERAGE FINISH GRADE
TOTAL HEIGHT ALLOWED UNDER CARLYLE SUP	10-15	200	
TOTAL HEIGHT PROPOSED			
NORTH TOWER	13*	140.26'	30.07
SOUTH TOWER	17*	205.67'	30.07
TOTAL PROPOSED SUBGRADE PARKING LEVELS	0		

\* LAST OCCUPIED LEVEL

**SETBACKS**

**PROPOSED AS REQUIRED BY CARLYLE SUP #2006-0042**

FRONT	22'	JOHN CARLYLE STREET (TO FACE OF CURB)
SIDE	42'	EISENHOWER AVENUE (TO EX. ROW)
SIDE	30'	PROPOSED FIRE LANE (TO EX. PROPERTY LINE)
REAR	NONE	HOOF'S RUN (TO EX. FACE OF CURB)

**FRONTAGE**

**REQUIRED**

N/A

**PROPOSED**

N/A

**PARKING SPACES**

COMPACT	189
STANDARD	242
ADA	7
ADA VAN	2
<b>TOTAL</b>	<b>440</b>

**LOADING SPACES**

**REQUIRED**

2

**PROVIDED**

2

**DWELLING UNITS**

MEMORY CARE	26
ASSISTED LIVING	160
<b>TOTAL</b>	<b>186</b>
UNITS PER ACRE	85.3211

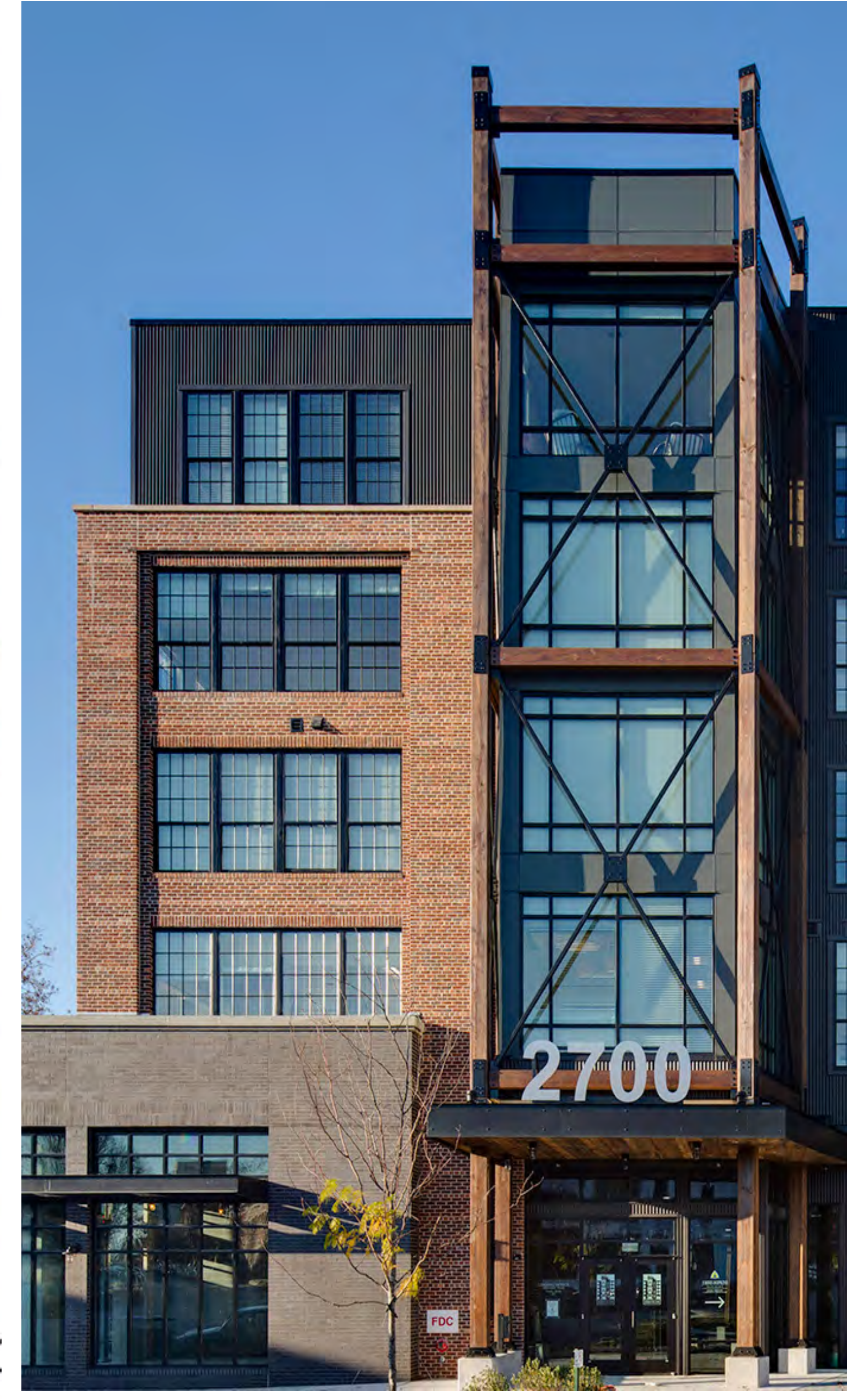
- Brick details and depth
- Window pattern
- Clean details



