



Design Review Board Case # 20-0002
Block 32 – Carlyle Plaza II / Carlyle Park Towers

Application	General Data	
Project Name: Block 32 – Carlyle Plaza II / Carlyle Park Towers Location: Block 32 – Eisenhower East Applicant: Carlyle Plaza, LLC c/o McGuireWoods LLP	DRB Date:	January 21, 2021
	Site Area:	Block 32 – Eisenhower East
	Zone:	CDD #11
	Proposed Use:	Residential, Retail, Parking, and Open Space
	Net Floor Area:	1,387,170 square feet (entire Block 32 development)
Purpose of Application: DRB review of the architecture for the Tower One and Tower Two buildings proposed within the new first phase of the Carlyle Plaza Two / Carlyle Park Towers development.		
Staff Reviewers: Robert M. Kerns, AICP robert.kerns@alexandriava.gov Thomas H. Canfield, AIA tom.canfield@alexandriava.gov Nathan Imm nathan.imm@alexandriava.gov Anna Franco anna.franco@alexandriava.gov		
<p>DRB WORK SESSION, OCTOBER 22, 2020: The Board generally found the scale, form, and massing of the two tower buildings both effective and successful. The Board complimented the applicant’s massing and stated the two tower buildings accommodate excellent views from every direction and provide efficient light and air to all units in the building. The Board also commended the differing heights of the two tower buildings and the variety and limited shadows it creates. The board also supported the applicant’s placement of residential liner units along the above grade parking garage which screen most of the garage from the public realm. Overall, the Board stated they would approve an endorsement of the architecture in the future, but would like to see the following changes:</p> <ul style="list-style-type: none"> • Consider removal of the recessed LED vertical lighting that spans the entire height of both towers. • Differentiate the 4-story base located along John Carlyle Street from the adjacent tower architecture by exploring darker building material colors and massing that creates the base as its own form on the building façade. • Incorporate plantings on the façade of the 4-story base along John Carlyle Street so that pedestrians are more aware of the green space/open space deck above. • Modify the façade of the 4-story base so that it is more difficult to distinguish between which levels have residential units fronting John Carlyle and which levels are garage. 		

- Alter the design of the residential liner units along John Carlyle Street so the read more as residential rather than commercial.
- Consider changes to the spacing of the grid on the face of the building.

DRB WORK SESSION, DECEMBER 17, 2020: Based on the feedback from the October 22, 2020 DRB meeting, the applicant worked to address the Board’s feedback and recommendations and made several changes to the building architecture, including:

- Changes to the front porch of the residential units to make them look more residential rather than commercial.
- Changes to the grid pattern on the building so the dimensions of the grid change throughout the building.
- Plantings incorporated at the top of the 4-story base along John Carlyle Street.
- Modifications to the façade of the 4-story base so that it is more difficult to distinguish between which levels have residential units which levels are garage.
- Removal of the LED lights that spanned the height of the two towers.

Overall, the Board found that the applicant’s materials and architectural design were acceptable. The DRB was prepared to approve the architecture, but due to timing and potential noticing issues, the Board decided to wait until the January 21, 2021 DRB meeting to formally approve the architecture.

Block 32 – DRB Architecture Review

Background

The applicant, Carlyle Plaza, LLC, represented by McGuire Woods LLP, is requesting Design Review Board (DRB) review and comment on two new tower buildings at the southeast corner of Eisenhower Avenue and John Carlyle Street. The two towers are part of the larger Eisenhower Block 32 development (see Attachment 1 “Eisenhower East Block Map”), which extends from Eisenhower East to the north, Limerick Street to the South, John Carlyle Street and Bartholomew Street to the west and Holland Lane to the east and had been previously designed and approved as a pair of office towers.

Approval Process

In addition to this DRB submission, the applicant has submitted a DSUP (Development Special Use Permit) amendment for the Carlyle Plaza II development, which was approved in 2012, in order to provide for a shift in use from office to residential above and beyond the quantity currently allowed. If the DRB approves this DRB submission, the DRB’s approval will be forwarded to Planning Commission and City Council for consideration in their review of Tower One and Tower Two DSUP amendments.

DRB Meeting Purpose

The purpose of this DRB meeting is to conduct a final review of the proposed architecture and vote on approval of the architecture. Further, the DRB will discuss the applicant’s proposed open

space design as a work session item. As such, no vote is to be considered regarding the open space at this time. The open space vote will occur at a subsequent DRB meeting.

Proposal

The applicant, Carlyle Plaza, LLC, proposes to construct two towers of varying height on the Block 32 development site within Eisenhower East, approximately 0.4 miles from the Eisenhower Metro Station. The applicant proposes residential units with ground floor retail in Tower One (the north tower) and residential units in Tower Two (the south tower). The towers are conjoined at the base by an above-grade parking structure that ascends approximately 4 stories above the ground floor retail and lobby space.

Staff Analysis & Recommendations

The current architecture submission is largely unchanged from the previous submission for the December 17, 2021 meeting. For the December meeting, the applicant had worked to address several of the Board’s comments to produce attractive final building designs that complements the public realm, the entirety of the Block 32 development, and other existing and proposed buildings within the neighborhood.

Staff believes that the proposed building architectural design is now acceptable and meets the intent with regards to both the Carlyle Plaza Design Guidelines and the Eisenhower East Design Guidelines. The DRB will conduct a final review of the building materials when building material samples are submitted as part of the Final Site Plan phase of development. Staff does not have any further recommendations regarding the building architecture.

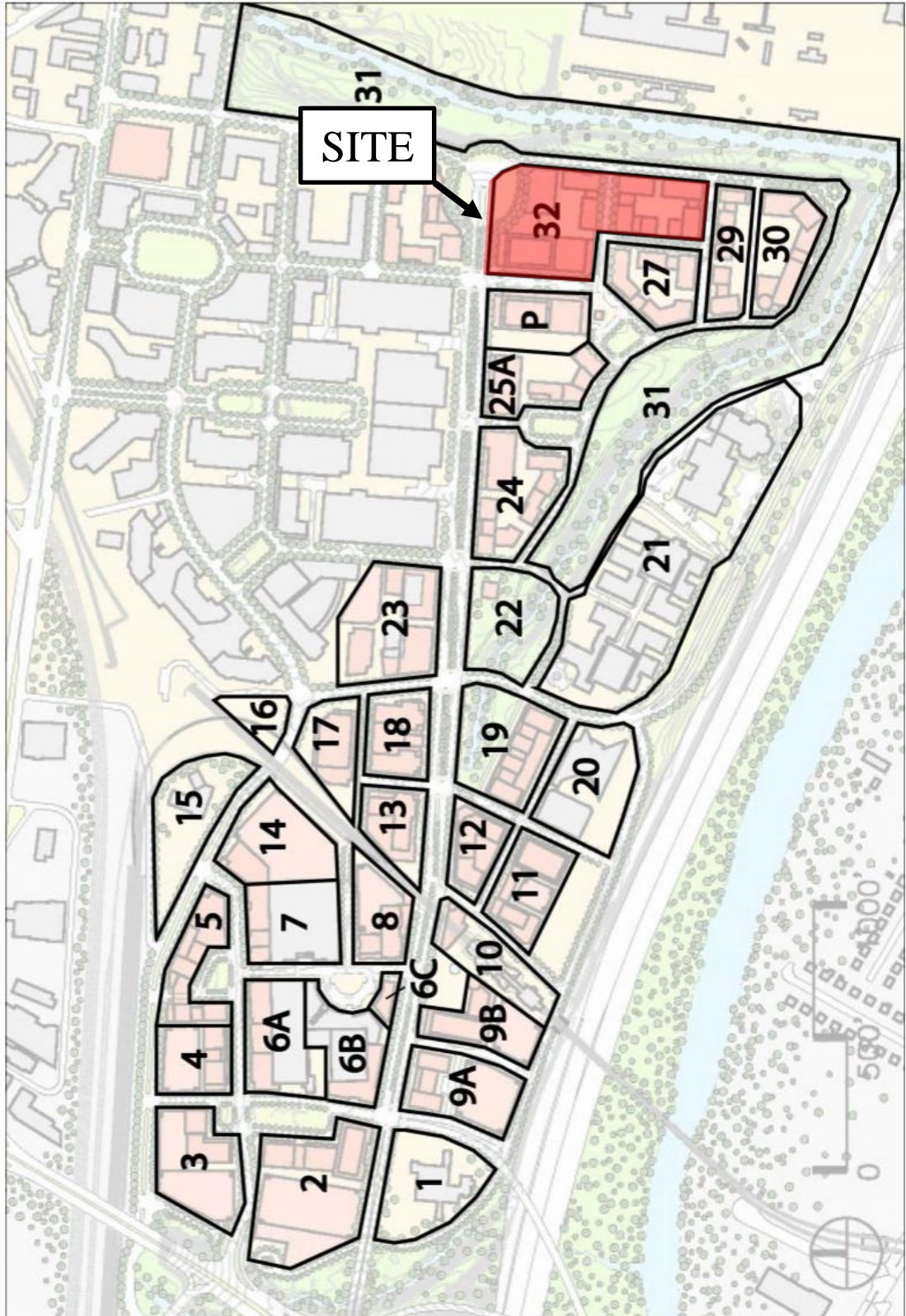
The DRB is responsible for review of projects for conformance to the urban design precepts of the Eisenhower East design guidelines, and as such, reviews the overall landscape architectural design of such spaces. The spatial requirements, designation of public access, program of activities or amenities, required access, connectivity to transportation networks (including bicycle and pedestrian), and provision of public art are planning and design requirements of the City and the DSUP process and therefore are not included in the DRB’s responsibility to review and provide recommendations. Similarly, compliance with other City-wide requirements such as the Landscape Guidelines and Green Building Policy will be reviewed and recommended for approval through other venues.

Conclusion

Staff recommends that the DRB vote to endorse the architecture for both Tower 1 and Tower 2 buildings as they are shown in the submission received on January 8, 2021. This endorsement will not include the design of the site layout or open space areas at this time.

Attachment 1: Eisenhower East Block Map

Eisenhower East / Carlyle Blocks



Attachment 2: Approved Site Plan



Carlyle/Eisenhower East Design Review Board (DRB) Application

PROJECT NAME: Carlyle Park BLOCK: 32

ADDRESS OF PROJECT: 760 John Carlyle Street, 800 Bartholomew Street, 1700 and 1800 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: Arquitectonica

Address: _____

Phone: _____ Email Address: _____

PROPERTY OWNER Name: Alder Branch Realty Limited Partnership LLLP, Alder Branch South Landco LLC, and 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@jrmzell.com

DESCRIBE THE REQUEST BRIEFLY: Final review of proposed changes to approved architectural design for Block 32.

