

DESIGN REVIEW BOARD WORK SESSION

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

Application	General Data		
Project Name: 765 John Carlyle – South Tower Location: Block P – Carlyle CDD	DRB Date:	August 27, 2020	
	Site Area:	Block P – Carlyle CDD	
	Zone:	CDD #1	
	Proposed Use:	Senior Living	
Applicant: Carlyle Plaza, LLC c/o McGuireWoods LLP	Gross Floor Area:	246,223GFA	

Purpose of Application: Conceptual review of the height, scale and massing for a proposed senior living tower in Block P, Carlyle CDD.

Staff Reviewers:Robert M. Kerns, AICP robert.kerns@alexandriava.gov
Thomas H. Canfield, AIA tom.canfield@alexandriava.gov
Nathan Imm Nathan.imm@alexandriava.gov
Carson C. Lucarelli carson.lucarelli@alexandriava.gov

DRB COMMENTS OF JUNE 22, 2020 WORK SESSION – SUMMARY: 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 willd 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 <u>DRB website</u>. An early preconcept 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 10th, 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 22nd 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 onstructure 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 screeningin 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.







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.



PREFORATED METAL FORMING PATTERN OF WINDOW MUNTINS

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.





Carlyle/Eisenhower East Design Review Board (DRB) Application

PROJECT NAME: Carlyle Block P	BLOCK: P
ADDRESS OF PROJECT: 765 John Carly	le Street and 1900 Eisenhower Avenue
APPLICATION FOR REVIEW OF: (Check ↓ Building ↓ Concept _ Fir []Sign []Awning []Other:	nal
APPLICANT Name: Jonathan P. Rak, Mo	GuireWoods LLP, on behalf of Carlyle Plaza LLC
Address: <u>1750 Tysons Boulevard, S</u>	Suite 1800, Tysons VA 22102
Phone:703-712-5411	Email Address:jrak@mcguirewoods.com
ARCHITECT/DESIGNER Name: Perkins E	Eastman
Address:	
Phone:	Email Address:
PROPERTY OWNER Name: Carlyle Plaza	LLC
(if different from APPLICANT) Address: <u>300 Chapel Hill Lane PO Box 797 B</u>	
Phone:	Email Address:
DESCRIBE THE REQUEST BRIEFLY: R	eview 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 W	N. 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 <u>at least a week prior to filing</u> 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. <u>Staff will notify applicants of any suggested design/content revisions to submissions to be made by the filing deadline.</u>
- A schedule of submission dates is maintained in the Department of Planning and Zoning and is also posted at: <u>http://alexandriava.gov/planning/info/default.aspx?id=43130</u>
- 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). <u>New material may not be submitted or presented at the DRB hearing.</u>
- 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 <u>Buildings in CONCEPT REVIEW*</u>:

	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
<u>Zoning</u>	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
\checkmark	included and listed separately) Net square feet (NSF) of floor area, total and listed by use
<u> </u>	Existing and proposed floor-area-ratios
<u> </u>	Open space total provided and broken down by ground-level space and usable space provided
<u> </u>	_Open space total provided and broken down by ground-level space and usable space provided
<u> </u>	Height of each building above average finish grade
<u> </u>	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 pla	n/architecture:
V	Color Site plan at appropriate scale, showing approved uses & heights for adjacent properties
-V	Color Landscape concept plan showing hardscape and planting areas, trees, street furniture, etc.
-V	Color typical floor plans at min. $1/16'' = 1'-0''$ for all levels including roof
Ţ,	Building elevations in color at min. $1/16'' = 1'-0''$ of all building faces with materials labeled,
•	rendered with shadows and keyed to plans
\checkmark	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
$\underline{\checkmark}$	Enlarged details (plan/section/elevation) of typical bays at pedestrian level as required
<u> </u>	Street-level perspective views in color
$\overline{\mathbf{V}}$	Building solid/void area ratio calculation drawings and tabulations