- Base and top concept
- Residential look
- Punched openings

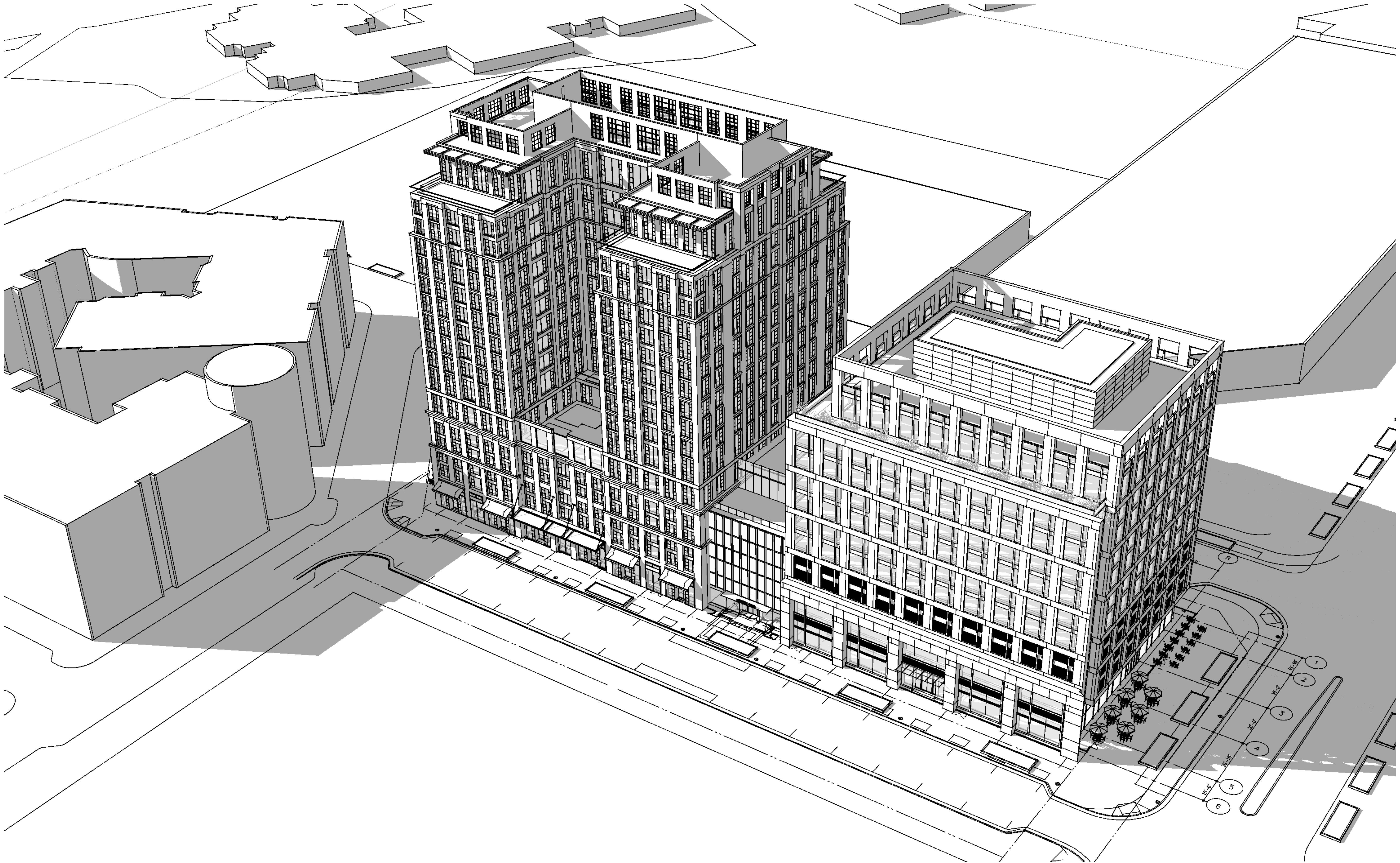


- Window pattern and corner window



- Brick detailing and depth
- Top and base concept

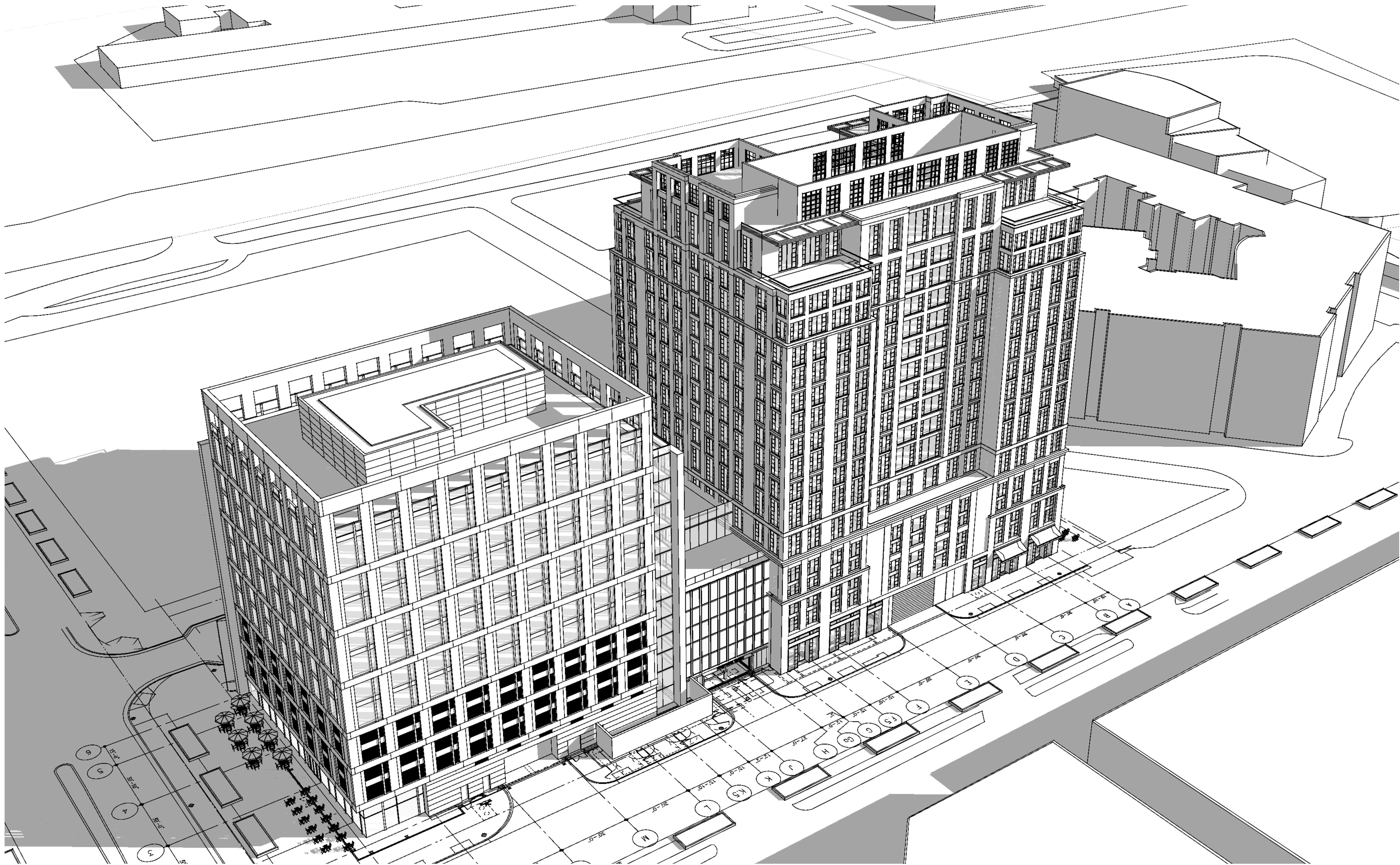




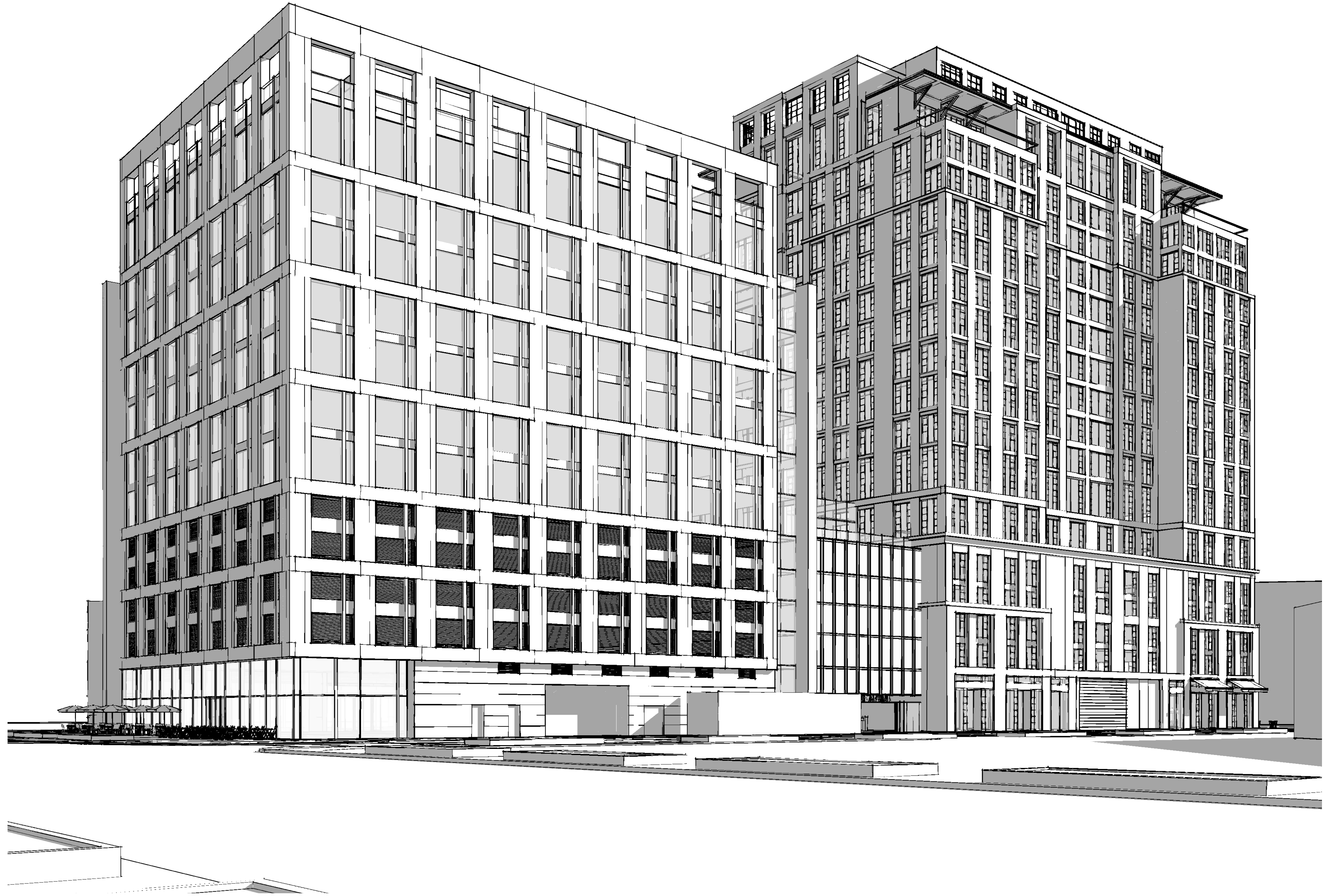


- SE corner has been modified to accommodate the Senior Living design
- Mechanical penthouse height and location to be modified based on the final system selection





- Activate streetscape with Senior Living (Retail-like) storefronts



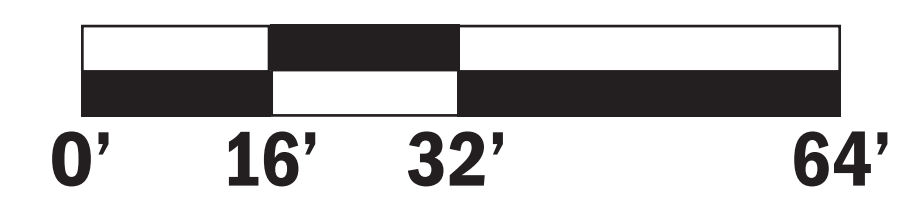


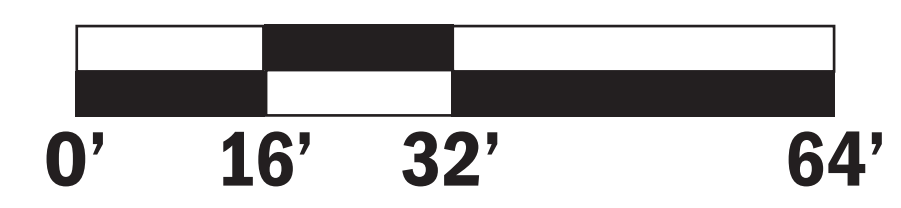
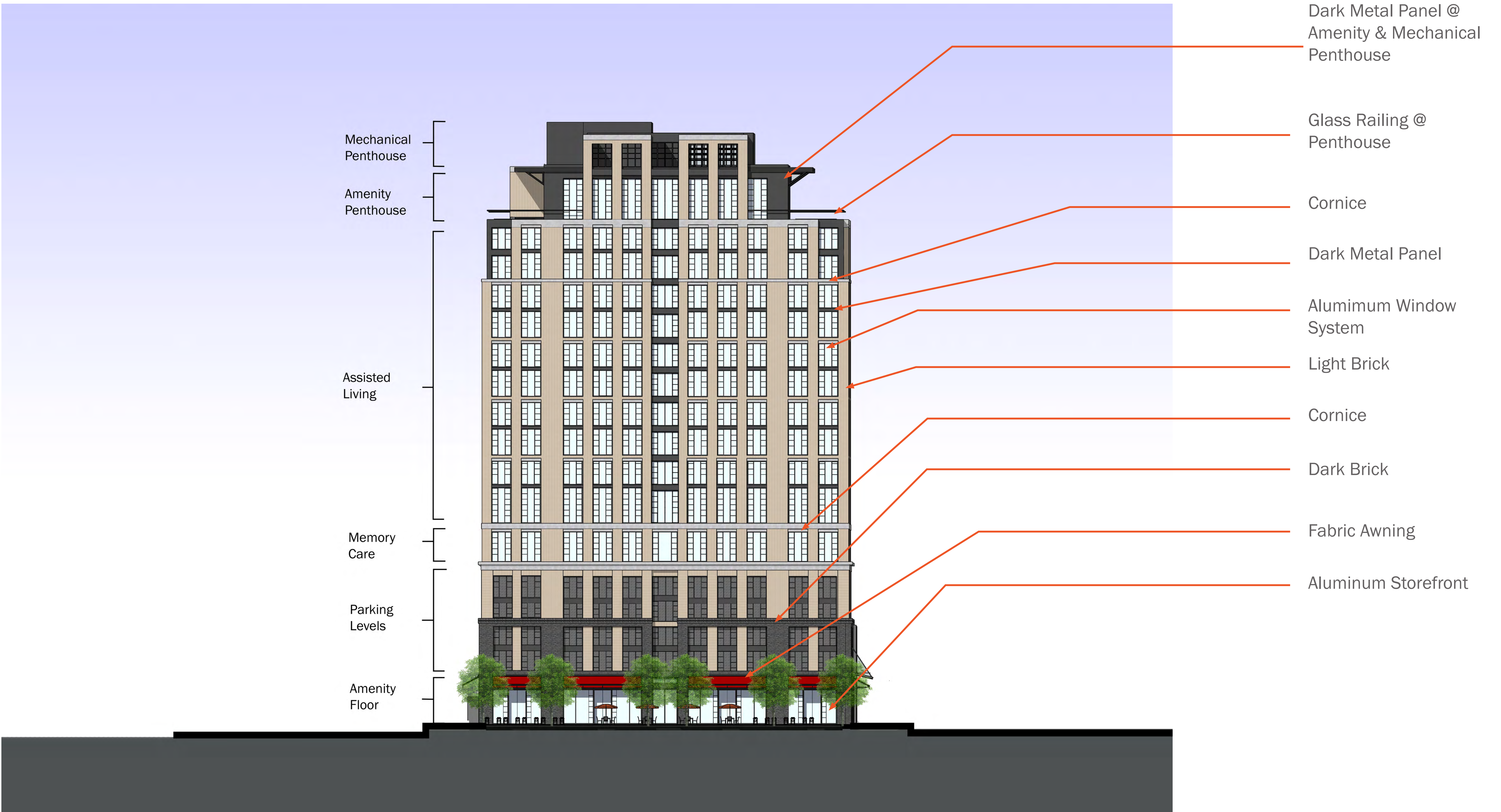