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: _____ Date: 01/08/21

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 FINAL REVIEW*:

- NA Detailed physical building model at appropriate scale
- NA **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
- NA 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 PARK

BLOCK 32
ALEXANDRIA | VIRGINIA

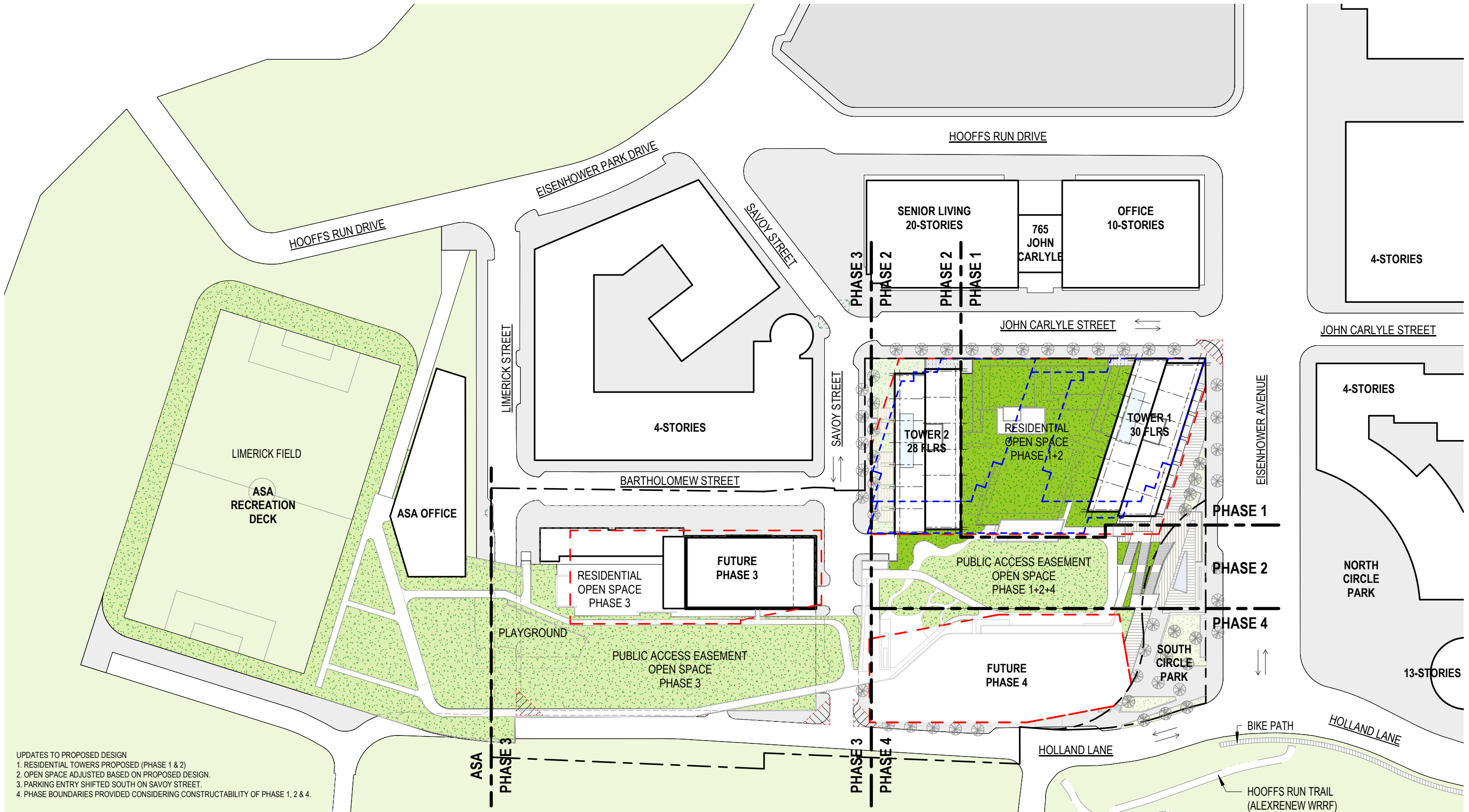


12/21/2020

**DESIGN REVIEW BOARD
SUBMISSION #3 (JAN)**

PREPARED BY:

ARQUITECTONICA



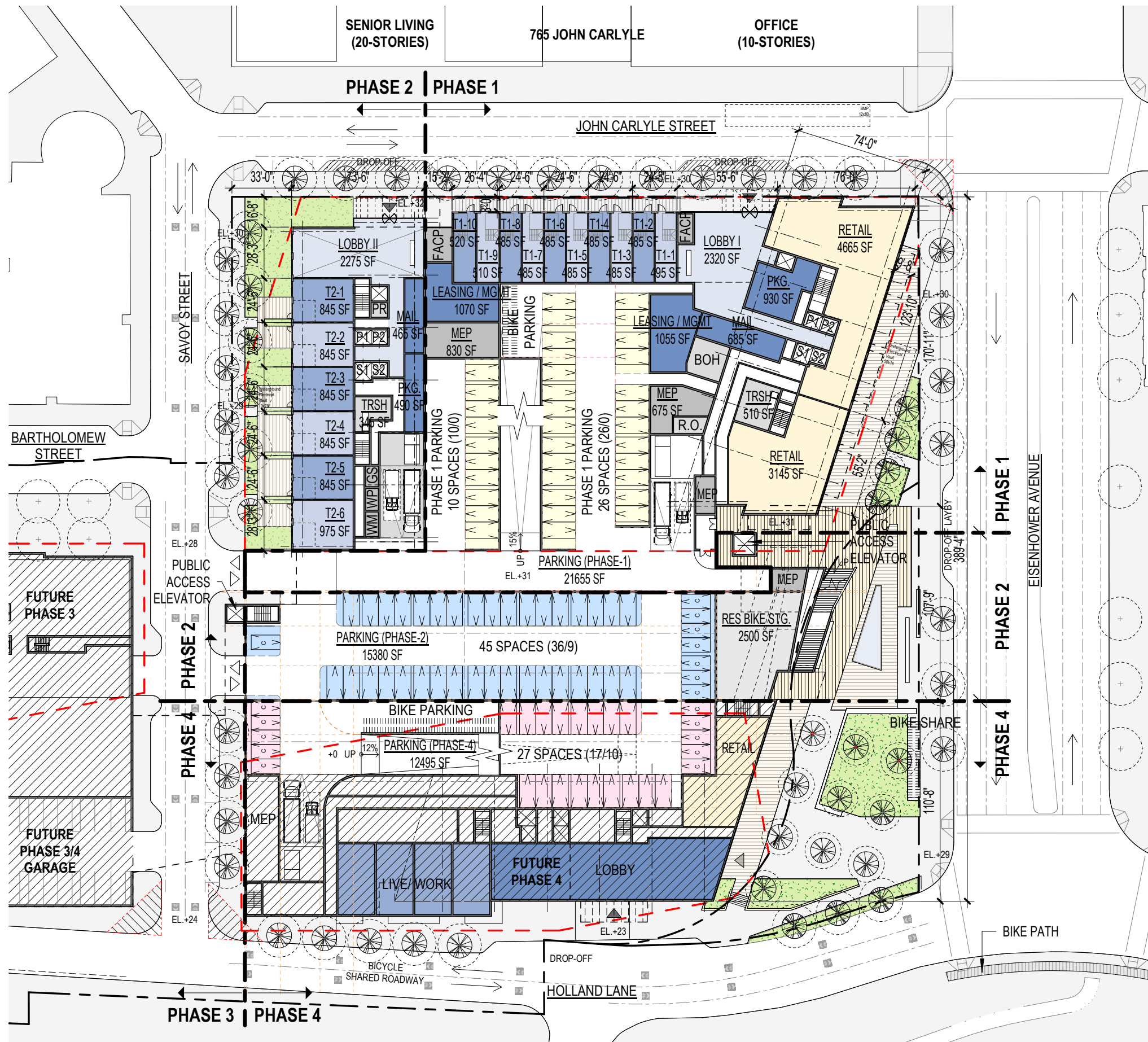
UPDATES TO PROPOSED DESIGN
 1. RESIDENTIAL TOWERS PROPOSED (PHASE 1 & 2)
 2. OPEN SPACE ADJUSTED BASED ON PROPOSED DESIGN.
 3. PARKING ENTRY SHIFTED SOUTH ON SAVOY STREET.
 4. PHASE BOUNDARIES PROVIDED CONSIDERING CONSTRUCTABILITY OF PHASE 1, 2 & 4.