Carlyle/Eisenhower East Design Review Board (DRB) Application Checklist for <u>Buildings in FINAL REVIEW*</u>:

____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 <u>Signs, Awnings, Other</u>:

Submit twelve (12) 11"x17" (minimum size) collated, stapled color sets (w/pages numbered) and <u>one (1) 11"x17" 120 dpi resolution PDF file</u> 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



JM ZELL PARTNERS & TRAMMELL CROW COMPANY

DRB - SOUTH TOWER REVISION

AUGUST 14, 2020

DRAWING INDEX

• Cover Page 1
• Drawing Index 2
Design Revision Summary 2
• Design Goals · · · · 2
• Approved Site Plan
• Colored Site Plan 4
• Colored Landscape Plan 5
• Approved & Proposed Use, Stories, Height, Parking Area and
• Zoning Tabulation
• Façade Precedents
• Rendering
 Perspectives East Aerial Perspective East Facade Perspective West Aerial Persepctive West Facade Perspective South Aerial Perspective South Aerial Perspective 14
 Elevations & Section -East Elevation -West Elevation -South Elevation -Section 19
• Facade Solid-Void
 Exterior Materials Building Materials Building Materials Garage Openings Building Materials 23
 Proposed Floor Plans -Ground Floor & 2nd-5th Floor -6th & 7th Floors 26 -8th-17th Floors & Roof Plan 27
• Block P Conditions 28



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

- Proposed Floor to floor heights: (19.08', 9.5', 8.67', and 8.67')

 - 8th- 15th floors: 10.67'
 - 16th floor: 11'
 - 17th floor: 20'

DRAWING INDEX & DESIGN GOALS & DESIGN REVISION AUGUST 14, 2020

DRB - SOUTH TOWER REVISION

• Overall height: From 183.43' to 205.67'

• Stories: From 16 stories to 17 stories (excluding mechanical penthouse)

- 1st – 4th floors: Eliminated one garage floor, the floor to floor heights remained the same

2

- 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

• 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

PERKINS —

EASTMAN



JM ZELL PARTNERS & TRAMMELL CROW COMPANY

DRB - SOUTH TOWER REVISION

APPROVED SITE PLAN AUGUST 14, 2020







DRB - SOUTH TOWER REVISION

COLORED SITE PLAN AUGUST 14, 2020





DRB - SOUTH TOWER REVISION

COLORED LANDSCAPE PLAN AUGUST 14, 2020

APPROVED 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

PERKINS — EASTMAN

JM ZELL PARTNERS & TRAMMELL CROW COMPANY

PROPOSED MASSING



- PROPOSED USE: North Tower unchanged, South Tower Senior Living
- PROPOSED STORIES: 17 stories
- Ground, 4 levels of parking, and 12 levels of Senior Living
- floor (amenity penthouse).
- PROPOSED PARKING: Maximum of 440 in the garage
- PROPOSED FAR: 4.08

DRB - SOUTH TOWER REVISION

APPROVED & PROPOSED HEIGHT, STORIES, & AREAS

• PROPOSED HEIGHT: South Tower 205.67' from average finish grade to the top of the 17th

• Mechanical Penthouse: 17' above the amenity penthouse (height and location of the me-

chanical penthouse to be modified based on the final system selection)

• PROPOSED AREA: Proposed design including both buildings has a density of 387,550 sf

• PROPOSED MASSING: U shape for South Tower to accommodate the Senior Living layout

6

AUGUST 14, 2020

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 = TOTAL AREA OF TAX PARCEL = TOTAL EXISTING IMPERVIOUS AREA = TOTAL PROPOSED IMPERVIOUS AREA = TOTAL DISTURBED AREA =

2.18 AC (94,905 SF)* 4.57 AC (198,893 SF) 0.00 AC (00,000 SF) 1.47 AC (63,770 SF) 3.65 AC (159,070 SF)

*INCLUDES BUILDING AND JOHN CARLYLE STREET

ZONING TABULATIONS

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

LOT AREA:

PERKINS —

EASTMAN

85,693 SF

GROSS SQUARE FOOTAGE:

LEVEL	OFFICE	SENIOR LIVING	PARKING	RETAIL	РН	TOTAL
GROUND	13,364	22,662		12,025		48,051
P2		2,000	42,755			44,755
Р3		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
TOTAL	147,585	246,223	180,453	12,025	6,933	593,219

JM ZELL PARTNERS & TRAMMELL CROW COMPANY

FLOOR AREA RATIO

OPEN SPACE

AVERAGE FINISHED GRADE

HEIGHT

TOTAL HEIGHT ALLOWED UND TOTAL HEIGHT PROPOSED NORTH SOUTH TOTAL PROPOSED SUBGRADE

* LAST OCCUPIED LEVEL

SETBACKS

RONT
SIDE
SIDE
REAR

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
TOTAL	138,502	237,023	12,025	387,550

FRONTAGE

PARKING SPACES

LOADING SPACES

DWELLING UNITS

MEMORY CAR ASSISTED LIVIN

UNITS PER ACF

DRB - SOUTH TOWER REVISION

EXISTING

N/A

PROPOSED

4.08 (FULL BLOCK P SITE)

<u>REQUIRED</u>		PROVIDED		
40%	= 26,277 SF	GROUND LEVEL	13,114 SF	
		SIXTH FLOOR	4,484 SF	
		ROOF TERRACE	10,000 SF	
		TOTAL PROVIDED	27,598 SF =	42%

30.07'

DER CARLYLE SUP	STORIES 10-15	HEIGHT 200	AVERAGE FINISH GRADE
I TOWER	13*	140.26'	30.07
ITOWER	17*	205.67'	30.07
PARKING LEVELS	0		

	PROPOSED	AS REQUIE	RED BY CARLYLE SUP #2006-0042	
	22'	JOHN CARLYLE STREET (TO FACE OF CURB)		
	42'	EISENHOWER AVENUE (TO EX. ROW)		
	30'	PROPOSED	FIRE LANE (TO EX. PROPERTY LINE)	
	NONE	HOOF'S RU	N (TO EX. FACE OF CURB)	
	<u>REQUIRED</u>		PROPOSED	
	N/A		N/A	
	COMPACT	189		
	STANDARD	242		
	ADA	7		
	ADA VAN	2		
	TOTAL	440		
	<u>REQUIRED</u>		PROVIDED	
	2		2	
	20			
D LIVING				
TOTAL	. 186			
	85.3211			
	03.3411			