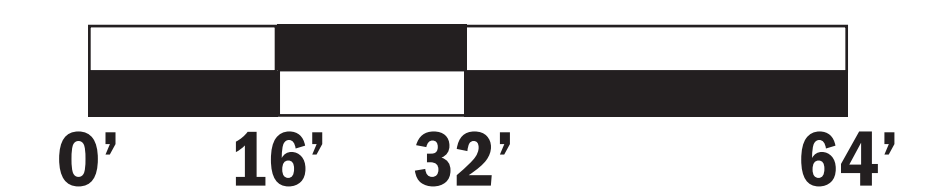
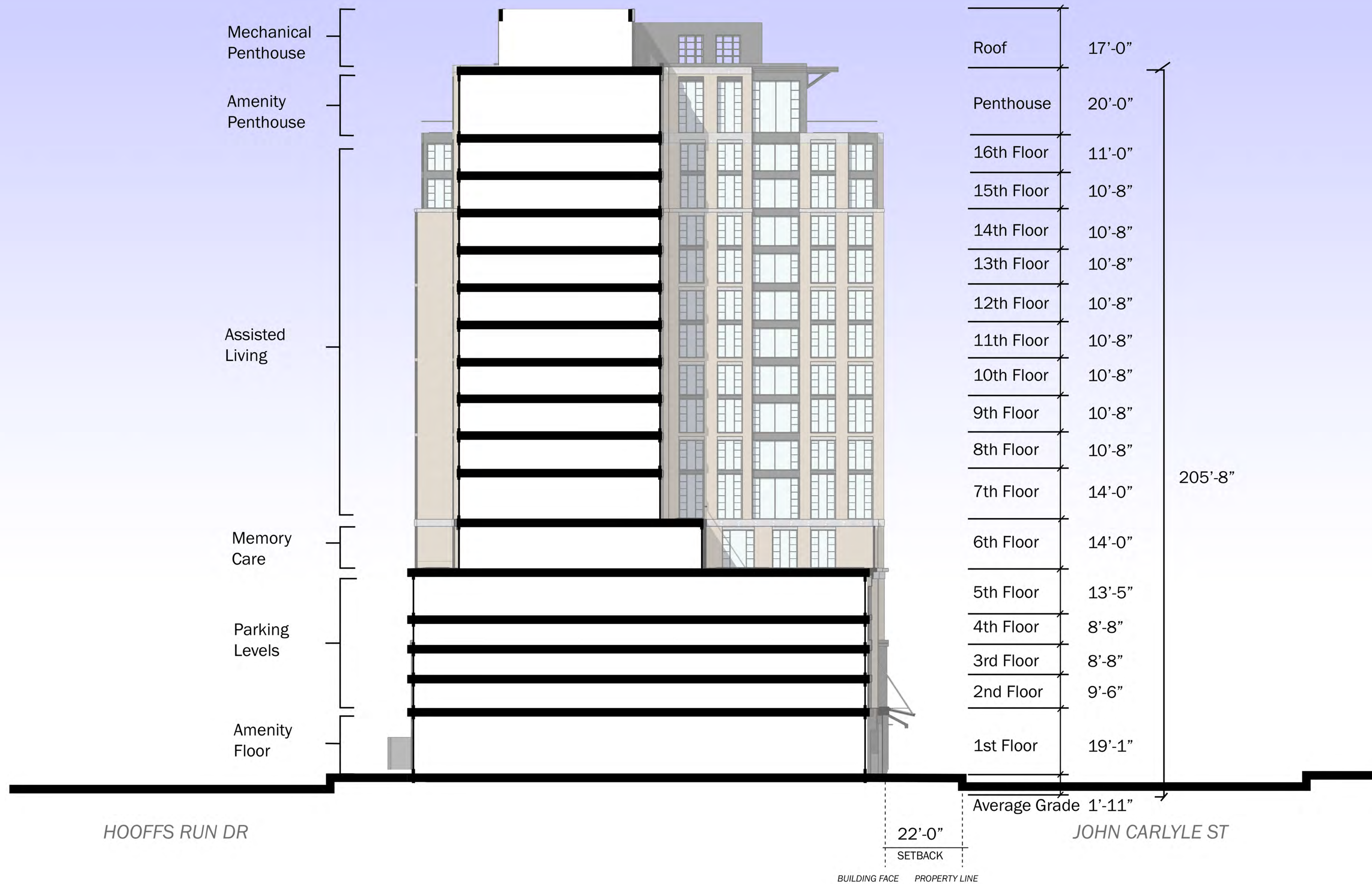


- Dark Metal Panel @  
Amenity & Mechanical  
Penthouse
- Glass Railing @  
Penthouse
- Cornice
- Dark Metal Panel
- Aluminum Window  
System
- Light Brick
- Cornice
- Dark Brick
- Fabric Awning
- Aluminum Storefront







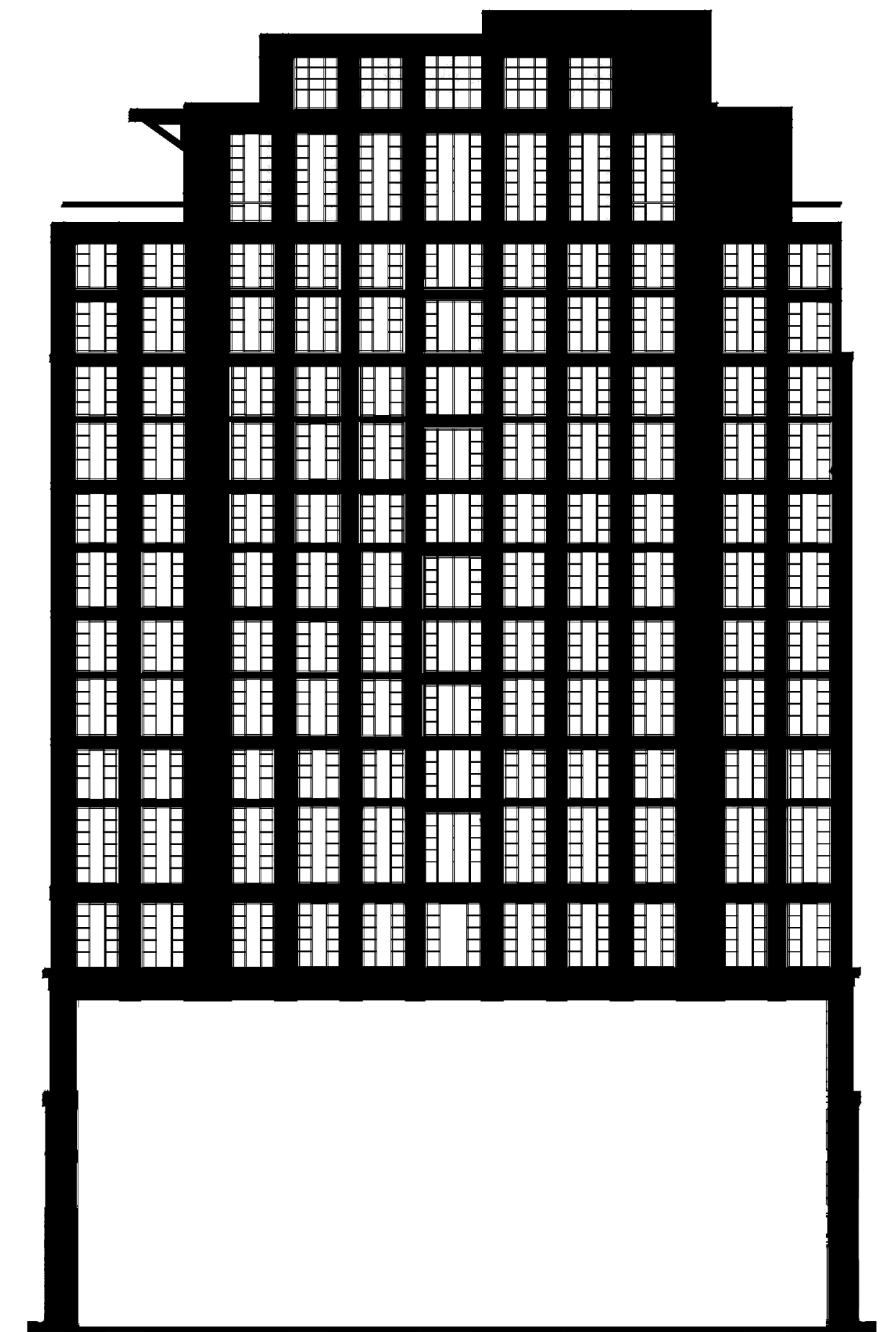
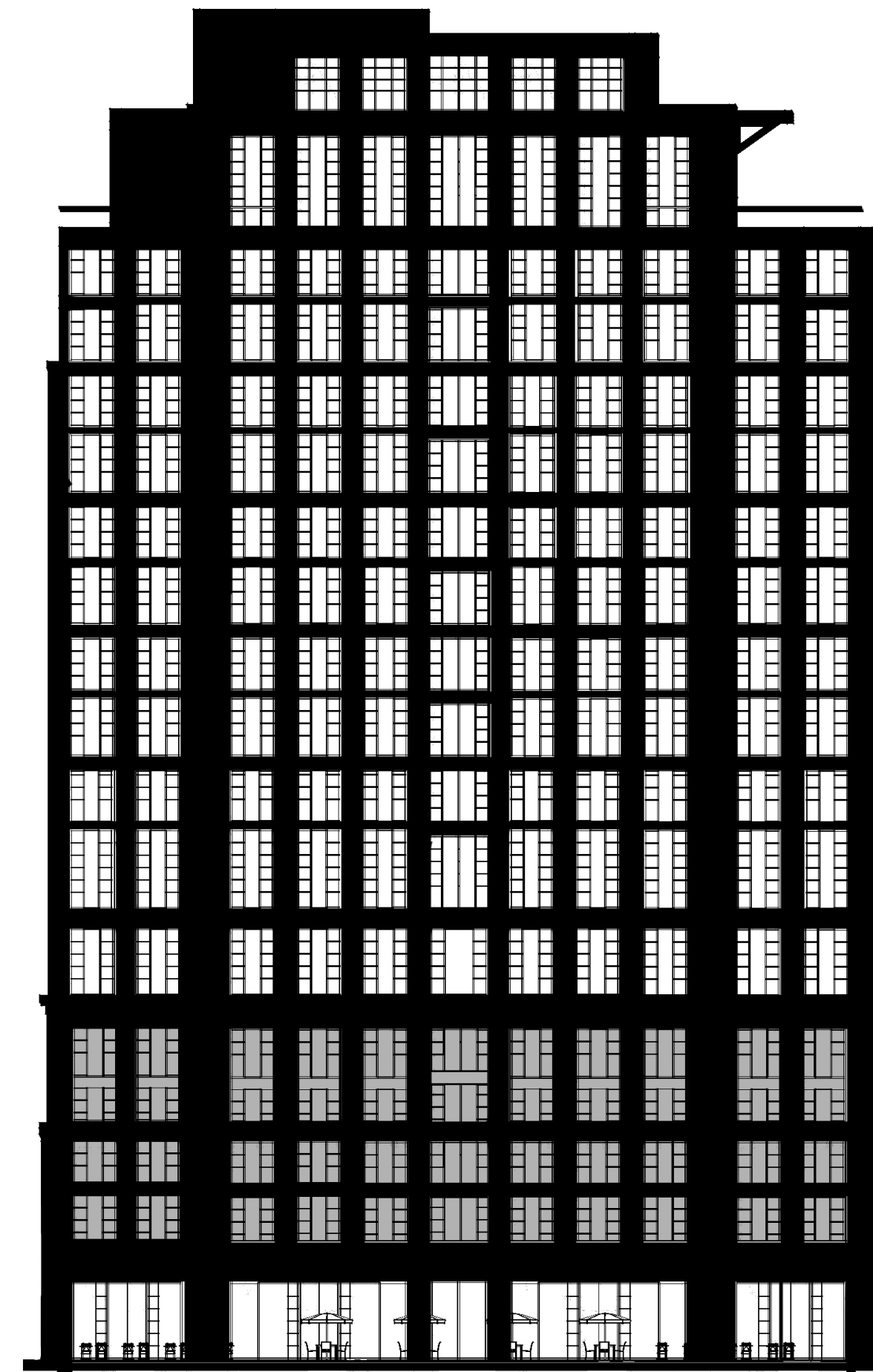
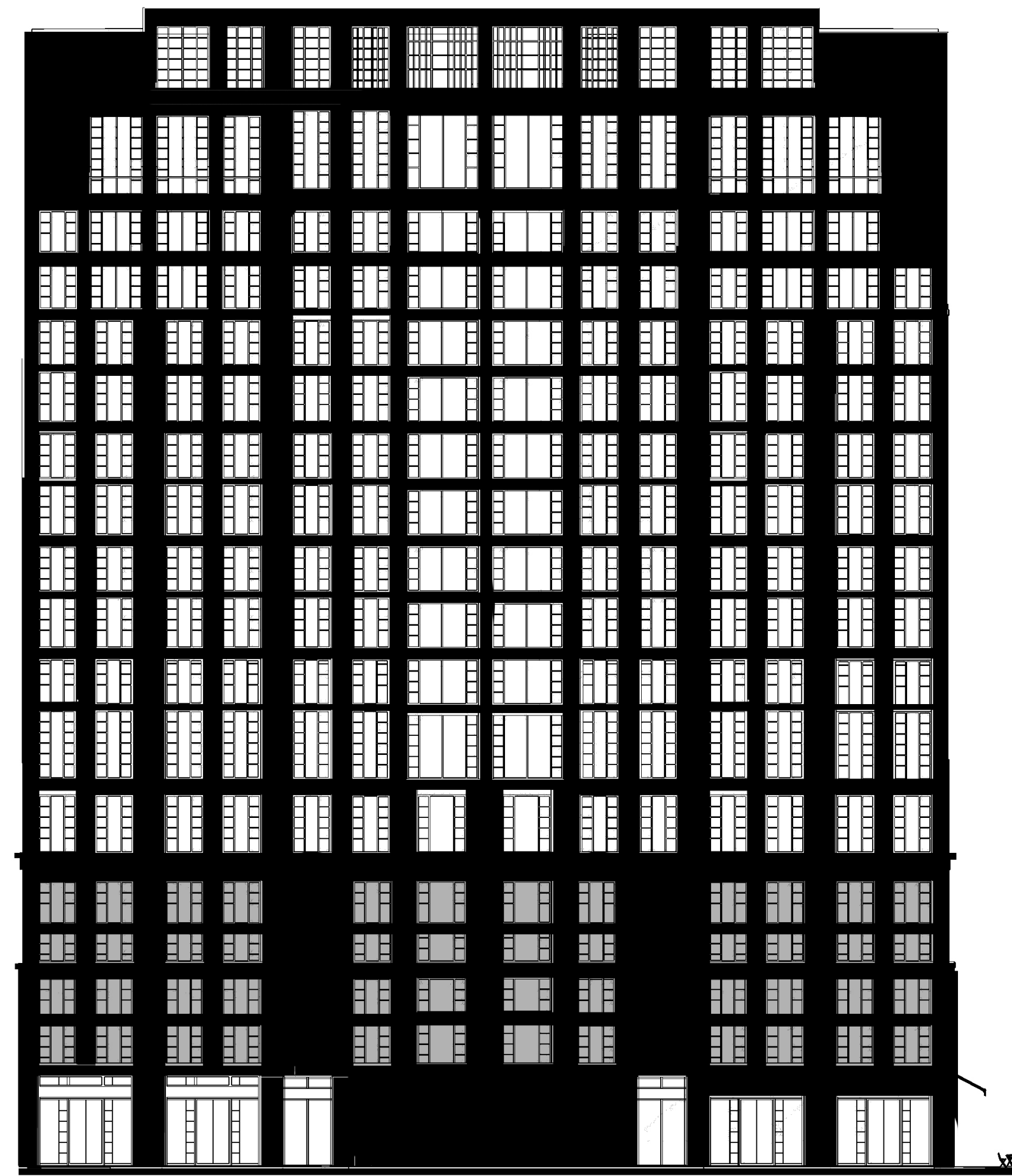
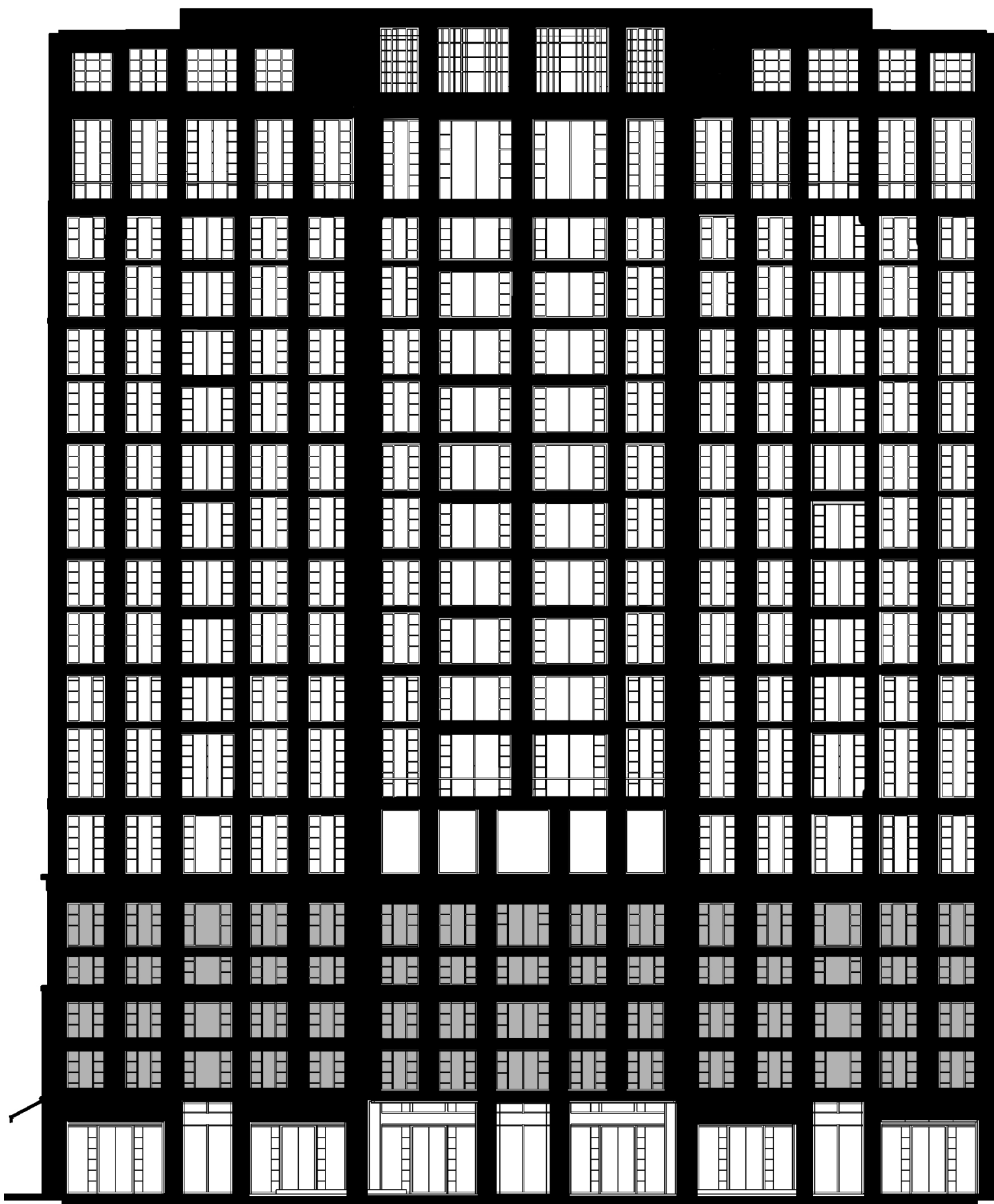