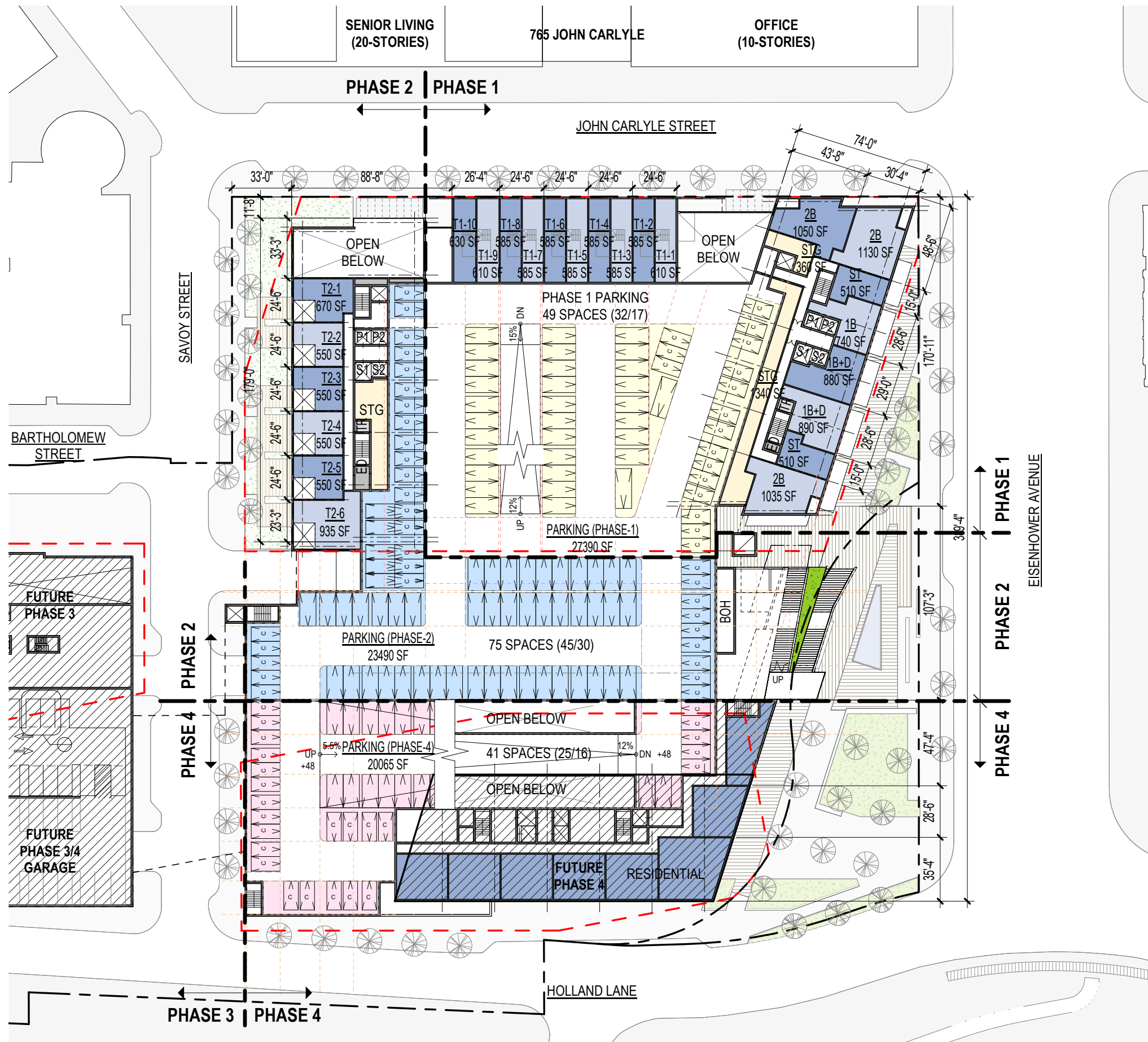


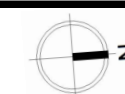
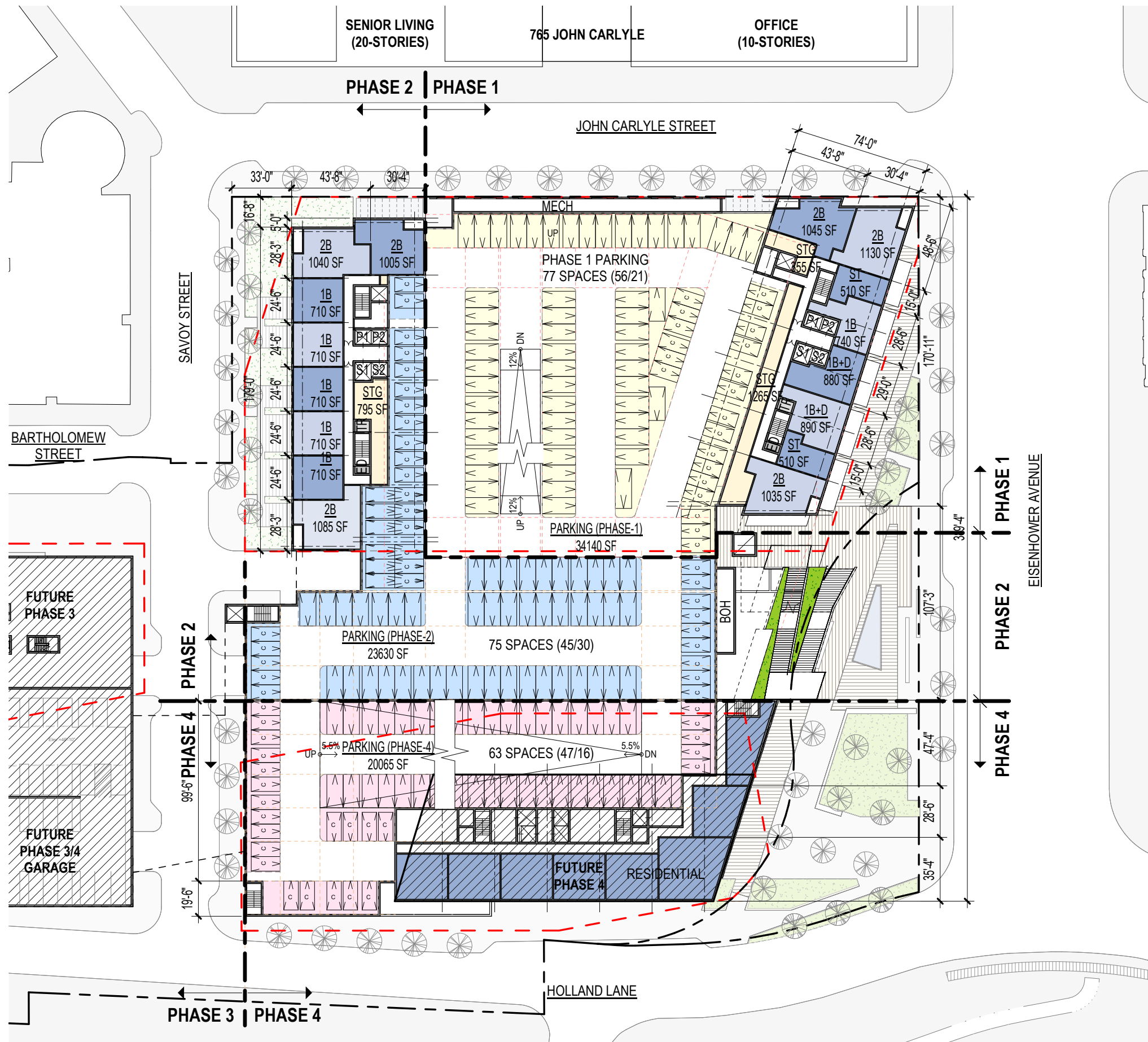
PROJECT:
CARLYLE PARK TOWERS
 ALEXANDRIA, VIRGINIA

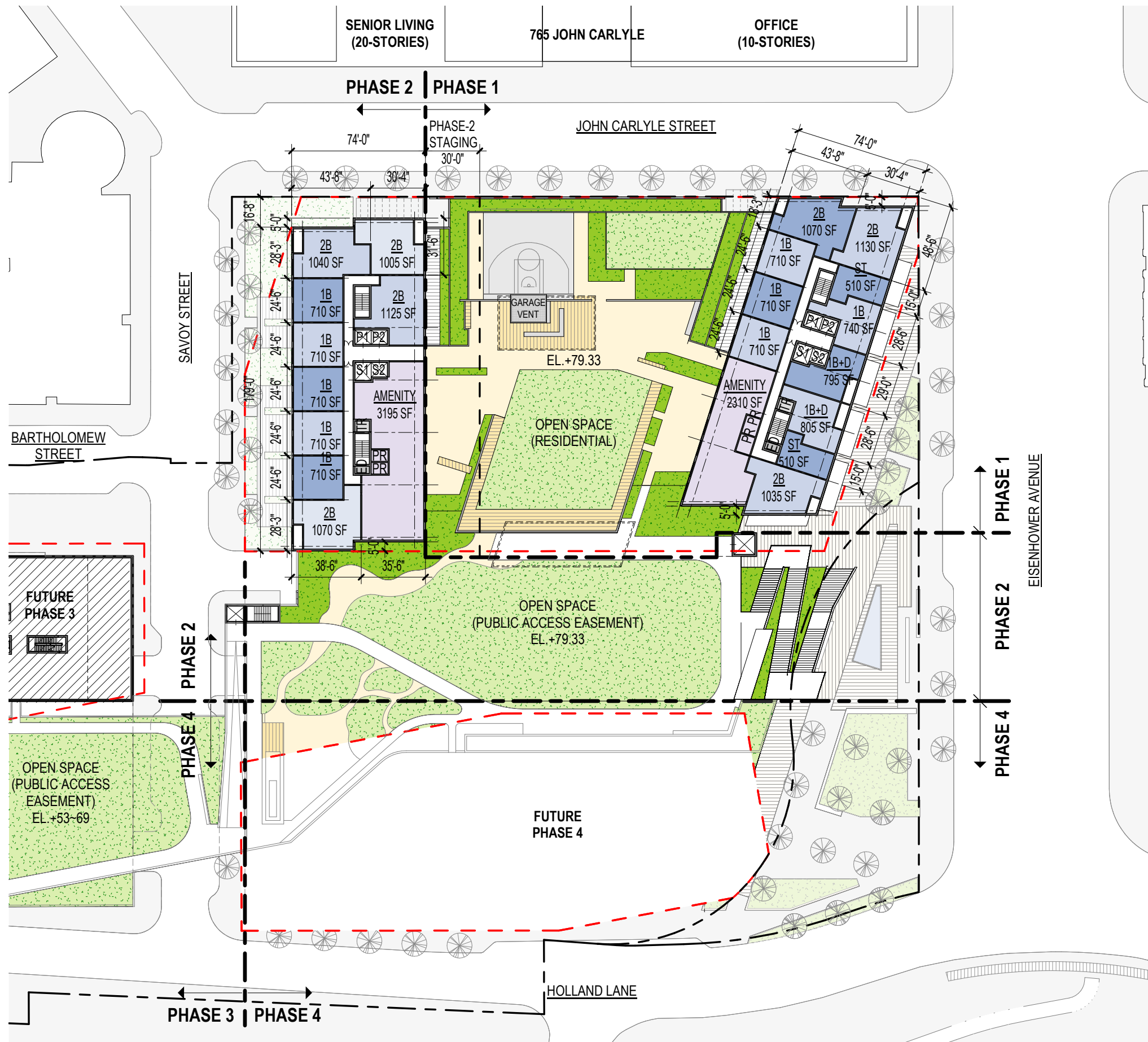
DRAWING NO:
 DRAWING:
PROPOSED SITE PLAN

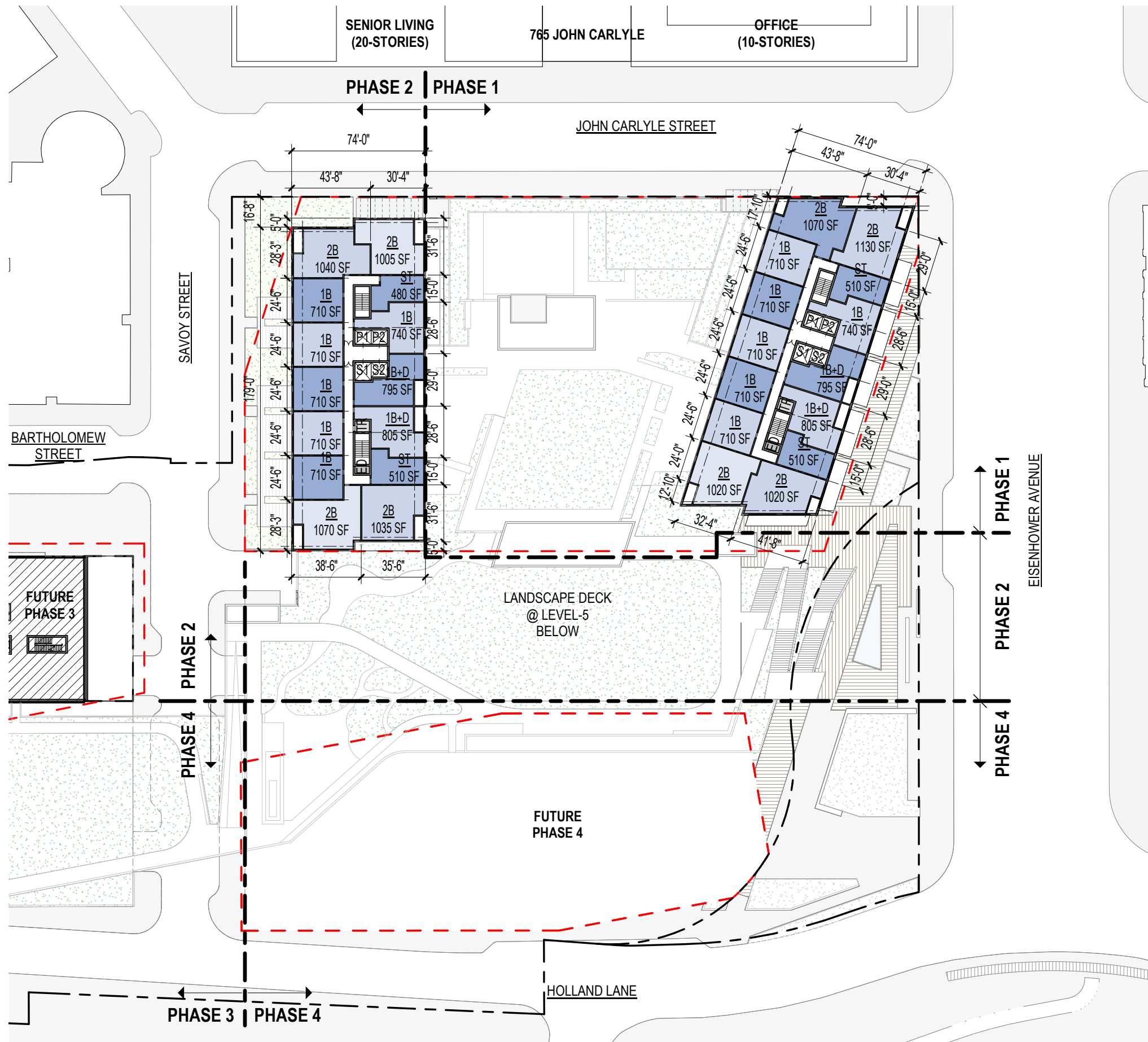
ARQUITECTONICA
 SCALE: 0 20' 40' 100' 1" = 100'-0"
 DATE: 12/14/2020 12:36:53 PM