ZONING TABULATION

AUGUST 14, 2020

- Brick details and depth
- Window pattern
- Clean details

- Base and top concept
- Residential look
- Punched openings









• Window pattern and corner window

DRB - SOUTH TOWER REVISION

- Brick detailing and depth
- Top and base concept

FACADE PRECEDENTS AUGUST 14, 2020



PERKINS – EASTMAN

JM ZELL PARTNERS & TRAMMELL CROW COMPANY

DRB - SOUTH TOWER REVISION







DRB - SOUTH TOWER REVISION

AUGUST 14, 2020

- 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





DRB - SOUTH TOWER REVISION



PERSPECTIVE - EAST FACADE AUGUST 14, 2020



EASTMAN

DRB - SOUTH TOWER REVISION

AUGUST 14, 2020

 Activate streetscape with Senior Living (Retail-like) storefronts







JM ZELL PARTNERS & TRAMMELL CROW COMPANY

DRB - SOUTH TOWER REVISION

PERSPECTIVE - WEST FACADE AUGUST 14, 2020



~



DRB - SOUTH TOWER REVISION

PERSPECTIVE - SOUTH AERIAL AUGUST 14, 2020



PERKINS — EASTMAN

JM ZELL PARTNERS & TRAMMELL CROW COMPANY

DRB - SOUTH TOWER REVISION

PERSPECTIVE - SOUTH GROUND AUGUST 14, 2020





DRB - SOUTH TOWER REVISION











DRB - SOUTH TOWER REVISION



WEST FACADE

AUGUST 14, 2020





DRB - SOUTH TOWER REVISION



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





HOOFFS RUN DR



JM ZELL PARTNERS & TRAMMELL CROW COMPANY



DRB - SOUTH TOWER REVISION

SECTION AUGUST 14, 2020



JOHN CARLYLE ST

17'-0"	4	
20'-0"		
11'-0"		
10'-8"		
10'-8"		
10'-8"		
10'-8"		
10'-8"		
10'-8"		
10'-8"		
10'-8"		
14'-0"	205'-8"	
14'-0"		
13'-5"		
8'-8"		
8'-8"		
9'-6"		
19'-1"		
	-	

EAST FACADE SOLID-VOID



WEST FACADE SOLID-VOID



SOLID VOID

52% 48% SOLID VOID



JM ZELL PARTNERS & TRAMMELL CROW COMPANY

SOUTH FACADE SOLID-VOID

56% 44%

SOLID	49%
VOID	51%

TOTAL BUILDING SOLID VOID

54% 46%

DRB - SOUTH TOWER REVISION

NORTH FACADE SOLID-VOID



SOLID VOID

55% 45%



Dark Metal Panel @ Mechanical & Amenity Penthouse

Glass Railing @ Penthouse

Dark Metal Panel

Alumimum Window System

Light Brick

Dark Brick

Metal Canopy @ Building Entrance

Fabric Awning

Aluminum Storefront

JM ZELL PARTNERS & TRAMMELL CROW COMPANY





DRB - SOUTH TOWER REVISION

BUILDING MATERIALS AUGUST 14, 2020



CORNICE



LIGHT BRICK



DARK BRICK (IRON SPOT)







DRB - SOUTH TOWER REVISION

BUILDING MATERIALS AUGUST 14, 2020



PREFORATED METAL FORMING PATTERN OF WINDOW MUNTINS

PERKINS —

EASTMAN

JM ZELL PARTNERS & TRAMMELL CROW COMPANY

DRB - SOUTH TOWER REVISION



GARAGE OPENINGS AUGUST 14, 2020



METAL PANELS, SLAB EDGE COVERS, AND WINDOWS



JM ZELL PARTNERS & TRAMMELL CROW COMPANY



DRB - SOUTH TOWER REVISION

BUILDING MATERIALS AUGUST 14, 2020



GROUND FLOOR: LOBBY & BACK OF HOUSE

- No changes to the Ground level plan except 4'-0" (a) SE corner
- Building entry at John Carlyle Street
- Services at Hooff's Run Drive as approved
- Loading dock location unchanged

PERKINS —

EASTMAN

• 22' Setback from the face of curb on John Carlyle Street to face of building is maintained

GROUND FLOOR

JM ZELL PARTNERS & TRAMMELL CROW COMPANY





2ND-5TH FLOORS: PARKING

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



DRB - SOUTH TOWER REVISION





6TH FLOOR: MEMORY CARE

FLOOR PLAN:

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





JM ZELL PARTNERS & TRAMMELL CROW COMPANY

DRB - SOUTH TOWER REVISION











8TH-16TH FLOORS: ASSISTED LIVING



PERKINS — JM ZELL PARTNERS &

EASTMAN

TRAMMELL CROW COMPANY

DRB - SOUTH TOWER REVISION





17TH FLOOR: PENTHOUSE AMENITY



Condition

total ...

41. Each building to be constructed within the project area shall be included in a final site plan, meeting all applicable requirements of the city's then approved and released on 6/28/2008, and will be existing site plan ordinance and filed with the Department of T&ES, and no construction of any building may commence until a final site plan encompassing the building has been approved and released by the department.