EAST FACADE  
SOLID- VOID

WEST FACADE  
SOLID- VOID

SOUTH FACADE  
SOLID- VOID

NORTH FACADE  
SOLID- VOID



SOLID 52%  
VOID 48%

SOLID 56%  
VOID 44%

SOLID 49%  
VOID 51%

SOLID 55%  
VOID 45%

TOTAL BUILDING  
SOLID  
VOID

54%  
46%

Dark Metal Panel @ Mechanical & Amenity Penthouse

Glass Railing @ Penthouse

Dark Metal Panel

Cornice

Alumimum Window System

Light Brick

Cornice

Dark Brick

Metal Canopy @ Building Entrance

Fabric Awning

Aluminum Storefront





CORNICE

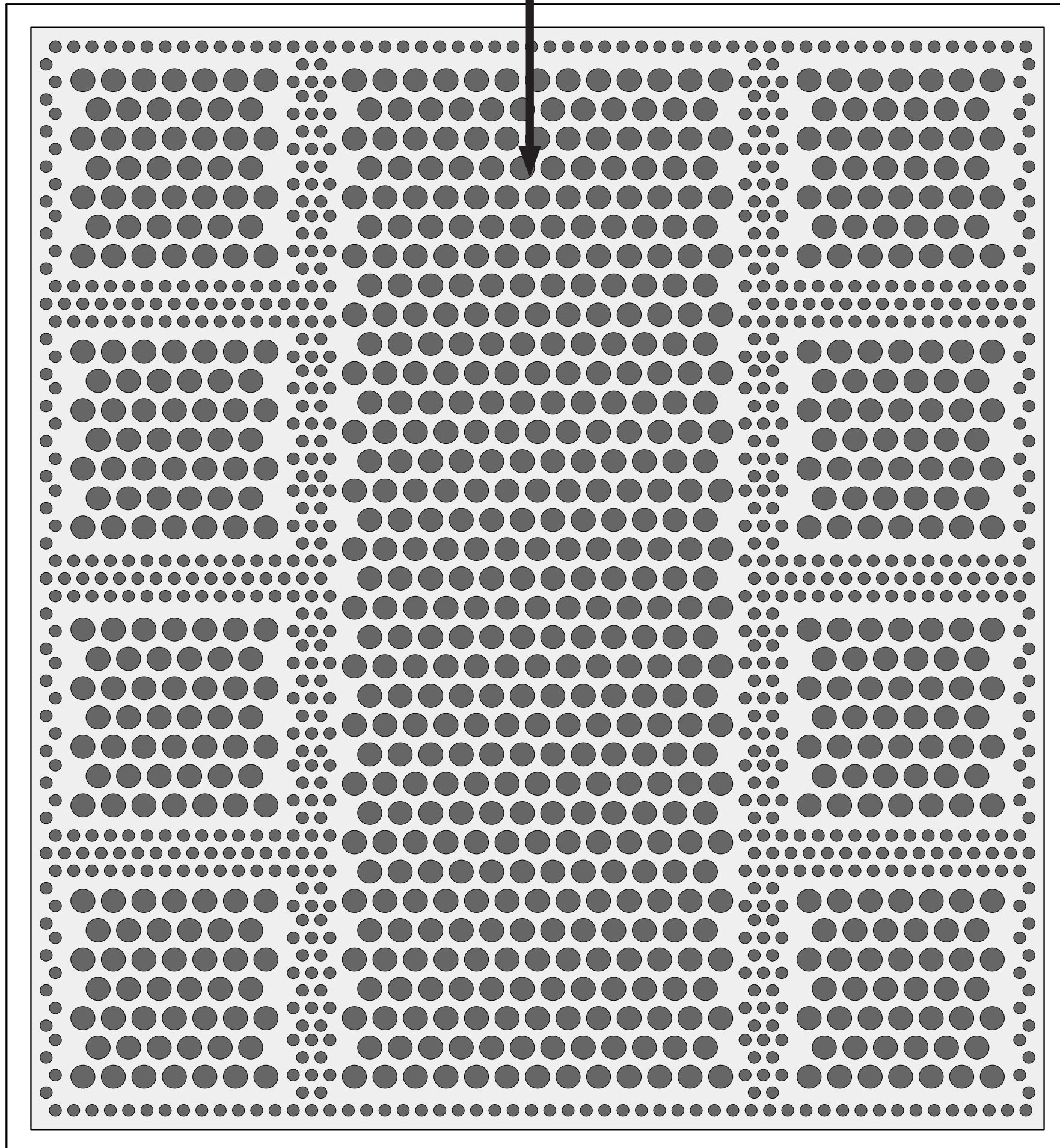
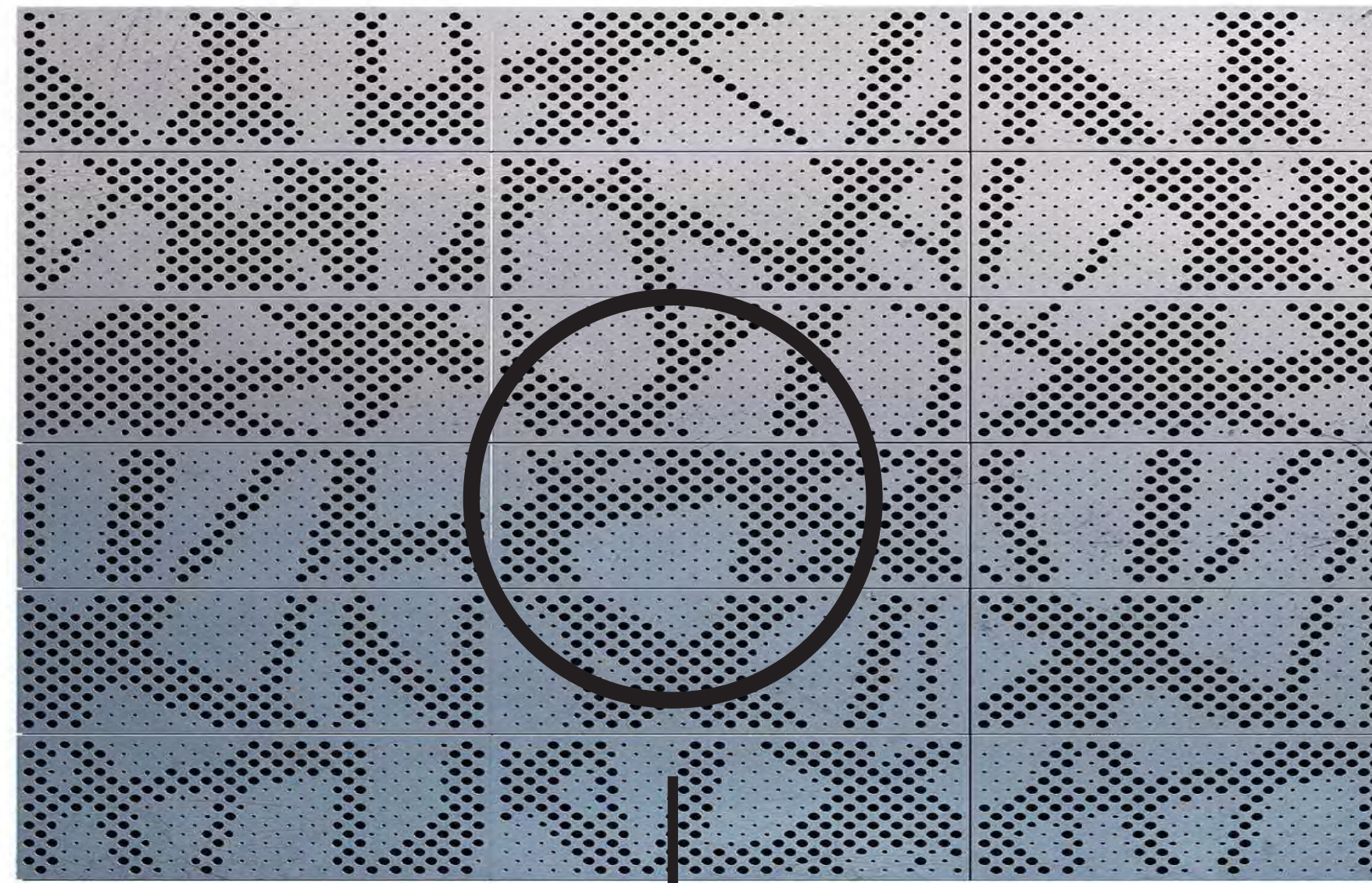