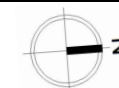
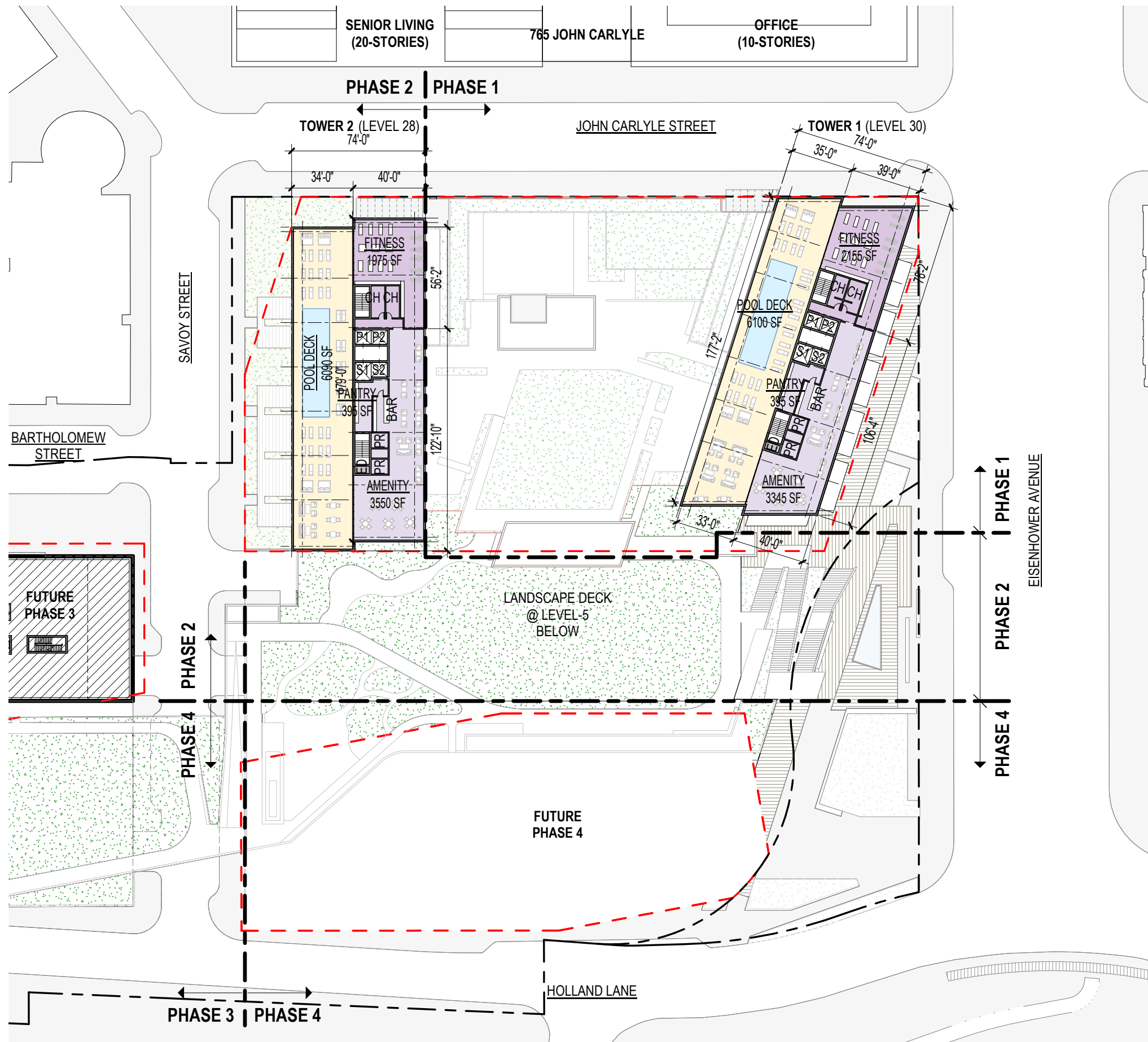


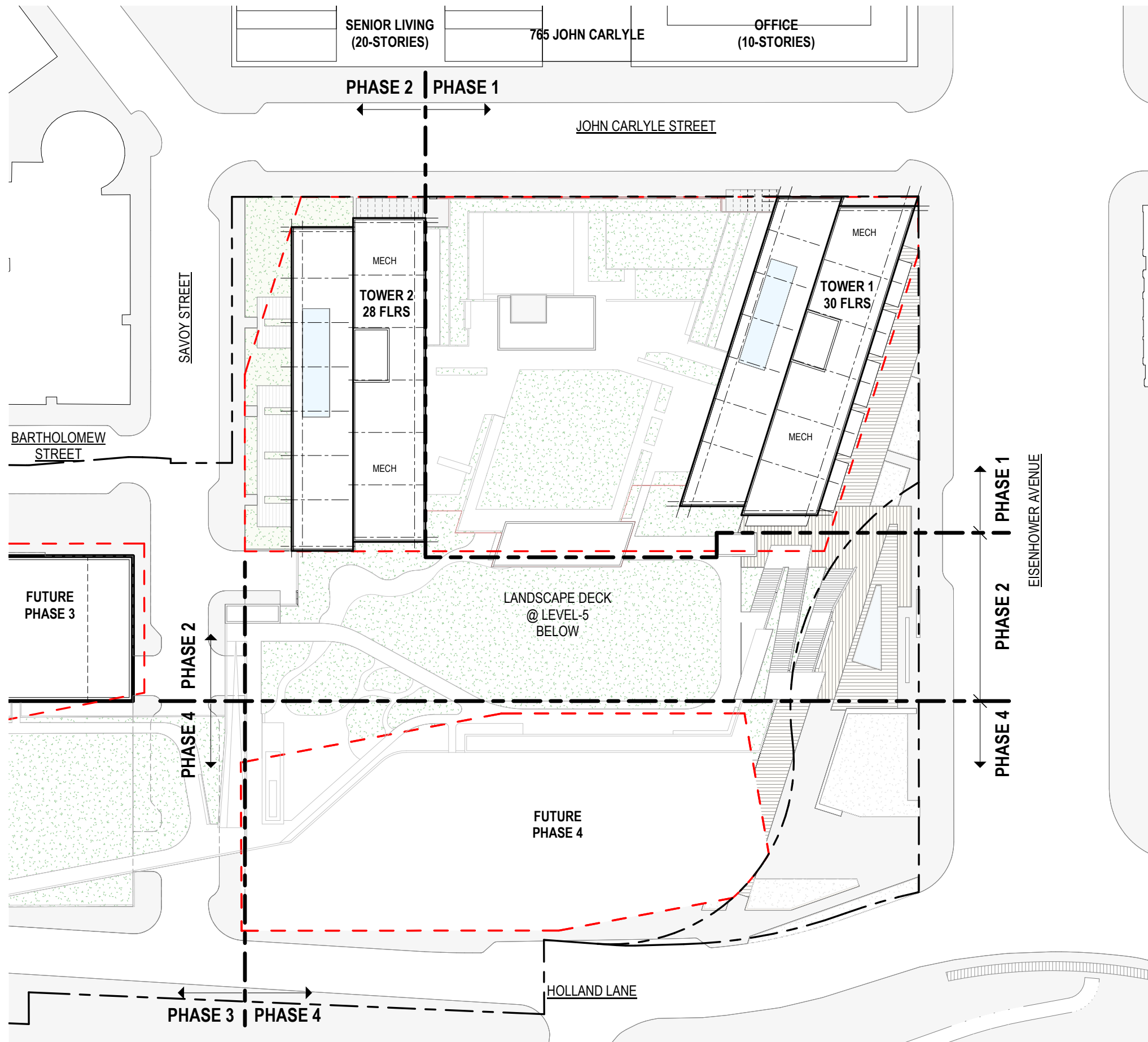




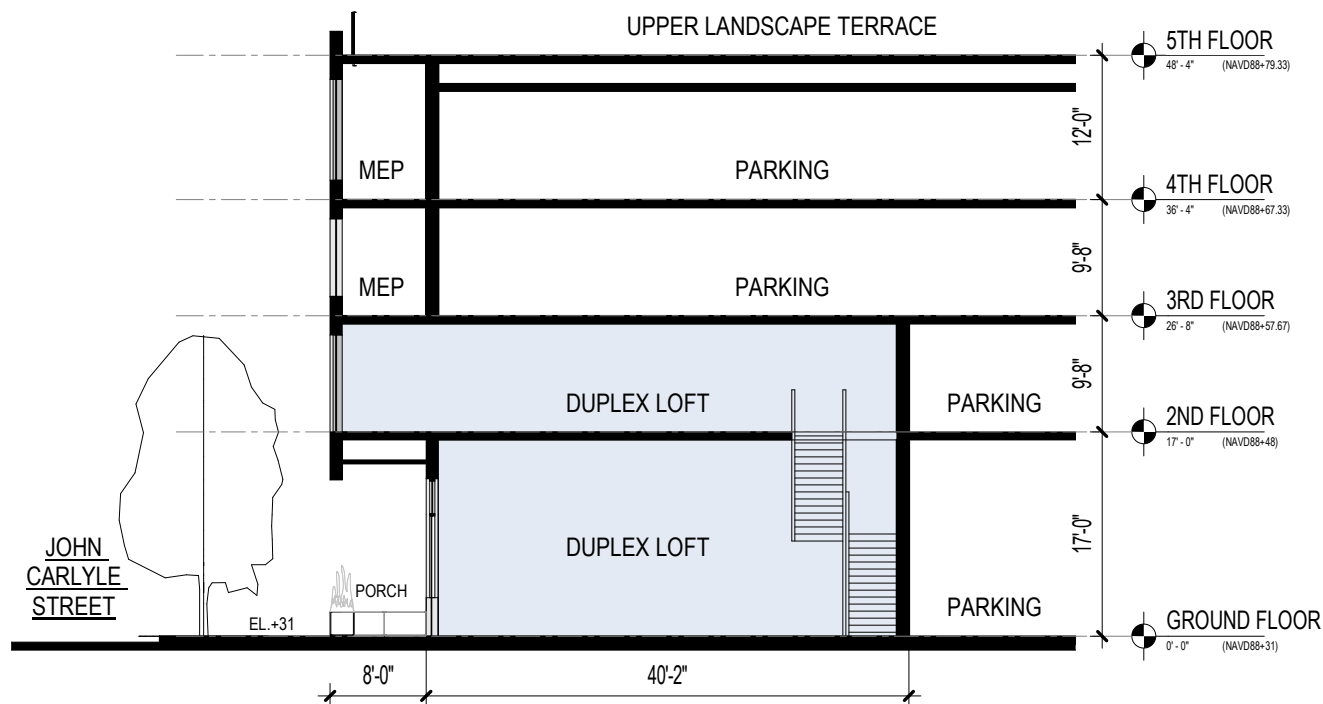
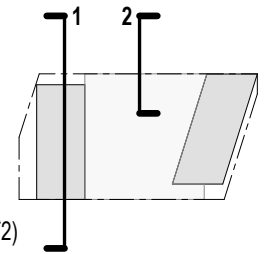




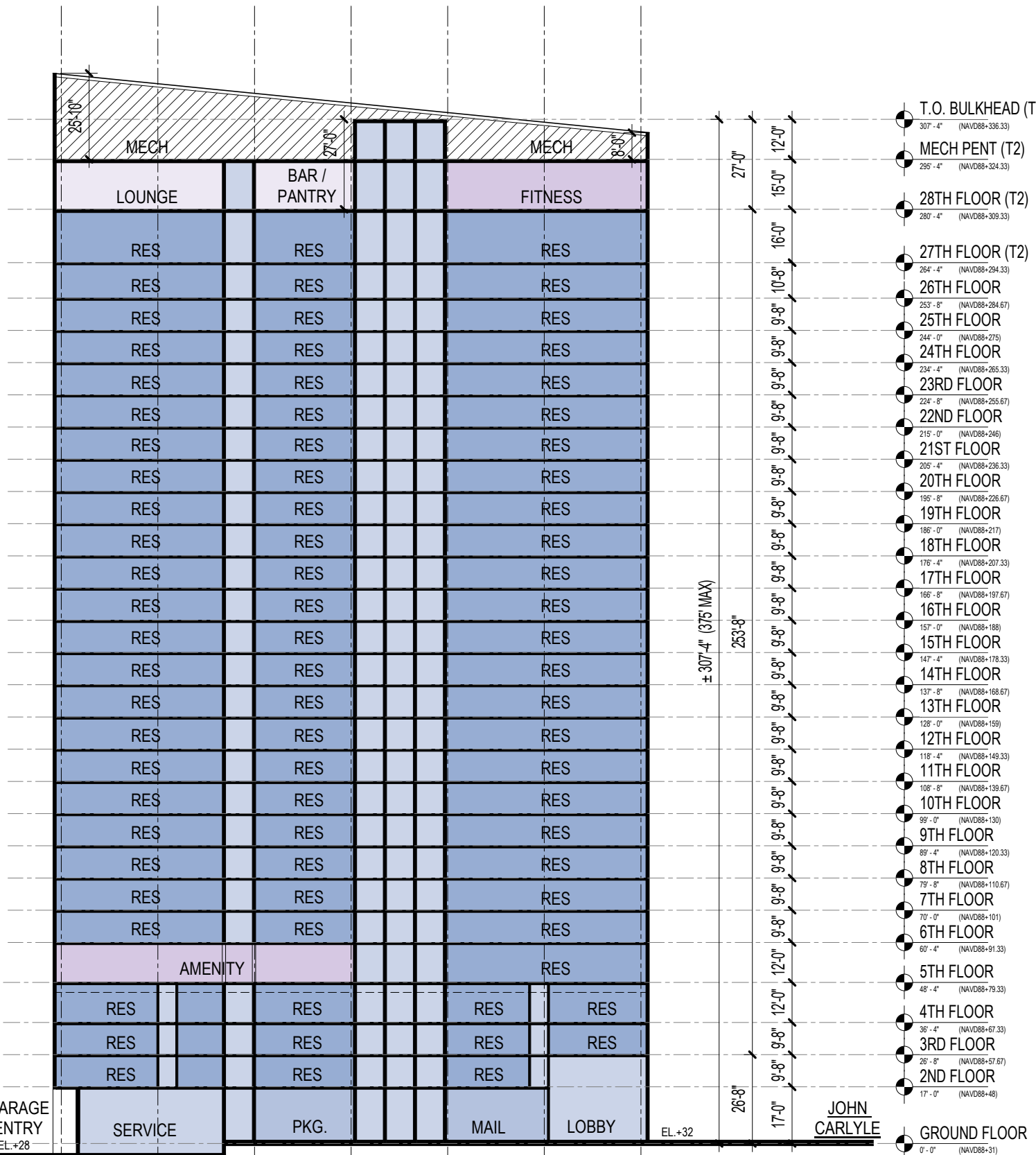
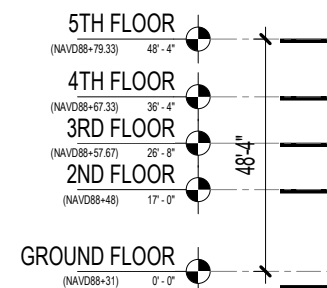