60. Upon issuance of this special use permit by city council under section 7-6-28(i) of the Alexandria City Code and so long as all conditions set out in this permit, including the conditions in ¶ ¶ III-62, -63, -64 and -65 below, and in the permit issued by council under section 7-6-325 of the City Code are satisfied, applicant shall be entitled to develop the project area 371,886 gsf, consisting of 342,162 gsf of office, and in accordance with the following schedule of uses and 29,724 gsf of retail. "gross square footage," as that term is defined below:

use	gsf
office office with no more than	1,797,500
one parking space per 1,000 gsf	
courthouse	
residential	
hotel	
retail and health club	
day care center	

"Gross square footage" shall mean the sum of all horizontal areas under a roof or roofs, measured from the exterior faces of walls or from the centerline of party walls, excluding (i) penthouses and other structures containing heating, cooling, ventilating and related equipment and not susceptible to storage or occupancy, (ii) areas uses exclusively for the parking of motor vehicles and ancillary areas (e.g., elevator lobbies and shafts, and stairwells, serving such parking areas), whether above or below grade, (iii) attic space less than 7 feet, 6 inches in height, and (iv) areas dedicated solely to pedestrian

'skywalks, arcades, tunnels and bridges' as identified on the preliminary plan for the PTO project, provided that all such connections across public streets shall be underground. In the event any of the conditions referenced above in this paragraph are not satisfied, this permit shall, unless otherwise provided by city council, become null and void as to all development

Applicant Response

Applicant acknowledges the need to comply with Condition 41. An existing Final Site Plan for Block P was amended consistent with the approved designs for Block P.

The allocation of GSF in condition 60 reflects the original SUP approval and has not been revised to reflect the numerous subsequent amendments increasing office and reducing residential. Per SUP 2018-0039, the most recent approval for Block P, Block P is approved and planned for development of up to

Applicant's proposal for a revised design for both the South and North Towers of Block P, along with a corresponding approval by the City Council of an SUP Amendment to permit the conversion of approved office to an elderly housing use (classified as residential per the Carlyle SUP), shall result in a total level of development across the Carlyle SUP at or below the approved total maximum GSF.

As proposed, Block P would be developed with 237,023 gsf of residential(elderly housing) 6,907,000 development on the South Tower, and 138,502 gsf of office development with 12,025 gsf of retail on the North Tower, for a total of 387,550 gsf. This represents an increase of 15,664 gsf.

> Per the Land Use Allocation Table (included as Attachment 1 to the Staff Report for SUP #2018-0039), the total allocated gsf for the entire Carlyle SUP is 6,888,222 gsf. Applicant's proposal would raise the total floor area allocated under the Carlyle SUP to 6,903,886 gsf, still below the 6,907,000 gsf originally approved.

deemed a major revision under this paragraph. In naking this "major or minor" determination, the Directors shall be guided by the following criteria:	
a. any significant change in the use of a puilding shall be a "major" revision	
 any significant change to a building footprint, ncluding one which reduces the footprint, shall be a 'major'' revision 	
any significant increase to a building envelope shall be a "major" revision	
d. any significant increase to the square footage of a building shall be a "major" revision	
Notwithstanding any other provision in this permit to the contrary, in approving a "major" revision to the Plan of Development which is requested by applicant, city council may, in its sole discretion, adopt other revisions to the development plan, including to the terms and conditions in this permit; provided, that, prior to any council approval of a "major" revision, applicant shall have the opportunity to withdraw its request for the revision.	
58. For all blocks within Carlyle, the Design Review Board:	Acknowledged.
a. shall approve the final design of each building to be constructed on the blocks or portions thereof, including but not limited to materials, color and architectural elements, and, in so doing, shall ensure that the design meets all applicable design guidelines in Plan of Development and the urban design policies stated below in this paragraph; and	
b. may approve minor changes sought	
by applicant to the design guidelines applicable to the blocks or portions thereof, but may not approve any ncrease in the height or gross square footage of any building or buildings to be constructed on the blocks or portions thereof or any change in the use or the square footage of any use approved for the blocks or portion thereof.	