LIGHT BRICK

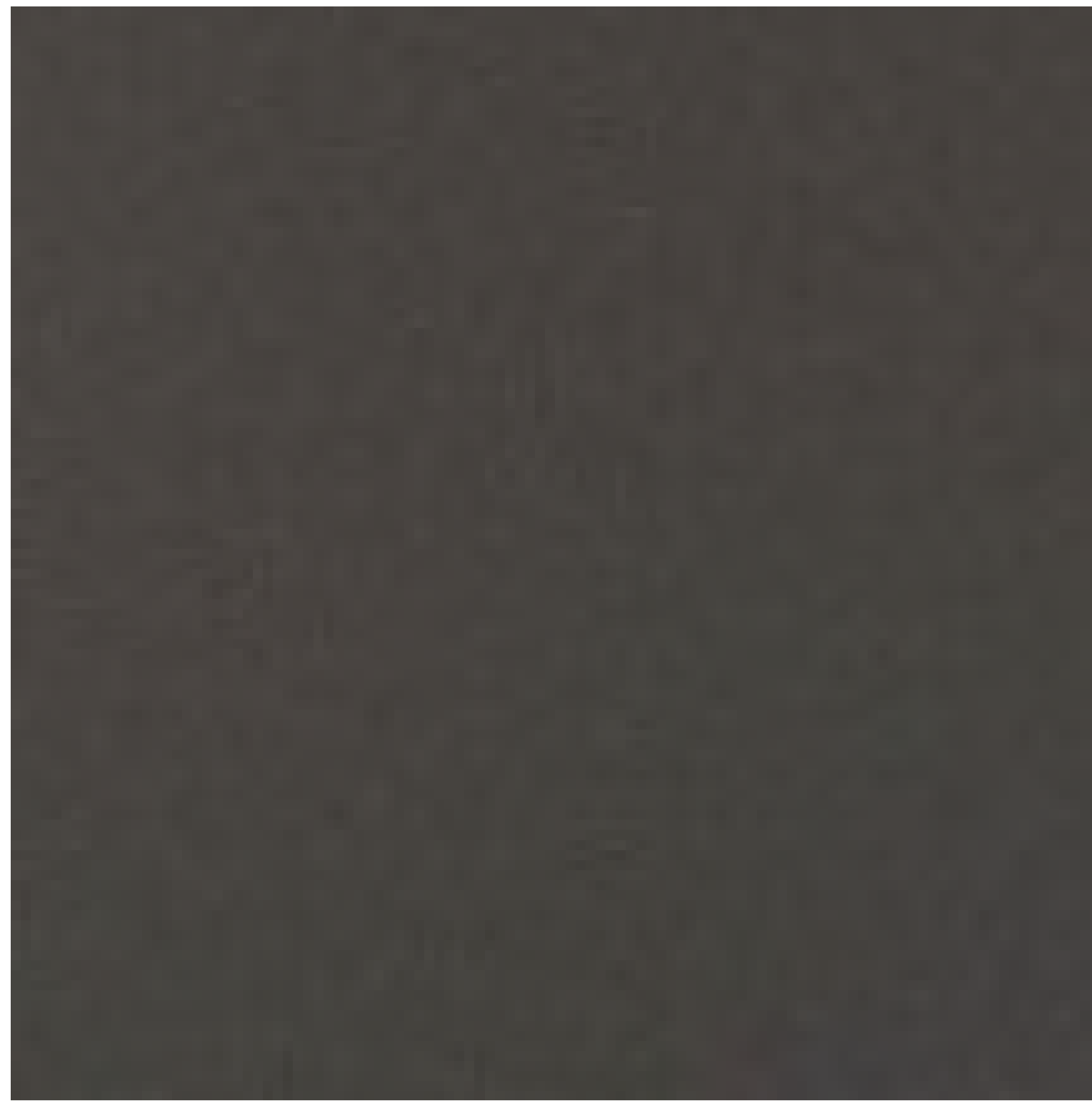


DARK BRICK (IRON SPOT)