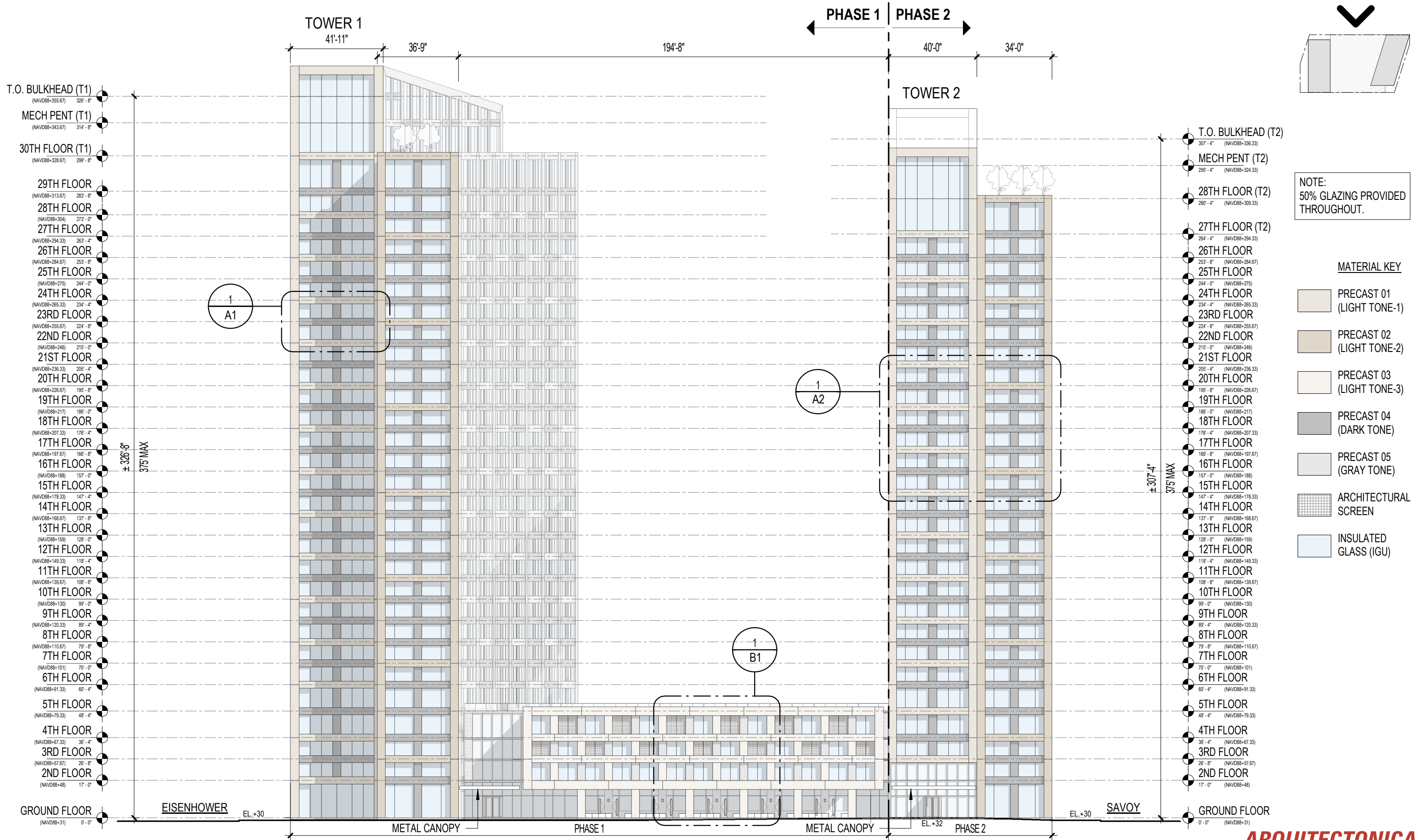
TOWER 2

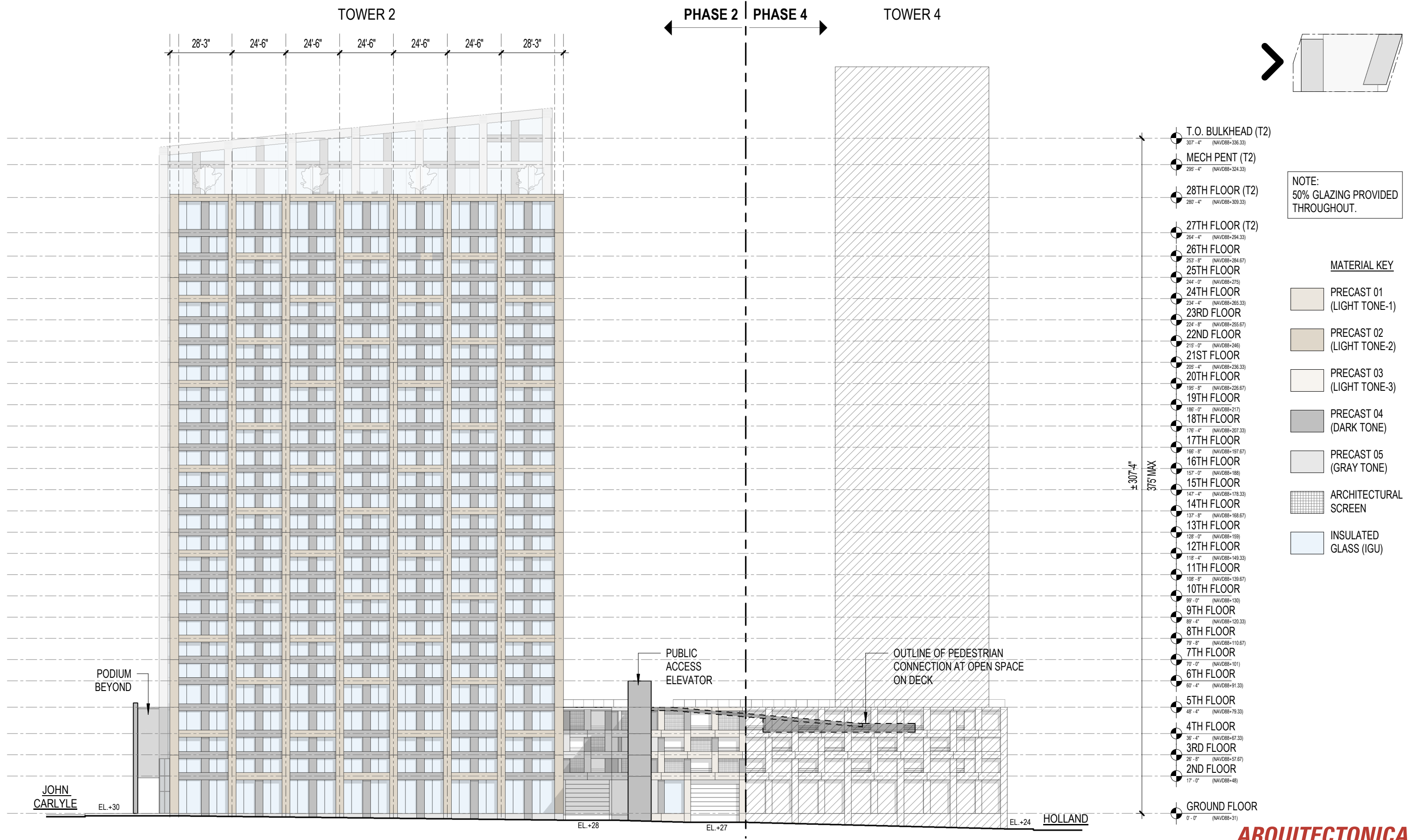


PARTIAL SECTION AT DUPLEX LOFT (JOHN CARLYLE ST.) | 2
 1/16" = 1'-0" P-402C



SECTION EW (TOWER 2) | 1
 1" = 40'-0" P-402C

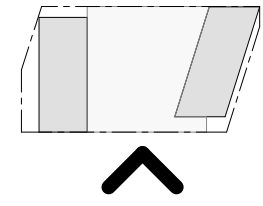
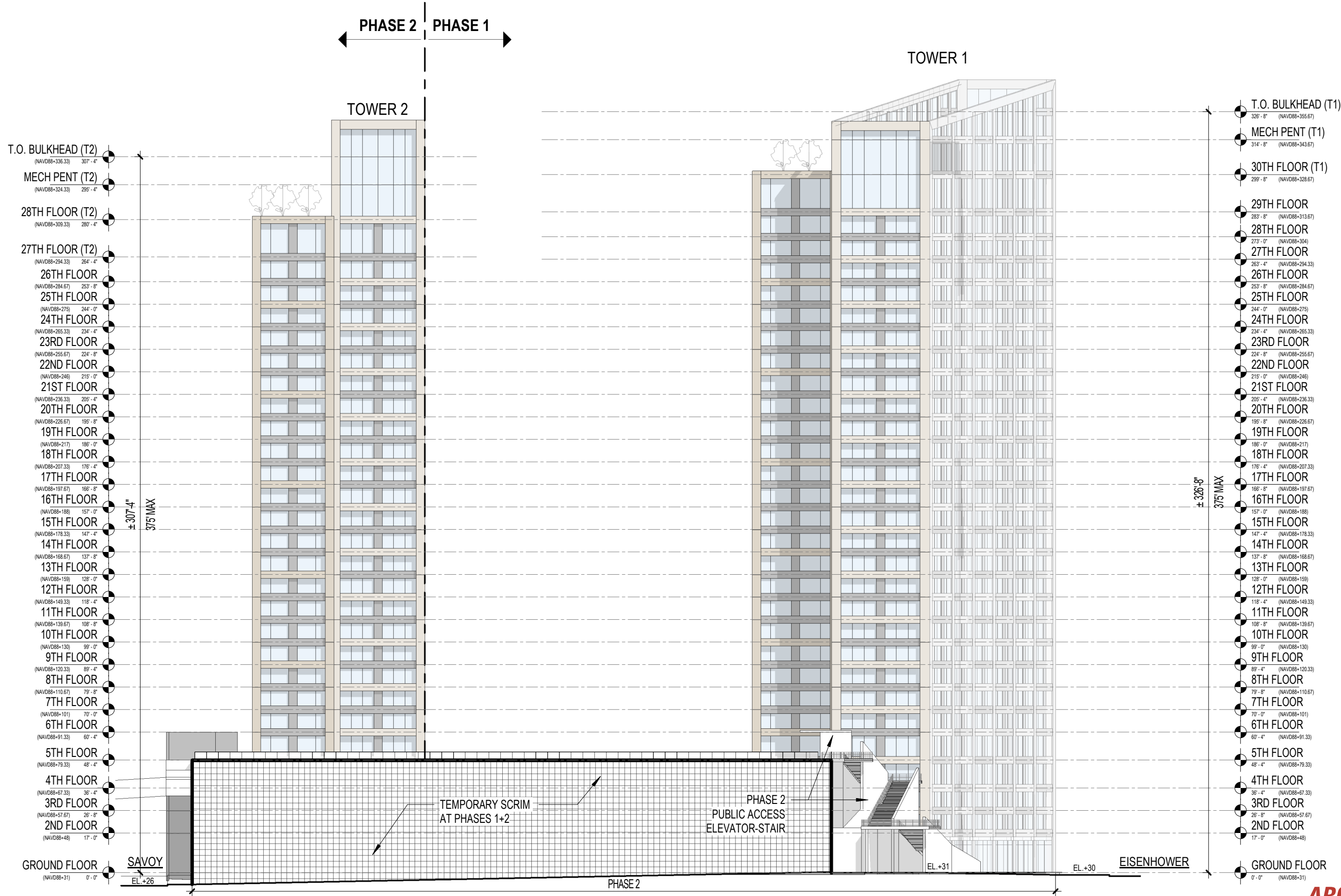




NOTE:
50% GLAZING PROVIDED
THROUGHOUT.