within the project area on which construction has not commenced; provided, that it is understood and agreed that the United States of America (USA) as the owner of Lot 506 within the project area is not subject by law to the conditions herein, and that the failure of the USA as the owner of Lot 506 to comply with this Special Use Permit shall not void, nullify or otherwise invalidate the rights of the Applicant, its successors or assigns to develop the project area, in accordance with this Special Use Permit as amended. At such time, if ever USA conveys Lot 506 to a nongovernmental entity, that the owner of the lot and the lot itself shall be subject to the provisions of this Special Use Permit, and the lot shall become a part of the owner's association for the lands subject to this Special Use Permit.

The gross square footage numbers in this condition are all maximum development levels and may be reduced on a block-by-block basis by the applicant as development progresses, notwithstanding the provisions of R-65, and so long as development remains consistent with the overall concept plan for the development and the block-by-block design guidelines, as determined by the Director of Planning and Community Development.

request permission from city council to "transfer" of feet specified below for each "event," from the category of "residential" or "office with one parking space per 1,000 gsf" use (the "transferor use") to "office" use (the "transferee use"), subject to the provisions in ¶ III-62; provided, however, that no transfer may occur unless and until the "event" identified in subparagraph (a) occurs and Norfolk Southern has engaged in serious and constructive dialogue regarding the extension of the commuter rail line beyond Manassas as determined by the City Manager. Without council approval of a transfer request made under this paragraph, the transfer from "transferor" to "transferee" use shall not be undertaken. Council may deny a request made pursuant to this paragraph upon a finding that the increase in morning or afternoon peak hour traffic traveling to or from, respectively, the project area which will result from the requested transfer (i) exceeds the additional traffic-carrying capacity of the road system serving the project area which will result from the "event" and (ii) will have a significantly adverse effect upon the morning or afternoon peak

*	buildings should be oriented toward the
street and	designed to have a human scale at street
امريما	

* building design should encourage street lity by maximizing activity along the street and b creating many openings onto the street; * buildings should be articulated vertically,

as well as horizontally, in order to break up their * building entrances and lobbies should be

given architectural prominence; and * each building shall be compatible with and

enhance the design of adjacent buildings and all other development within the project area.

70A. The development of Block P shall be

consistent with the Design Guidelines dated

11/19/2009, the special use permit conditions contained herein, the approved transportation management plan, all applicable approvals and the following:

shall continue to be 29,724 sq. ft. and the retail space | for the senior living use on the South Tower, while shall comply with the following:

heights

A minimum	of 15 ft.	clear interio	or

A minimum depth of 40 ft. on John Carlyle Street and 60 ft. on Eisenhower Avenue.

iii. A portion of the retail space shall incorporate venting systems required for food preparation, exhaust vent shafts and grease traps, service corridors/areas to not preclude the provision for retail and/or restaurant uses.

f. The above grade parking on Eisenhower Avenue shall be setback a minimum of 30 ft and John Carlyle Street shall be setback a minimum of 22 ft. from the exterior building walls of the first and second floor of the street frontage.

g. The above grade parking on Hooff's Run Drive shall be architecturally treated to be in harmony with the overall building design and to screen interior lights, ceiling pipes, exposed row concrete etc.

h. The screening of the parking garages on John Carlyle and Eisenhower Avenue shall



JM ZELL PARTNERS & TRAMMELL CROW COMPANY



70A.I.: The retail pavilion referred to in 70A.I. no

longer exists; this was a proposed building that was shown across John Carlyle Street to the east on land that is now within Eisenhower East.

The Applicant's SUP Amendment proposal includes a reduction in potential retail for Block P, as the ground e. The amount of retail square footage | level of the proposed senior living building will be used being designed to mimic the appearance of active retail uses. 12,025 gsf of retail remains on the North

> Accordingly, Applicant will request an amendment to condition 70A.e. to reflect this revised number. There are no proposed changes to 70A.e. i through iii.