PREFORATED METAL FORMING PATTERN OF WINDOW MUNTINS



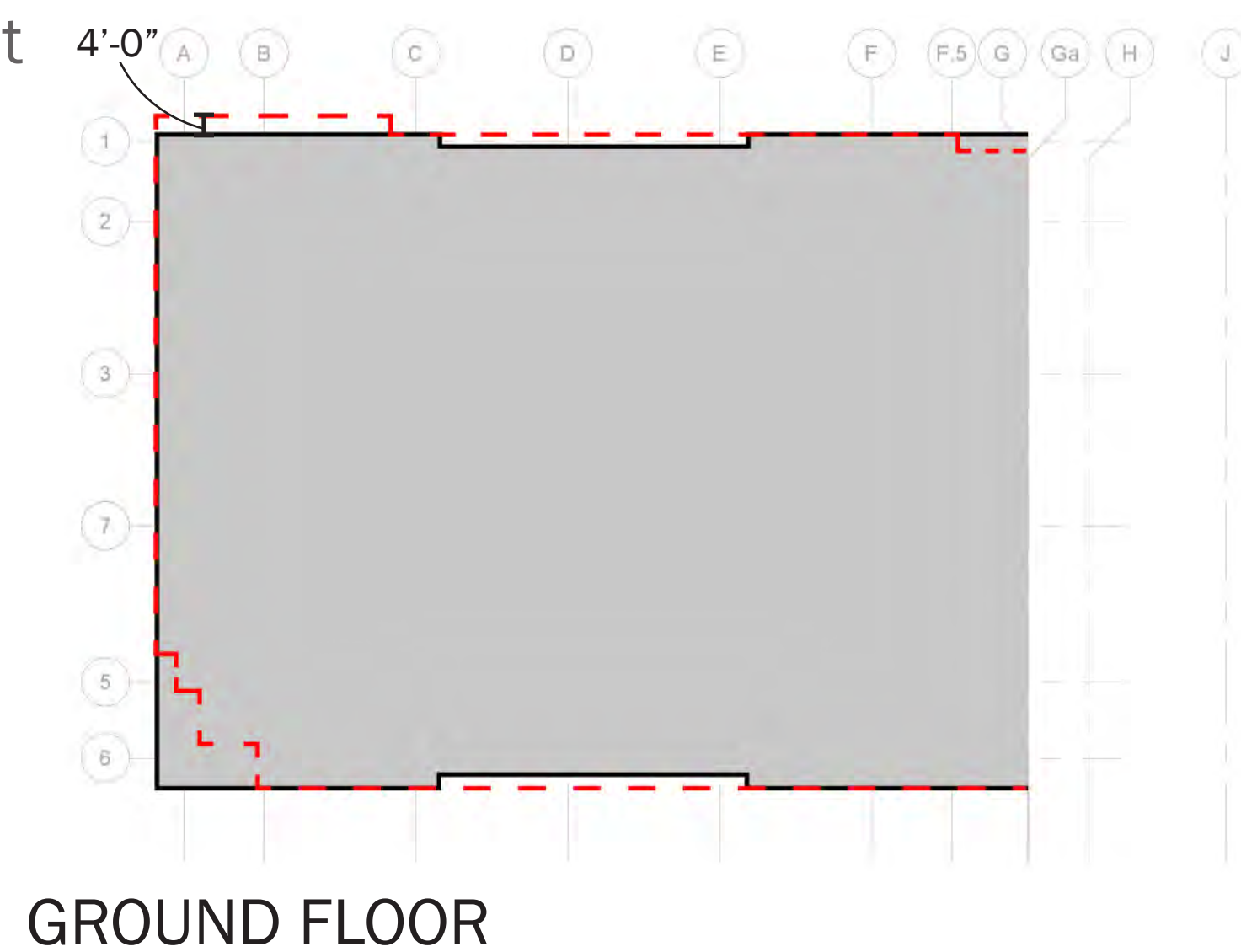
METAL PANELS, SLAB EDGE COVERS, AND WINDOWS





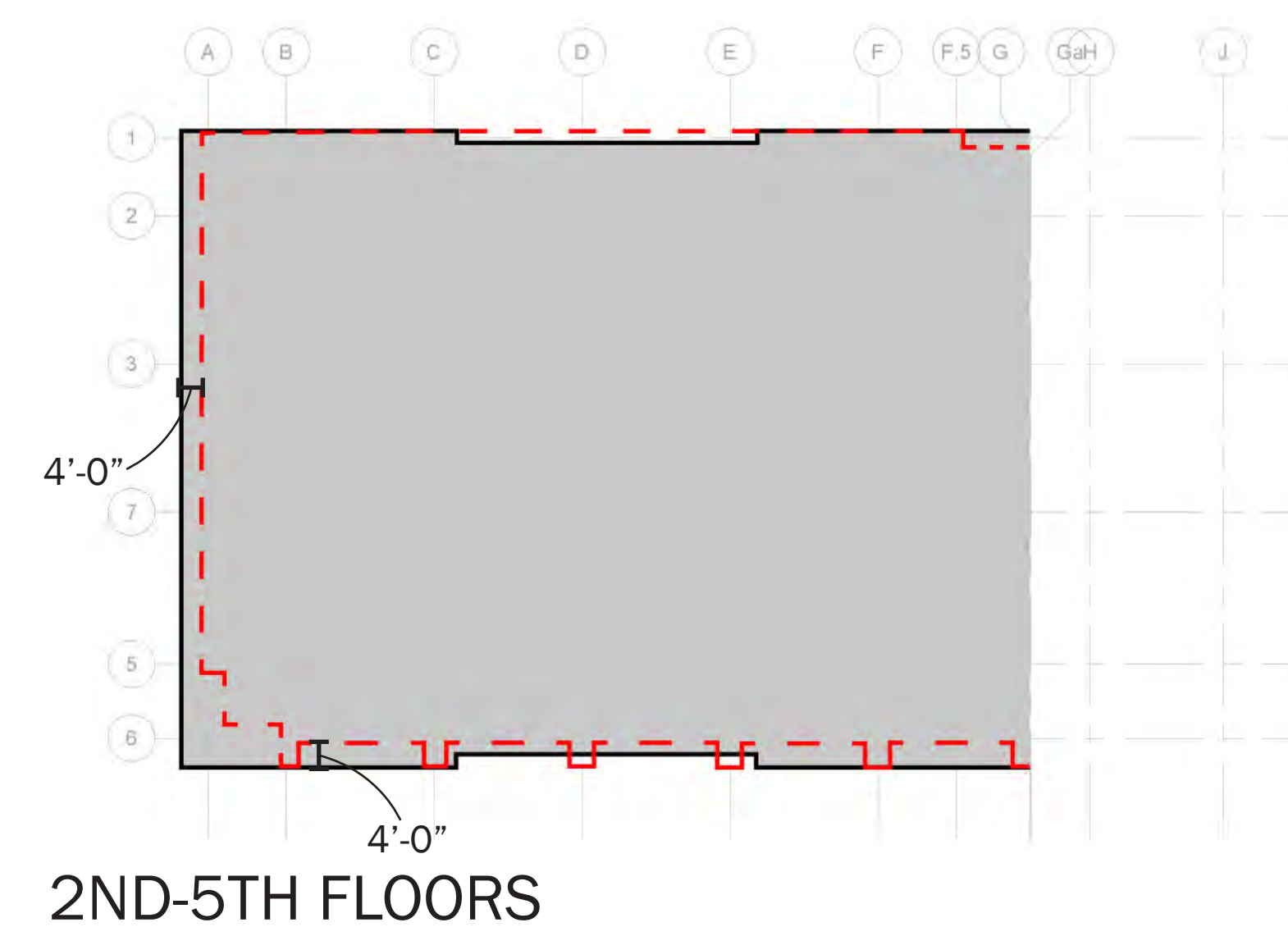
## GROUND FLOOR: LOBBY & BACK OF HOUSE

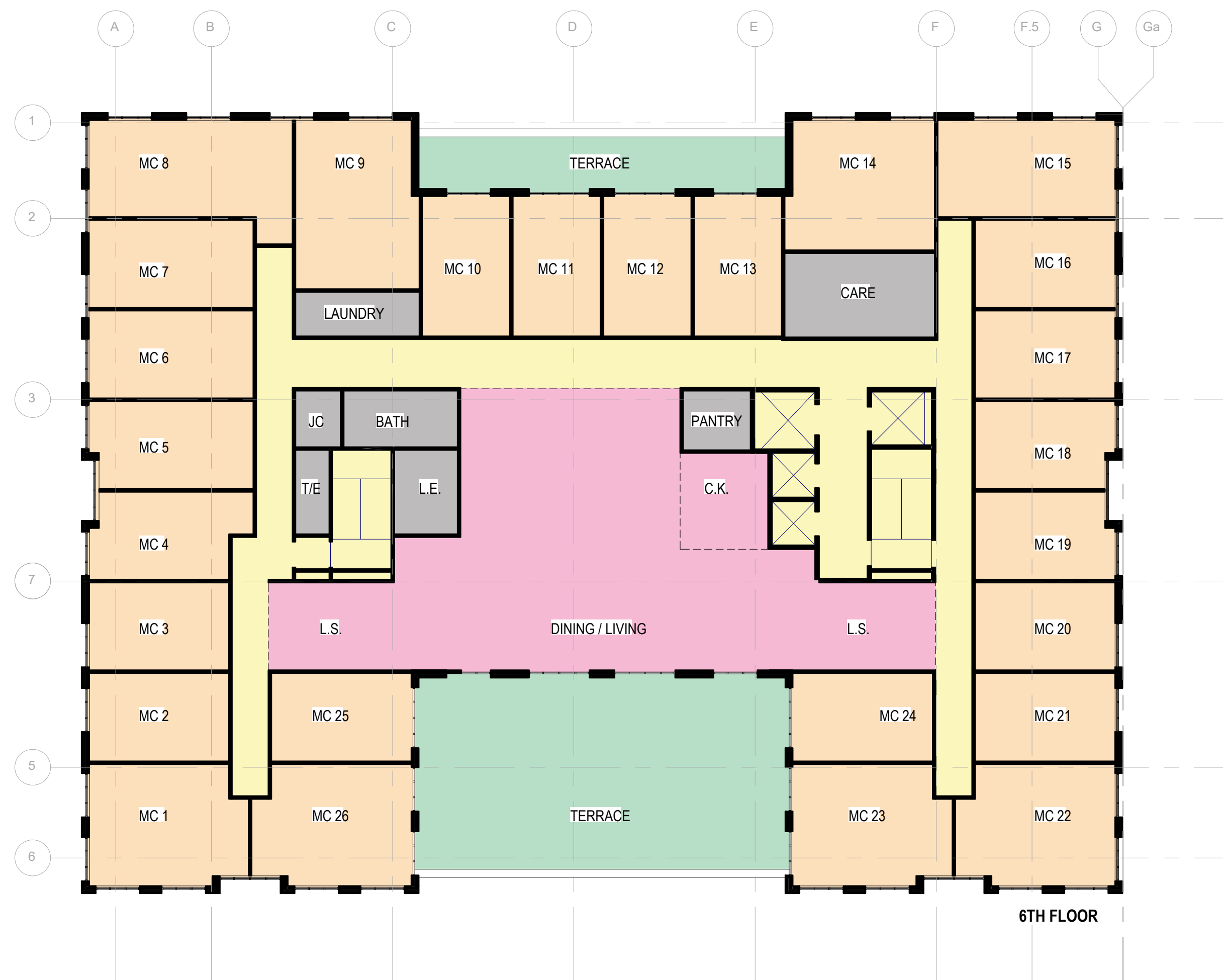
- No changes to the Ground level plan except SE corner
- Building entry at John Carlyle Street
- Services at Hooff's Run Drive as approved
- Loading dock location unchanged
- 22' Setback from the face of curb on John Carlyle Street to face of building is maintained



## 2ND-5TH FLOORS: PARKING

- Garage entrance, drive aisles and overall parking layout unchanged
- Eliminated Shuttle elevators