- MATERIAL KEY**
- PRECAST 01 (LIGHT TONE-1)
 - PRECAST 02 (LIGHT TONE-2)
 - PRECAST 03 (LIGHT TONE-3)
 - PRECAST 04 (DARK TONE)
 - PRECAST 05 (GRAY TONE)
 - ARCHITECTURAL SCREEN
 - INSULATED GLASS (IGU)

- T.O. BULKHEAD (T2) 307'-4" (NAVD88+336.33)
- MECH PENT (T2) 295'-4" (NAVD88+324.33)
- 28TH FLOOR (T2) 280'-4" (NAVD88+309.33)
- 27TH FLOOR (T2) 264'-4" (NAVD88+294.33)
- 26TH FLOOR 253'-8" (NAVD88+284.67)
- 25TH FLOOR 244'-0" (NAVD88+275)
- 24TH FLOOR 234'-4" (NAVD88+265.33)
- 23RD FLOOR 224'-8" (NAVD88+255.67)
- 22ND FLOOR 215'-0" (NAVD88+246)
- 21ST FLOOR 205'-4" (NAVD88+236.33)
- 20TH FLOOR 195'-8" (NAVD88+226.67)
- 19TH FLOOR 186'-0" (NAVD88+217)
- 18TH FLOOR 176'-4" (NAVD88+207.33)
- 17TH FLOOR 166'-8" (NAVD88+197.67)
- 16TH FLOOR 157'-0" (NAVD88+188)
- 15TH FLOOR 147'-4" (NAVD88+178.33)
- 14TH FLOOR 137'-8" (NAVD88+168.67)
- 13TH FLOOR 128'-0" (NAVD88+159)
- 12TH FLOOR 118'-4" (NAVD88+149.33)
- 11TH FLOOR 108'-8" (NAVD88+139.67)
- 10TH FLOOR 99'-0" (NAVD88+130)
- 9TH FLOOR 89'-4" (NAVD88+120.33)
- 8TH FLOOR 79'-8" (NAVD88+110.67)
- 7TH FLOOR 70'-0" (NAVD88+101)
- 6TH FLOOR 60'-4" (NAVD88+91.33)
- 5TH FLOOR 48'-4" (NAVD88+79.33)
- 4TH FLOOR 36'-4" (NAVD88+67.33)
- 3RD FLOOR 26'-8" (NAVD88+57.67)
- 2ND FLOOR 17'-0" (NAVD88+48)
- GROUND FLOOR 0'-0" (NAVD88+31)



NOTE:
50% GLAZING PROVIDED THROUGHOUT.

MATERIAL KEY

- PRECAST 01 (LIGHT TONE-1)
- PRECAST 02 (LIGHT TONE-2)
- PRECAST 03 (LIGHT TONE-3)
- PRECAST 04 (DARK TONE)
- PRECAST 05 (GRAY TONE)
- ARCHITECTURAL SCREEN
- INSULATED GLASS (IGU)



PROJECT:
CARLYLE PARK TOWERS
ALEXANDRIA, VIRGINIA

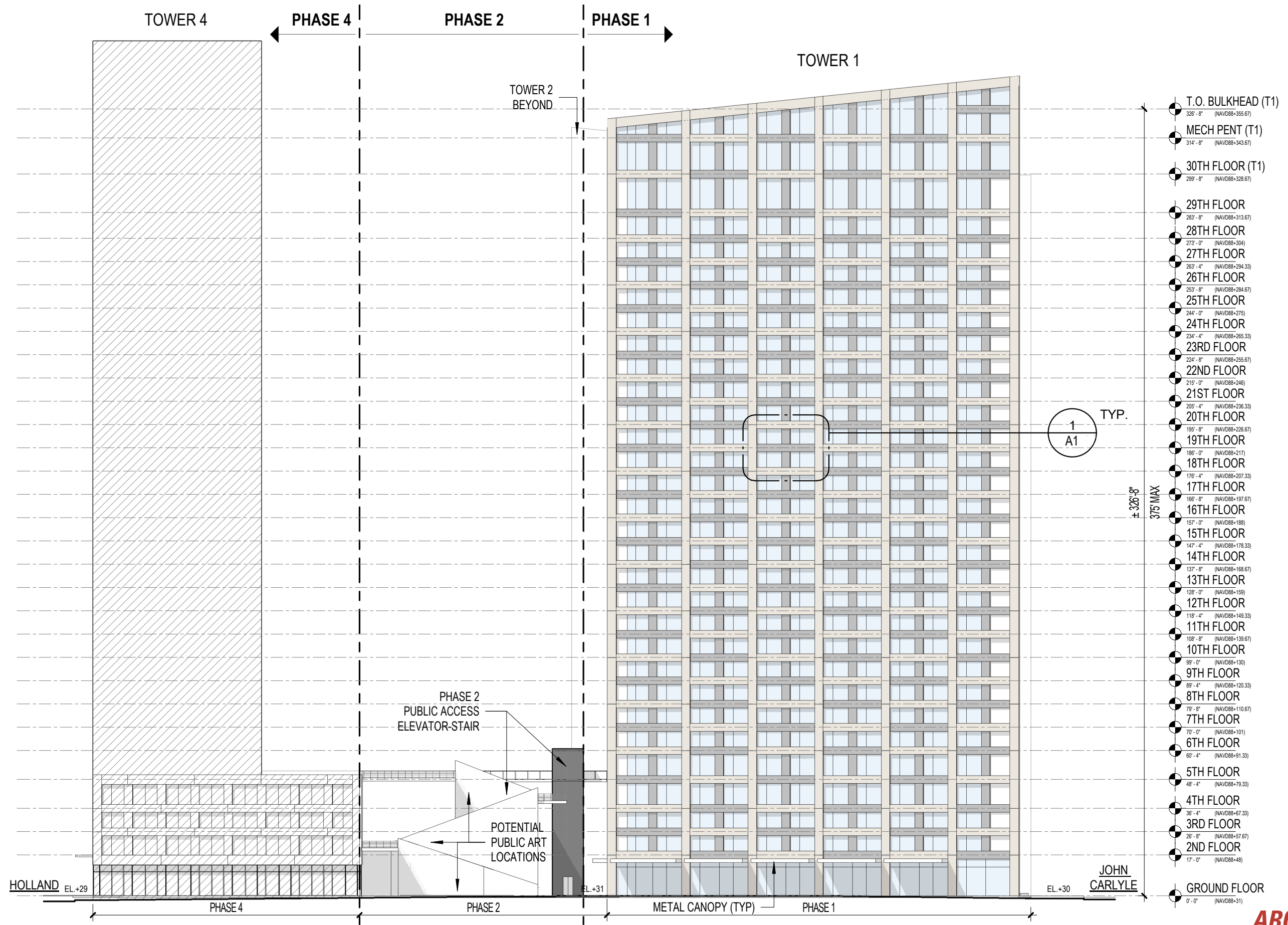
DRAWING NO.:
DRAWING:
EAST ELEVATION



SCALE: 0 20' 40'
As indicated

DATE: 12/15/2020 1:48:30 PM

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2020. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



NOTE:
50% GLAZING PROVIDED THROUGHOUT.

- MATERIAL KEY**
- PRECAST 01 (LIGHT TONE-1)
 - PRECAST 02 (LIGHT TONE-2)
 - PRECAST 03 (LIGHT TONE-3)
 - PRECAST 04 (DARK TONE)
 - PRECAST 05 (GRAY TONE)
 - ARCHITECTURAL SCREEN
 - INSULATED GLASS (IGU)



PROJECT:
CARLYLE PARK TOWERS
ALEXANDRIA, VIRGINIA

DRAWING NO.:
NORTH ELEVATION



SCALE: 0 20' 40'
As indicated

DATE: 12/15/2020 1:48:35 PM

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2020. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

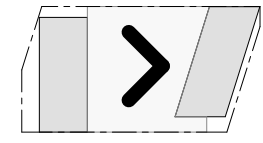
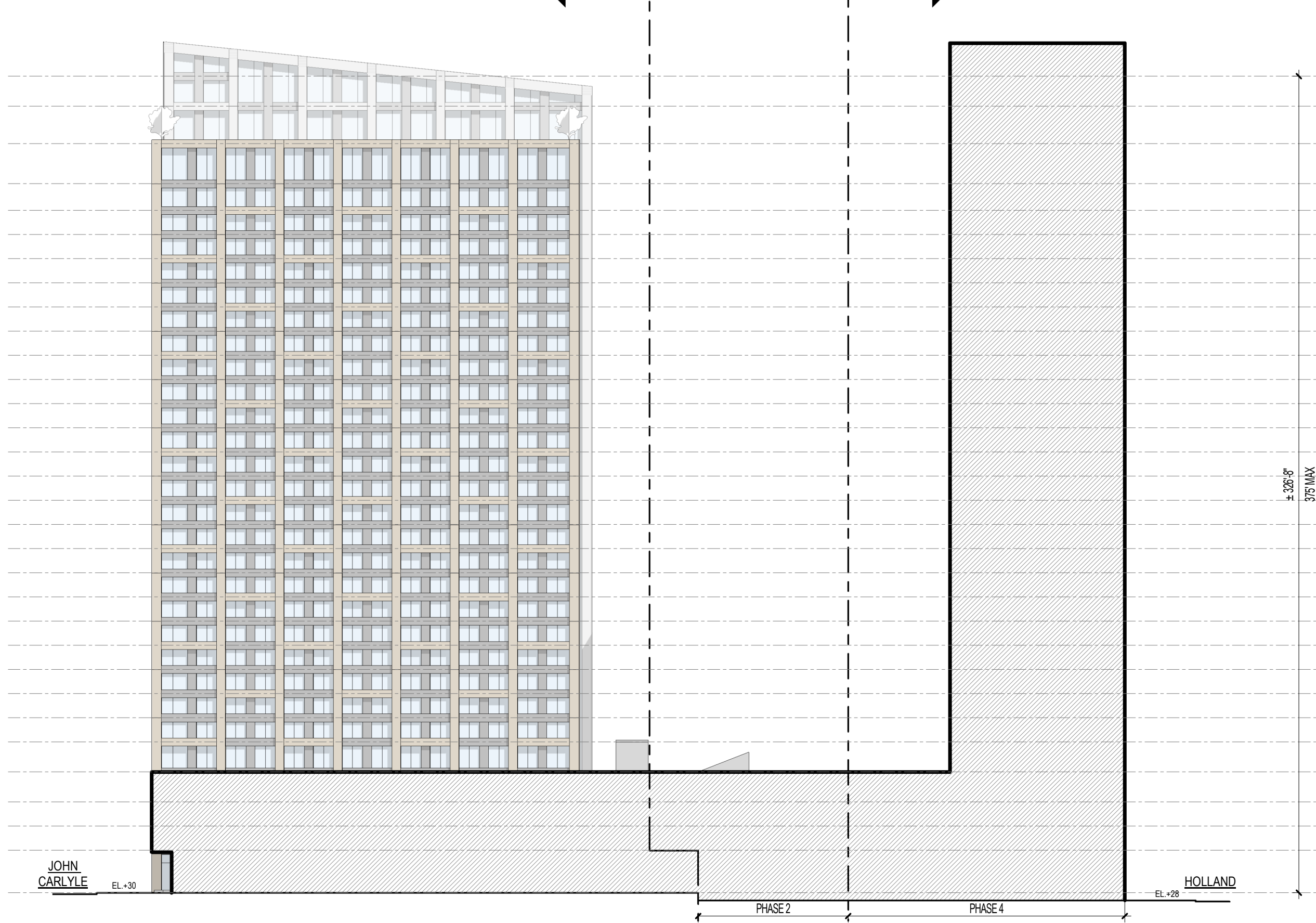
TOWER 1

PHASE 1

PHASE 2








PHASE 4

TOWER 4



NOTE:
50% GLAZING PROVIDED THROUGHOUT.