Applicant shall comply with relevant provisions of Condition 70A.f through h. No changes are proposed to the existing approved garage screening. See also Condition 101 response below.

Condition 70A.I is no longer possible, as the proposed retail pavilion was planned for a portion of Block P that was transferred to Block 32 and the EESAP.

hour traffic conditions on that road system. In addressing the standard in the preceding sentence, council shall consider, in addition to all other evidence, a study, prepared by a qualified consultant who has been selected jointly by applicant and the city and who is compensated by applicant and the city or, at the city's discretion, solely by applicant, which analyzes and compares the traffic impacts of existing development within the project area and the "transferor" use without the "event," and the traffic impacts of such existing development and the "transferee" use with the "event." Council shall decide a request made pursuant to this paragraph within 60 days of the filing with the city of the consultant study and, if a decision has not been made within that period, the request shall be deemed approved, unless applicant consents to an extension of the 60-day period. "Events" and the maximum number of gross square feet which they will support are as follows: a. commencement of construction of the collector/distributor roadway described in III-40:

500,000 gsf b. commencement of construction of the Clermont interchange: 500,000 gsf commencement of construction of the widening of the Wilson Bridge:

500,000 gsf c. commencement of construction of the Clermont interchange: 500,000 gsf commencement of

construction of the widening of the Wilson Bridge: 500,000 gsf

d. commencement of construction of the extension of Metro to Springfield: 500,000 gsf

e. commencement of construction of a flyover from westbound I-95 to Eisenhower Avenue at Stovall Street: 250,000 gsf

f. initiation of commuter rail operations from Fredericksburg and Manassas to Alexandria: 250,000

g. commencement of construction of Eastern Bypass to the Capital Beltway: 250,000 gsf

This paragraph does not limit or affect in any other manner applicant's right to transfer "office" or "office

be revised pursuant to Condition #102 contained	
herein.	
I. The height of retail pavilion shall be	
30 ft. tall to comply with condition # 76 as contained	
herein. 73A. Buildings shall be predominantly masonry	Advanted Final DDD submission will domenstrate
73A. Buildings shall be predominantly masonry (brick, stone, cast stone, precast) and predominantly	Acknowledged. Final DRB submission will demonstrat compliance.
with punched windows.	compliance.
76. At the build-to line, all buildings facing Duke	Acknowledged. Submitted building designs comply
Street, Holland Lane, Eisenhower Avenue, Second	with this requirement.
Street, Fountain Court and Retail Square shall be at	
least three stories. At the build-to line, all other	
buildings in the project area shall be at least two	
stories. The requirements of this paragraph shall not	
apply where the design guidelines are revised by City Council to modify streetwall requirements. (Amended	
SUP94-374).	
77. Within the project area, except along	Acknowledged. Submitted building design complies.
Eisenhower Avenue for the garages on the PTO	
property, the maximum uninterrupted streetwall	
length, without recesses or ground floor setbacks,	
shall be 150 feet, unless approved by the Director of	
Planning and Zoning. 92. Prior to the release of any final site plan.	
92. Prior to the release of any final site plan, applicant shall discuss with the city's Chief of Police,	Police comments were reviewed and addressed as par of review of FSP released 06-22-2008 and amended 02
or his designee, any security concerns of the Police	10-2012. Police comments will be solicited with final
Department and shall implement all reasonable	site plan amendment.
security measure recommended by the chief or his	
designee.	
93. No final site plan for the project area shall be	Police comments were reviewed and addressed as par
released until the Chief of Police has reviewed the	of review of FSP released 06-22-2008 and amended 02
adequacy of the security measures to be undertaken in conjunction with the development proposed in the	10-2012. Police comments will be solicited with final site plan amendment.
site plan	
94. Prior to the issuance of certificates of	The Police Department has previously been offered
occupancy for 1 million gross square feet of	and rejected the space, on or before issuance of
development within the project area, applicant shall	certificates of occupancy for 1 million gross square
provide at least 800 net square feet of space within a	feet. This Condition has not been a part of any
building, which is located within the project area and	previous approval for Block P.
is satisfactory to the Chief of Police, for use as a "store	
front facility" by the Police Department.97. Rooftop mechanical penthouses shall be	Acknowledged.
permitted subject to the following limitations:	Ackilowieugeu.
permitted subject to the following initiations.	
a. Only one penthouse is permitted for	
each building unless the number is increased by the	
Design Review Board, except that three separate	
penthouses shall be permitted for the main PTO	
building, one on the main tower and one on each	
wing of the tower.	