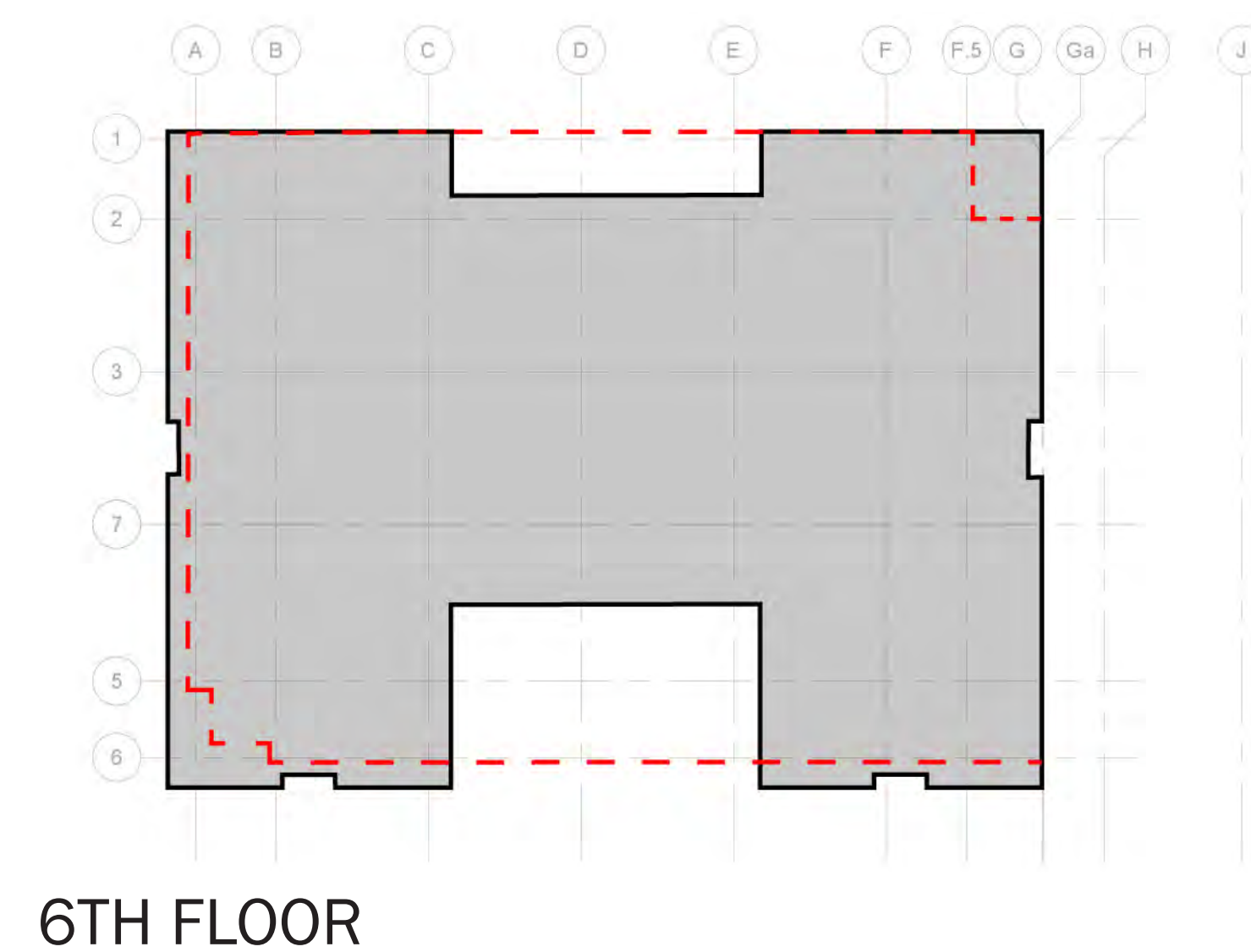




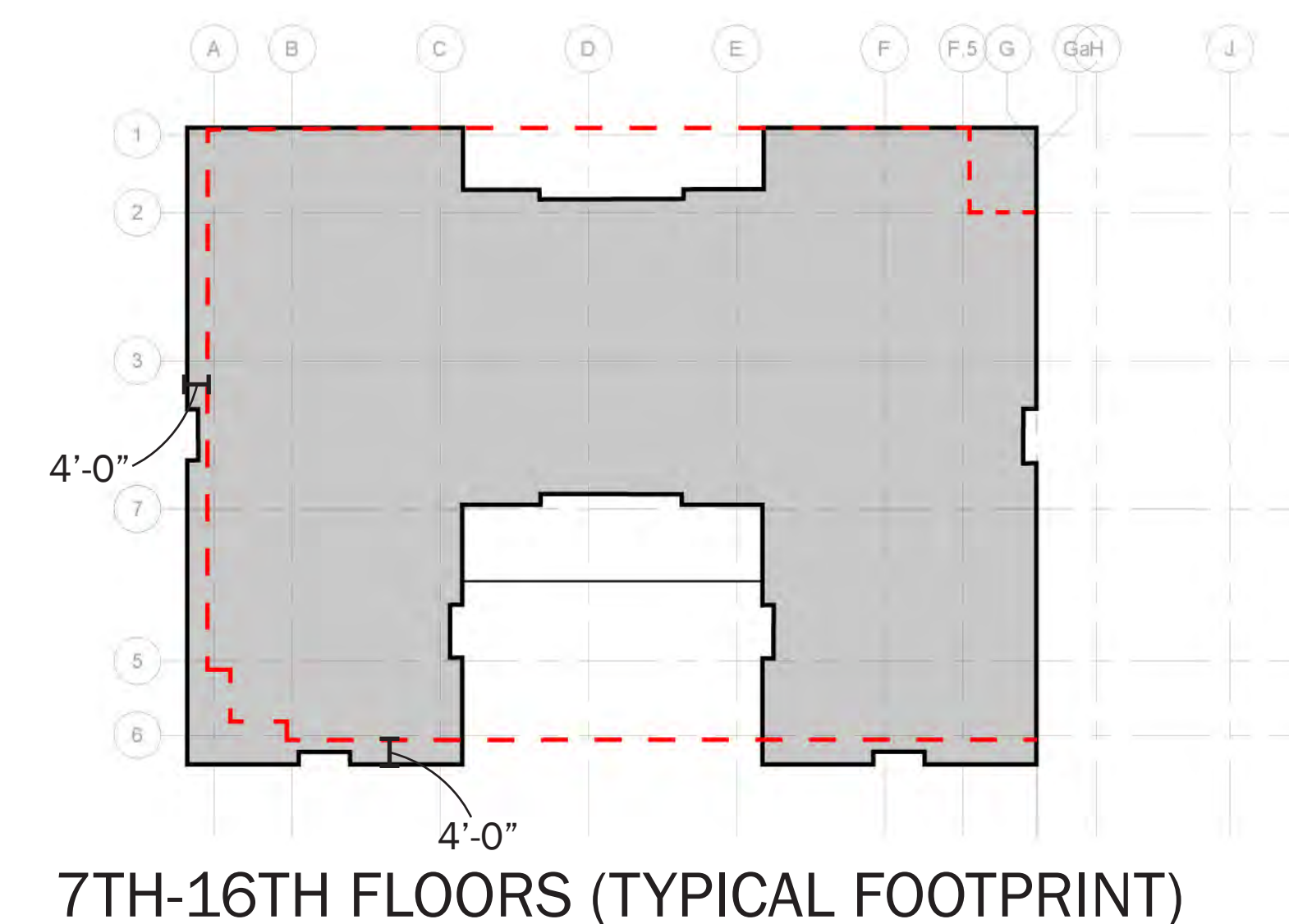
## 6TH FLOOR: MEMORY CARE

### FLOOR PLAN:

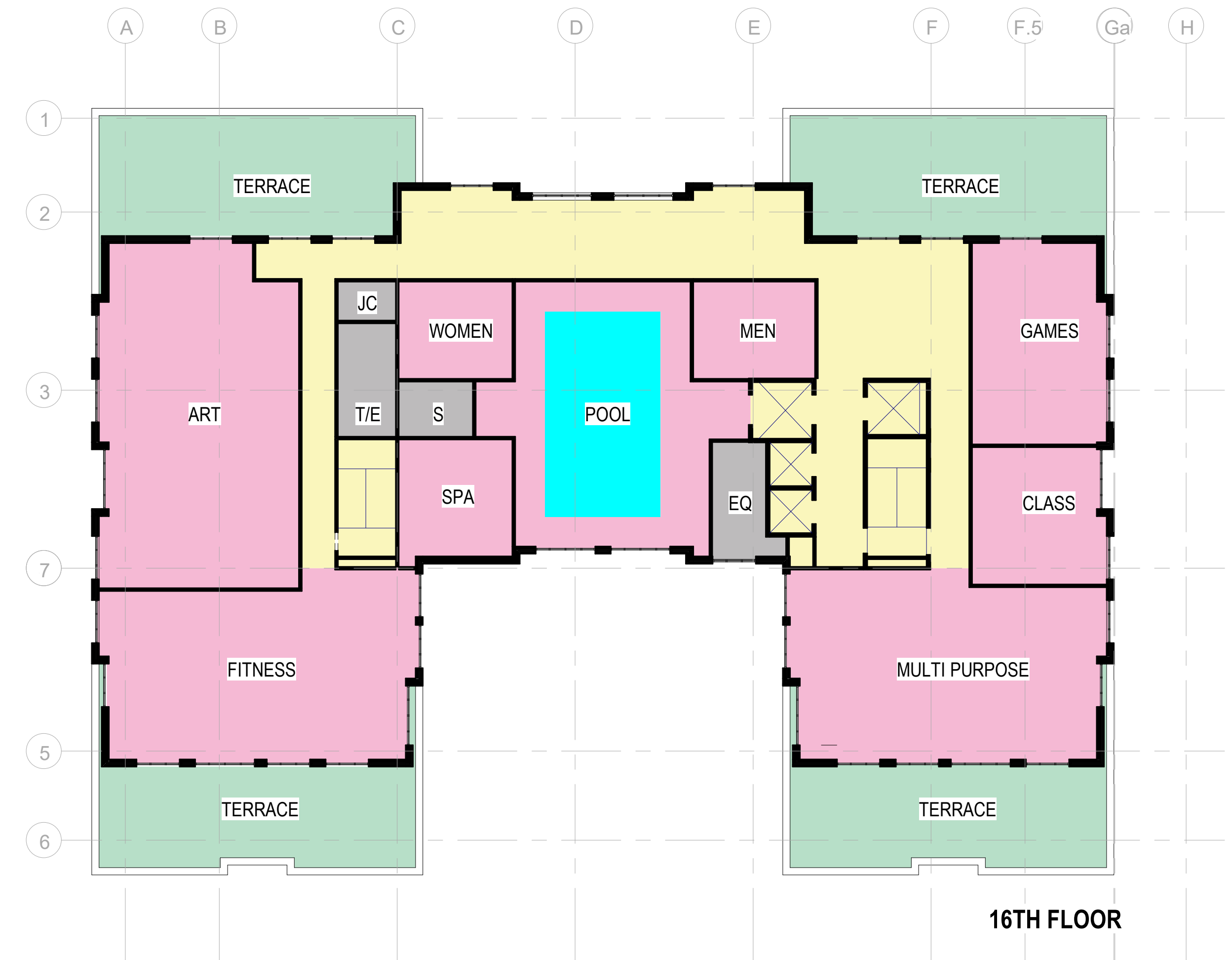
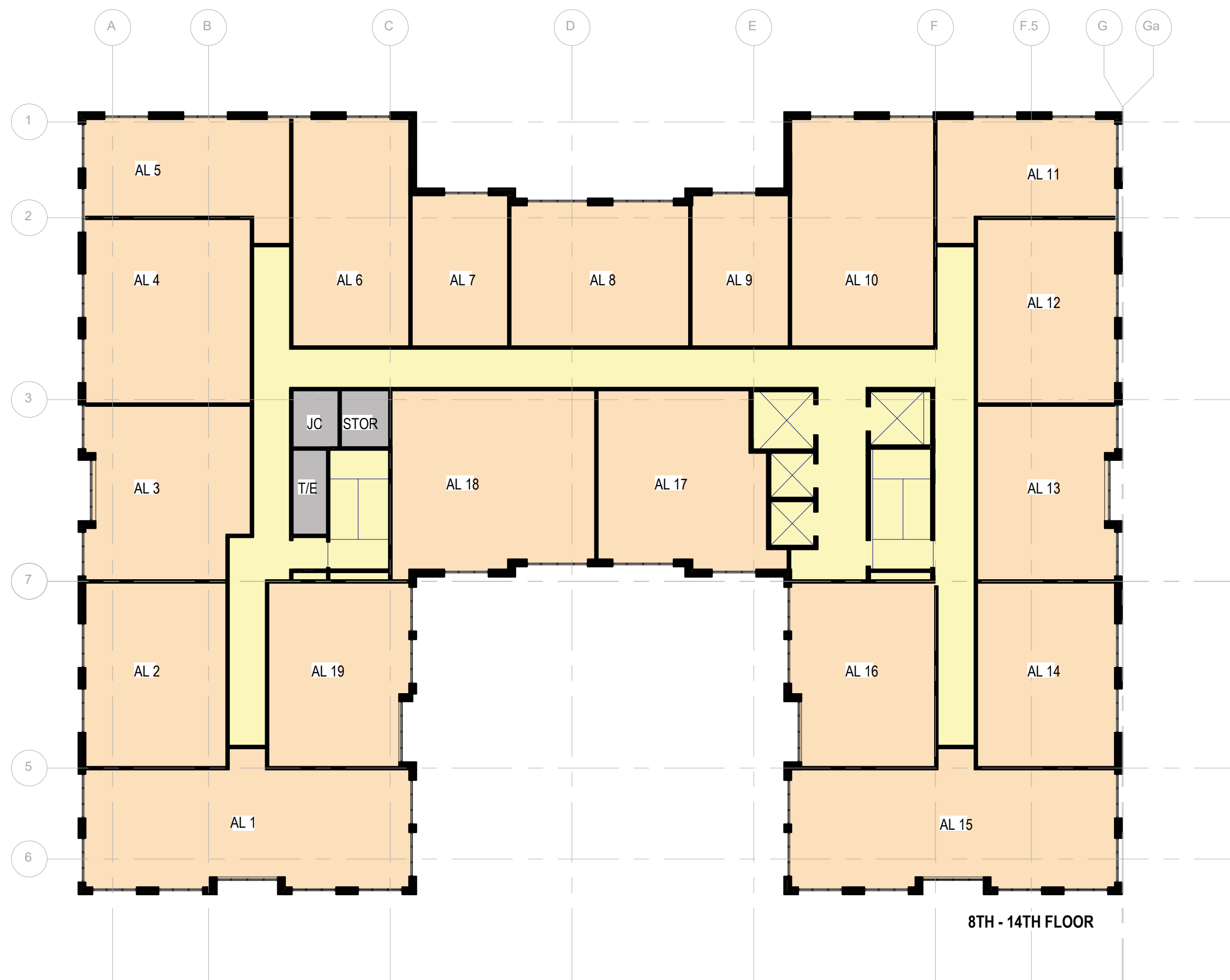
- U shape for Senior Living in lieu of rectangle (old office plan)