MATERIAL KEY

-  PRECAST 01 (LIGHT TONE-1)
-  PRECAST 02 (LIGHT TONE-2)
-  PRECAST 03 (LIGHT TONE-3)
-  PRECAST 04 (DARK TONE)
-  PRECAST 05 (GRAY TONE)
-  ARCHITECTURAL SCREEN
-  INSULATED GLASS (IGU)

- T.O. BULKHEAD (T1)
326' - 8" (NAVD88+365.67)
- MECH PENT (T1)
314' - 8" (NAVD88+343.67)
- 30TH FLOOR (T1)
299' - 8" (NAVD88+328.67)
- 29TH FLOOR
283' - 8" (NAVD88+313.67)
- 28TH FLOOR
273' - 0" (NAVD88+304)
- 27TH FLOOR
263' - 4" (NAVD88+294.33)
- 26TH FLOOR
253' - 8" (NAVD88+284.67)
- 25TH FLOOR
244' - 0" (NAVD88+275)
- 24TH FLOOR
234' - 4" (NAVD88+265.33)
- 23RD FLOOR
224' - 8" (NAVD88+255.67)
- 22ND FLOOR
215' - 0" (NAVD88+246)
- 21ST FLOOR
205' - 4" (NAVD88+236.33)
- 20TH FLOOR
195' - 8" (NAVD88+226.67)
- 19TH FLOOR
186' - 0" (NAVD88+217)
- 18TH FLOOR
176' - 4" (NAVD88+207.33)
- 17TH FLOOR
166' - 8" (NAVD88+197.67)
- 16TH FLOOR
157' - 0" (NAVD88+188)
- 15TH FLOOR
147' - 4" (NAVD88+178.33)
- 14TH FLOOR
137' - 8" (NAVD88+168.67)
- 13TH FLOOR
128' - 0" (NAVD88+159)
- 12TH FLOOR
118' - 4" (NAVD88+149.33)
- 11TH FLOOR
108' - 8" (NAVD88+139.67)
- 10TH FLOOR
99' - 0" (NAVD88+130)
- 9TH FLOOR
89' - 4" (NAVD88+120.33)
- 8TH FLOOR
79' - 8" (NAVD88+110.67)
- 7TH FLOOR
70' - 0" (NAVD88+101)
- 6TH FLOOR
60' - 4" (NAVD88+91.33)
- 5TH FLOOR
48' - 4" (NAVD88+79.33)
- 4TH FLOOR
36' - 4" (NAVD88+67.33)
- 3RD FLOOR
26' - 8" (NAVD88+57.67)
- 2ND FLOOR
17' - 0" (NAVD88+48)
- GROUND FLOOR
0' - 0" (NAVD88+31)

JOHN CARLYLE
EL. +30

HOLLAND
EL. +28



PROJECT:
CARLYLE PARK TOWERS
ALEXANDRIA, VIRGINIA

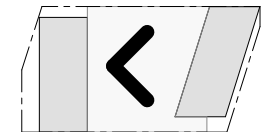
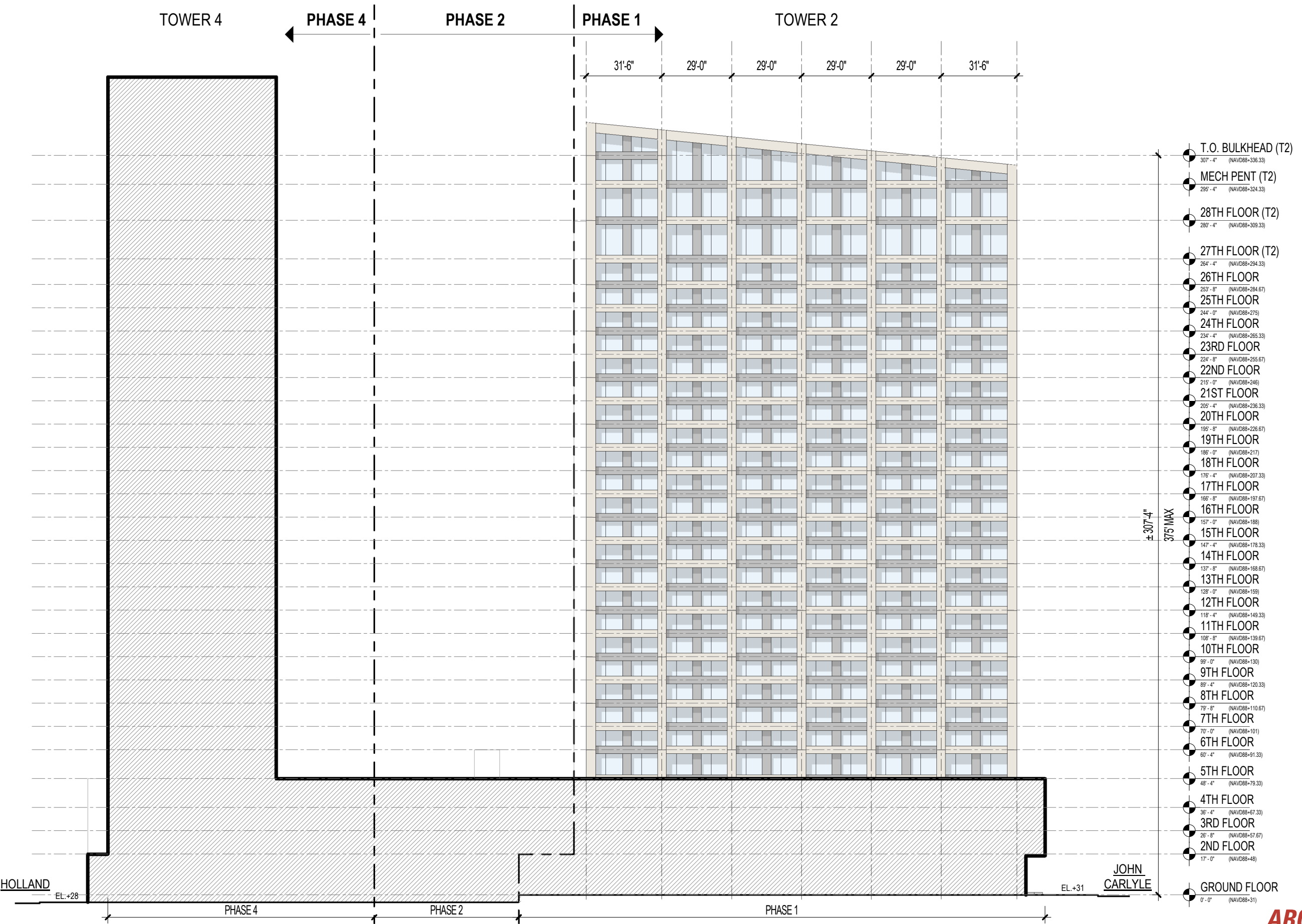
DRAWING NO.:
DRAWING:
SOUTH ELEVATION - TOWER 1

ARQUITECTONICA

SCALE:  As indicated

DATE: 12/15/2020 1:48:49 PM

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2020. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



NOTE:
50% GLAZING PROVIDED THROUGHOUT.

- MATERIAL KEY**
- PRECAST 01 (LIGHT TONE-1)
 - PRECAST 02 (LIGHT TONE-2)
 - PRECAST 03 (LIGHT TONE-3)
 - PRECAST 04 (DARK TONE)
 - PRECAST 05 (GRAY TONE)
 - ARCHITECTURAL SCREEN
 - INSULATED GLASS (IGU)

- T.O. BULKHEAD (T2)
307'-4" (NAVD88-336.33)
- MECH PENT (T2)
295'-4" (NAVD88-324.33)
- 28TH FLOOR (T2)
280'-4" (NAVD88-309.33)
- 27TH FLOOR (T2)
264'-4" (NAVD88-294.33)
- 26TH FLOOR
253'-8" (NAVD88-284.67)
- 25TH FLOOR
244'-0" (NAVD88-275)
- 24TH FLOOR
234'-4" (NAVD88-265.33)
- 23RD FLOOR
224'-8" (NAVD88-255.67)
- 22ND FLOOR
215'-0" (NAVD88-246)
- 21ST FLOOR
205'-4" (NAVD88-236.33)
- 20TH FLOOR
195'-8" (NAVD88-226.67)
- 19TH FLOOR
186'-0" (NAVD88-217)
- 18TH FLOOR
176'-4" (NAVD88-207.33)
- 17TH FLOOR
166'-8" (NAVD88-197.67)
- 16TH FLOOR
157'-0" (NAVD88-188)
- 15TH FLOOR
147'-4" (NAVD88-178.33)
- 14TH FLOOR
137'-8" (NAVD88-168.67)
- 13TH FLOOR
128'-0" (NAVD88-159)
- 12TH FLOOR
118'-4" (NAVD88-149.33)
- 11TH FLOOR
108'-8" (NAVD88-139.67)
- 10TH FLOOR
99'-0" (NAVD88-130)
- 9TH FLOOR
89'-4" (NAVD88-120.33)
- 8TH FLOOR
79'-8" (NAVD88-110.67)
- 7TH FLOOR
70'-0" (NAVD88-101)
- 6TH FLOOR
60'-4" (NAVD88-91.33)
- 5TH FLOOR
48'-4" (NAVD88-79.33)
- 4TH FLOOR
36'-4" (NAVD88-67.33)
- 3RD FLOOR
26'-8" (NAVD88-57.67)
- 2ND FLOOR
17'-0" (NAVD88-48)
- GROUND FLOOR
0'-0" (NAVD88-31)