DRB - SOUTH TOWER REVISION

with no more than one parking space per 1,000 gsf" use to "residential" use.	
Notwithstanding the foregoing, the applicant may transfer gross square feet of development, up to the number of feet specified for each event, from the category of residential or office with one parking space per 1,000 gsf use to office use, subject to the provisions in condition 62, provided that the General Services Administration selects Carlyle as the new location of the U.S. Patent and Trademark Office. Such transfers may occur regardless of whether the event identified in subparagraph a. above has occurred and shall not require further Council approval. (Amended SUP96-0092)	
62. Any transfer of square feet of development to "office" use pursuant to ¶ III-61 is subject to the following limitations and conditions:	We are not proposing any transfer of development to office use pursuant to ¶ III-61.
a. At the conclusion of all transfers authorized pursuant to R-61, the project shall not exceed the following schedule of uses and gross square footage:	For consistency, we can include in our SUP amendment application a request to adjust the maximum GSF as follows:
USE GSF office	USE GSF office
63. Minor revisions to the project area's Plan of Development, as authorized by this special use permit, may be approved by the Directors of T&ES	the Carlyle SUP, and the increase of 15,664 sris consistent with the provisions of 12-600(B)(5) governing an amendment to the Carlyle SUP. The Applicant's proposed changes include a "significant change in the use of a building," therefore it may be deemed a "Major" revision and subject to
and Planning and Community Development. Major revisions to the Plan of Development may only be approved by city council. The determination whether a proposed plan revision is a "major" or "minor" revision shall be made by the Directors of T&ES and	review by City Council. This would be consistent with the intent to submit an application for an amendment to the existing SUP for Carlyle.
Planning and Community Development; provided, that neither a transfer, request made under ¶ III-61, nor the changes to applicant's original Plan of Development which are necessary to bring it into conformity with the schedule in ¶ III-60 shall be	

b. The penthouse may exceed 15 feet in height with the approval of the Design Review Board but shall not exceed 22 feet in height without an amendment to this special use permit, except that penthouses on the PTO buildings may be up to 22' in height.

c. The penthouse must be limited in size to the minimum space required to house necessary mechanical equipment and to provide access for maintenance of such equipment; and

d. No equipment may be placed above the roof of the penthouse to increase its height if such equipment could be located elsewhere on the

101. Parking built above grade shall be set back a minimum of 30 feet from the exterior building walls of the first and second floor of the street frontage where commercial or retail uses are required at grade, except along John Carlyle Street and Elizabeth Lane, where the setback shall be a minimum of 22'. Where residential uses are required, the setback shall be the reasonable depth of a residential unit, as determined by the Director of P&Z. Blocks M, and N shall be exempt from this requirement along the Eisenhower Avenue street frontage in conjunction with the PTO project, if the garages facing Eisenhowe Avenue are designed of high quality materials consistent with the other buildings in Carlyle, and with openings and other architectural treatments approved by the Carlyle Design Review Board.

Applicant proposes no changes to that portion of the building design previously approved by the DRB on May 9, 2007, which resulted in a determination (see Condition 5 of the May 9, 2007 DRB approval) that "the SUP requirement for parking setbacks along Eisenhower Ave and John Carlyle St will be deemed no to apply."

BLOCK P CONDITIONS AUGUST 14, 2020