## 7TH FLOOR: ASSISTED LIVING AMENITY

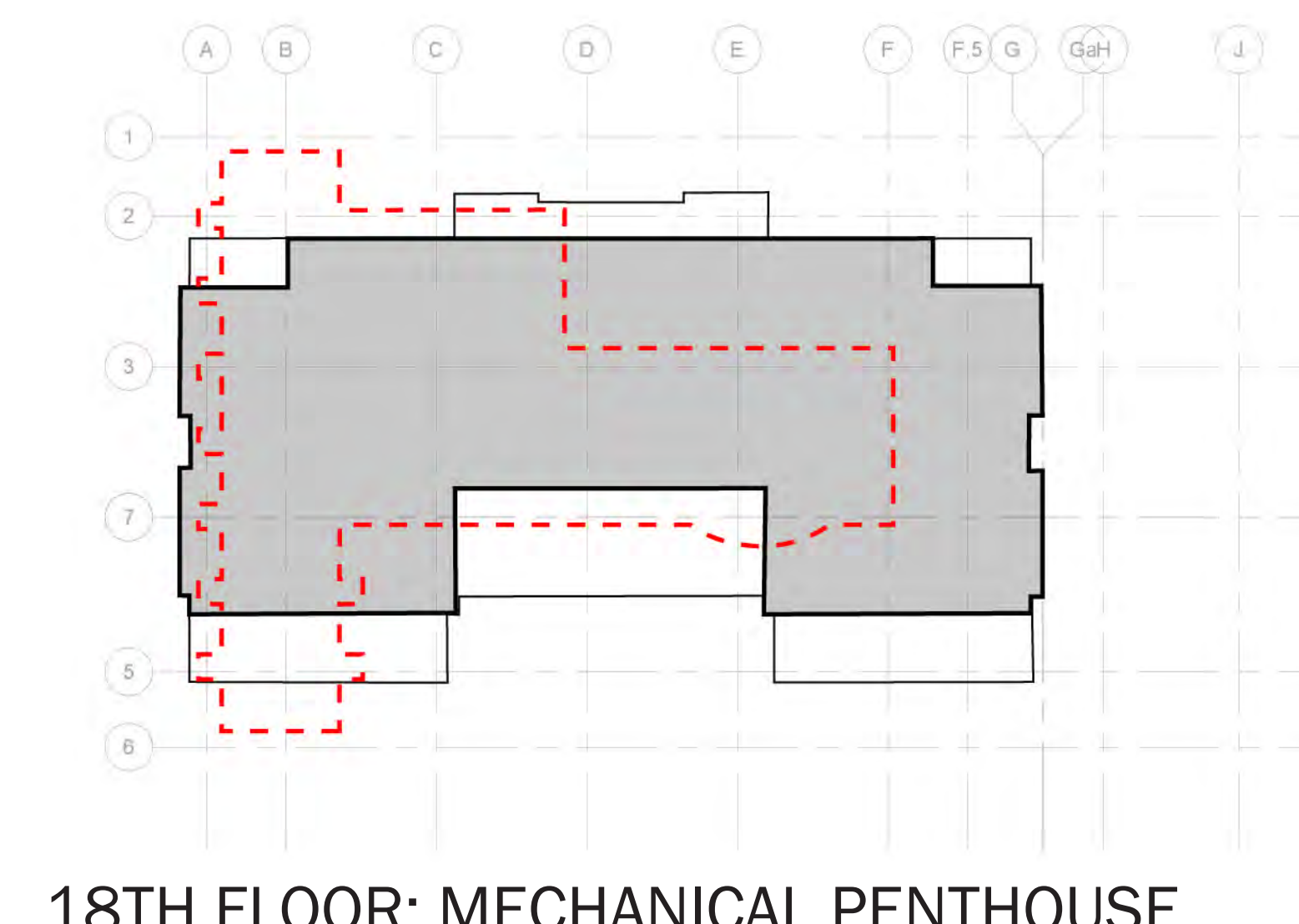
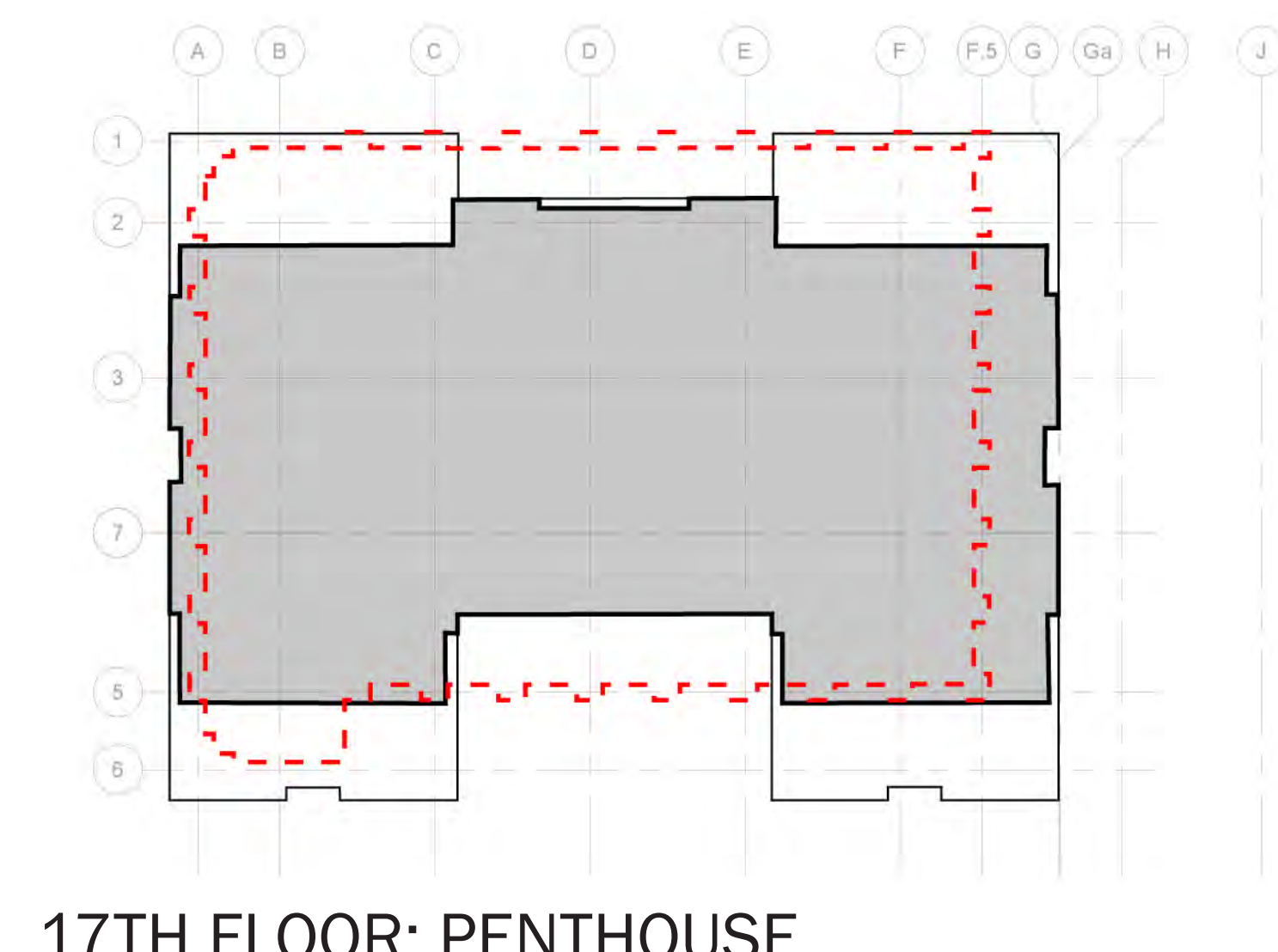
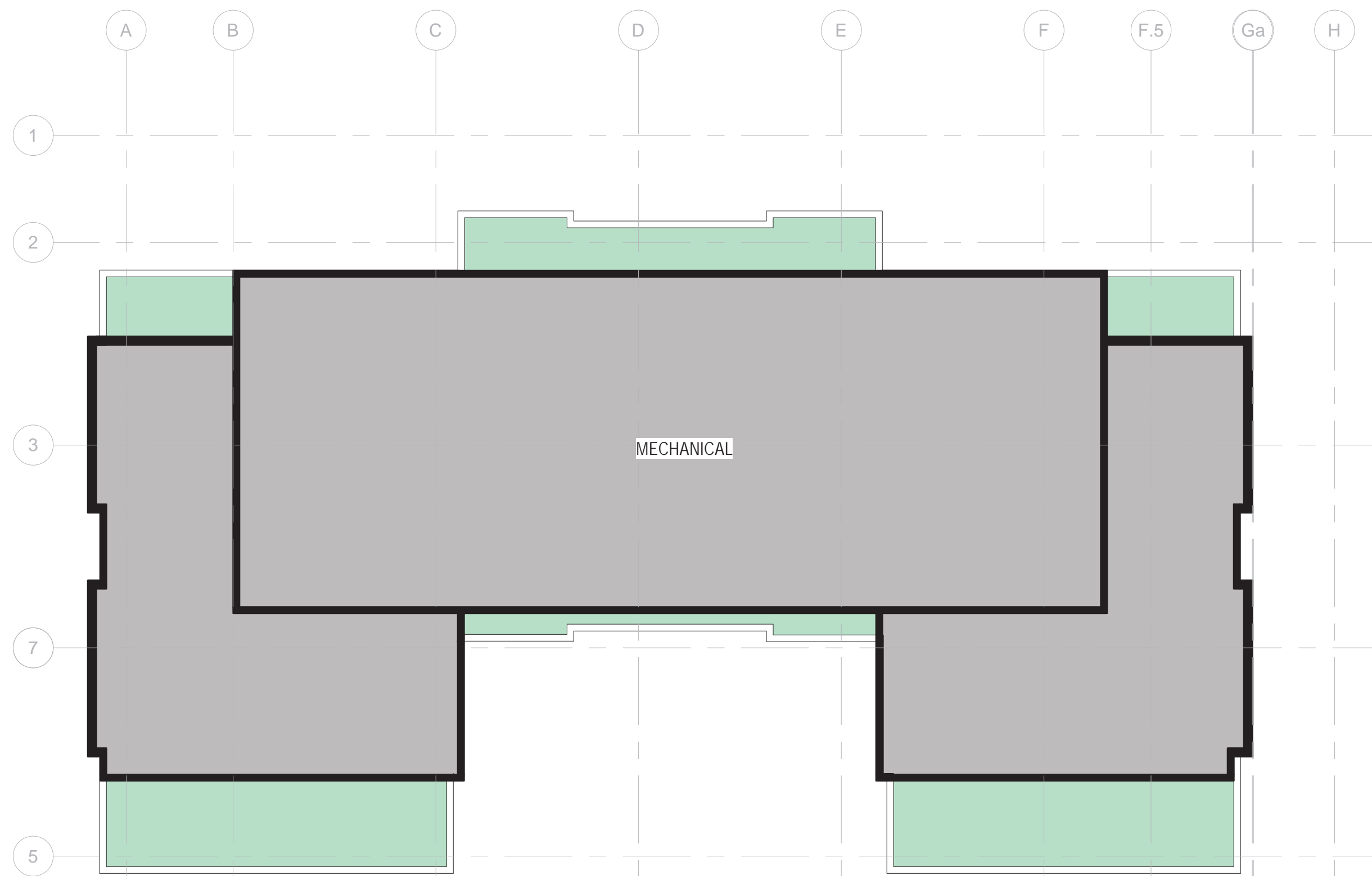






8TH-16TH FLOORS: ASSISTED LIVING

17TH FLOOR: PENTHOUSE AMENITY



18TH FLOOR: MECHANICAL PENTHOUSE

17TH FLOOR: PENTHOUSE

18TH FLOOR: MECHANICAL PENTHOUSE