± 307'-4" 375' MAX

HOLLAND
EL. +28

JOHN CARLYLE
EL. +31



PROJECT:
CARLYLE PARK TOWERS
ALEXANDRIA, VIRGINIA

DRAWING NO.:
DRAWING:
NORTH ELEVATION - TOWER 2



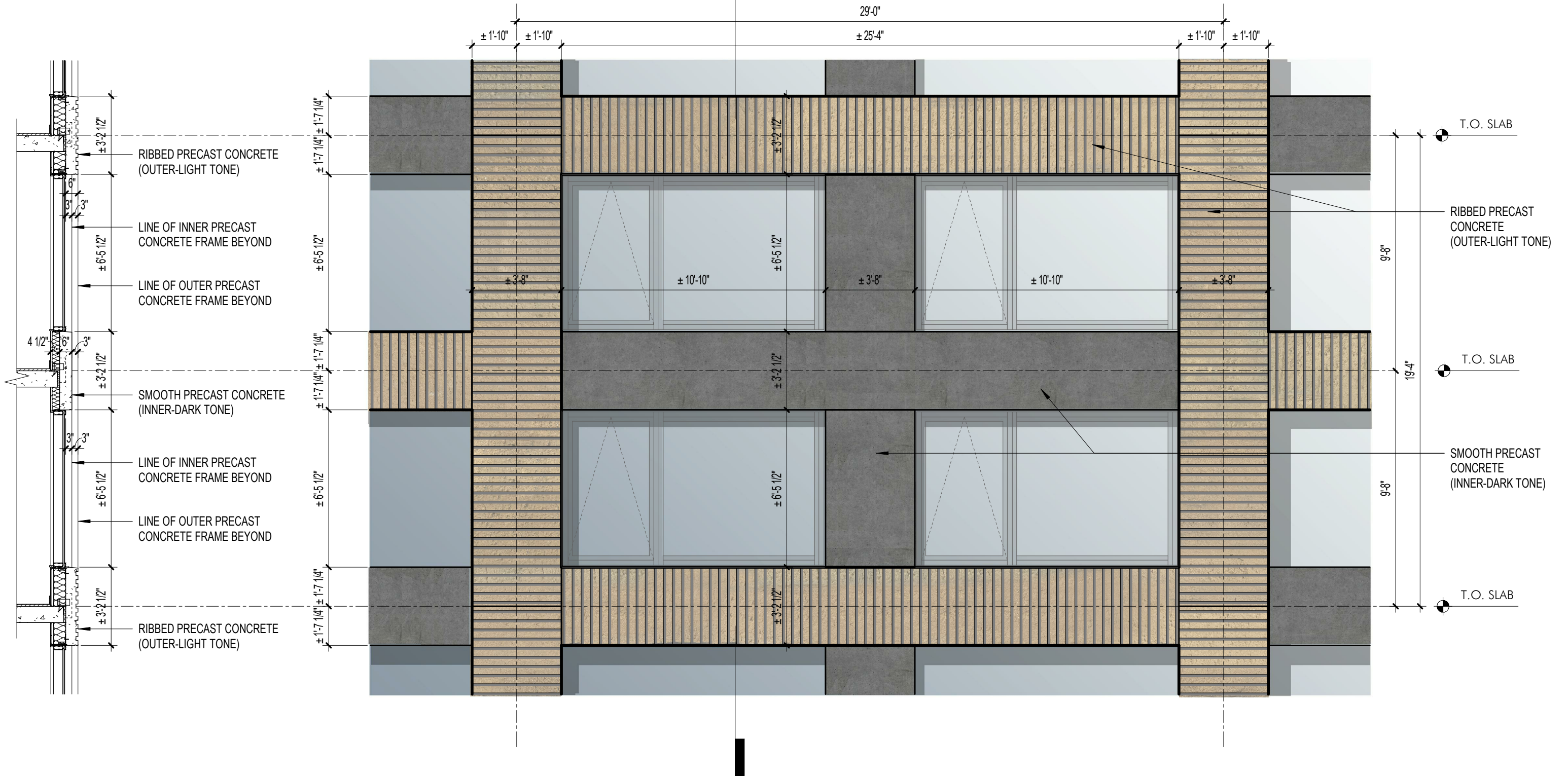
SCALE: 0 20' 40'
As indicated

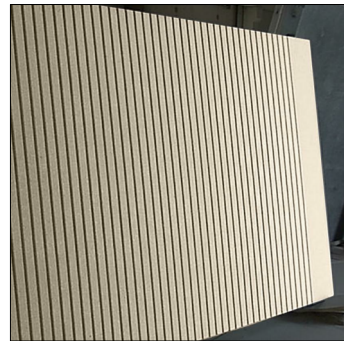
DATE: 12/15/2020 1:48:38 PM

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2020. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

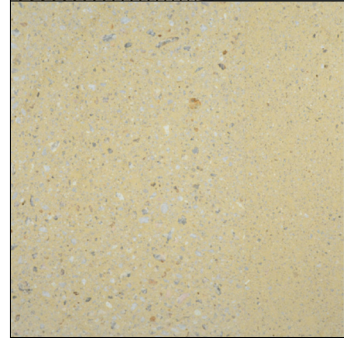


1
SECTION





PRECAST CONCRETE
(RIBBED PANEL)



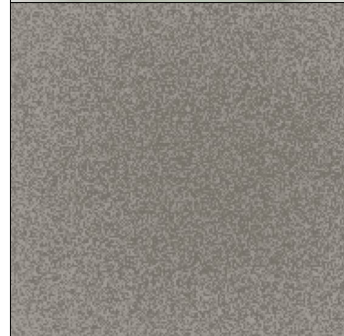
PRECAST TONE-01
(04-09)



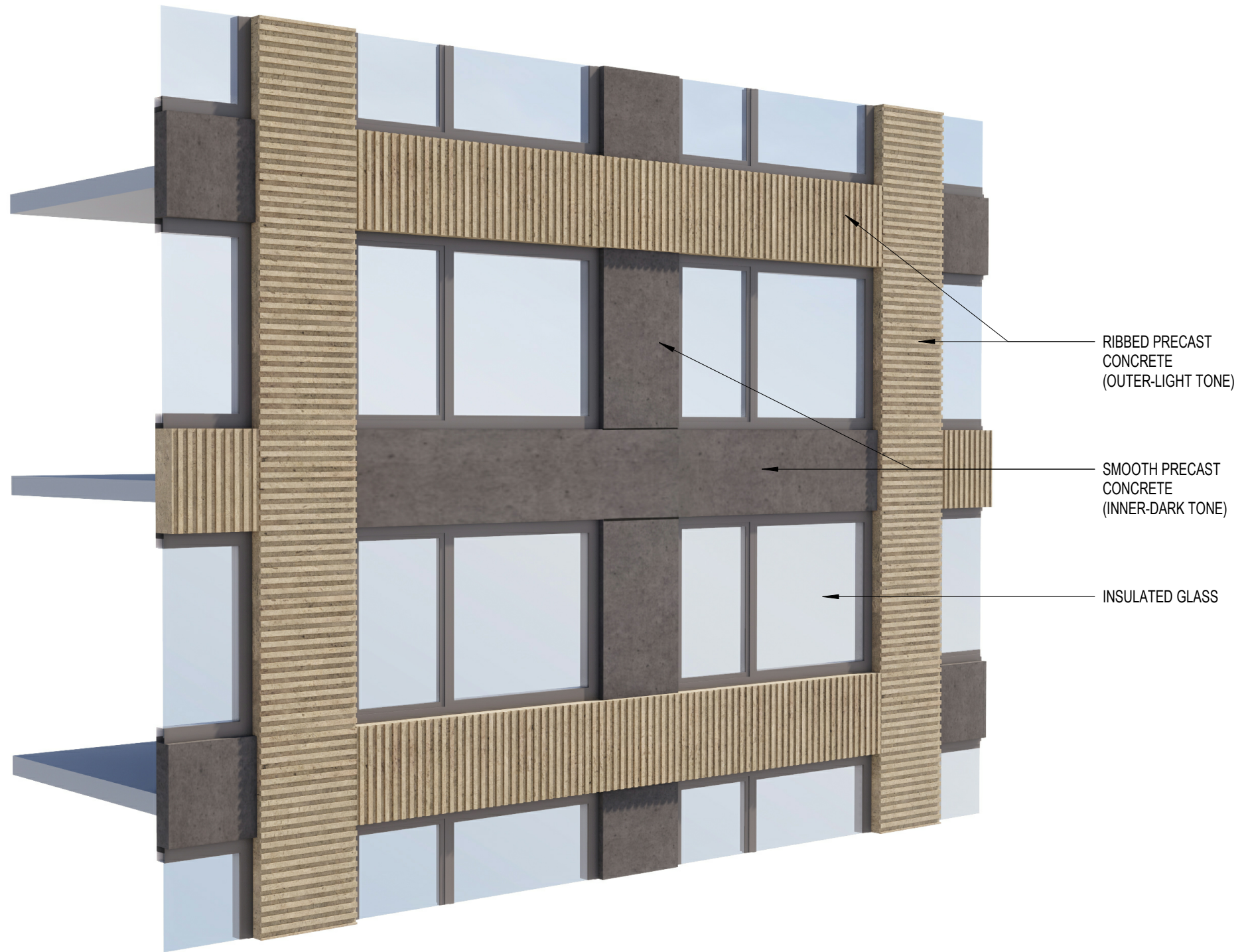
PRECAST TONE-04
(02-13)



INSULATED GLASS
(IGU)



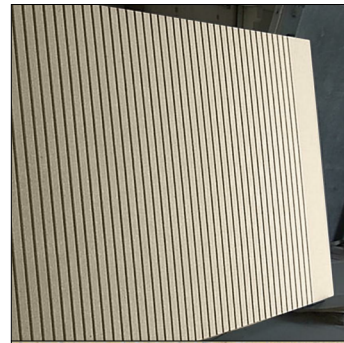
METAL FINISH
(PEWTER)



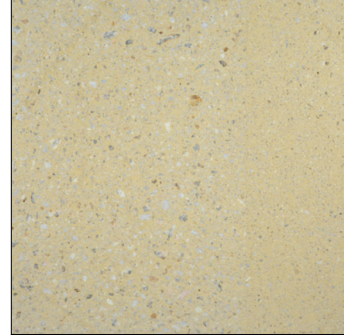
RIBBED PRECAST
CONCRETE
(OUTER-LIGHT TONE)

SMOOTH PRECAST
CONCRETE
(INNER-DARK TONE)

INSULATED GLASS



PRECAST CONCRETE
(RIBBED PANEL)



PRECAST TONE-01
(04-09)



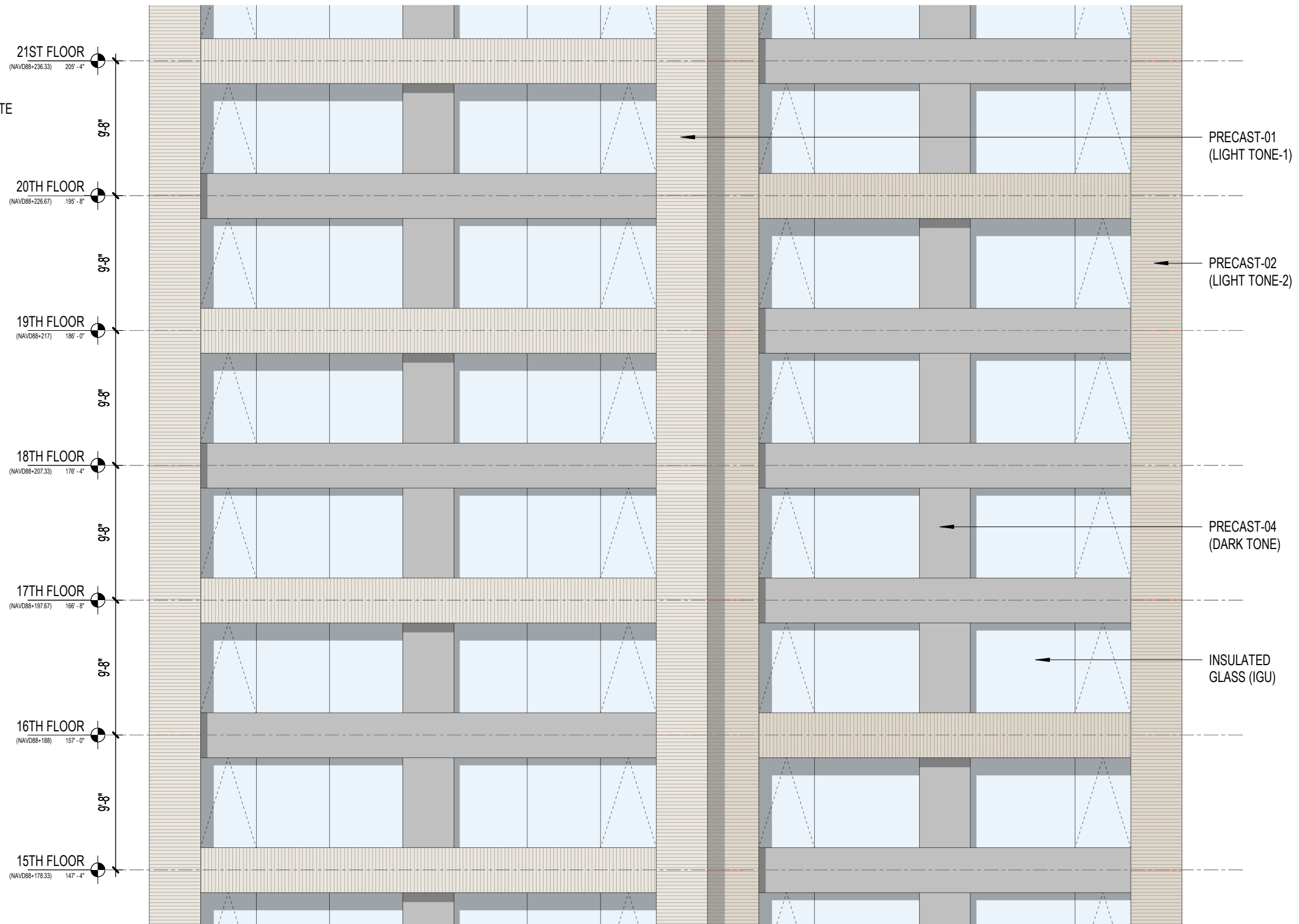
PRECAST TONE-02
(04-15)



INSULATED GLASS
(IGU)



PRECAST TONE-04
(02-13)










PRECAST-01
(LIGHT TONE-1)

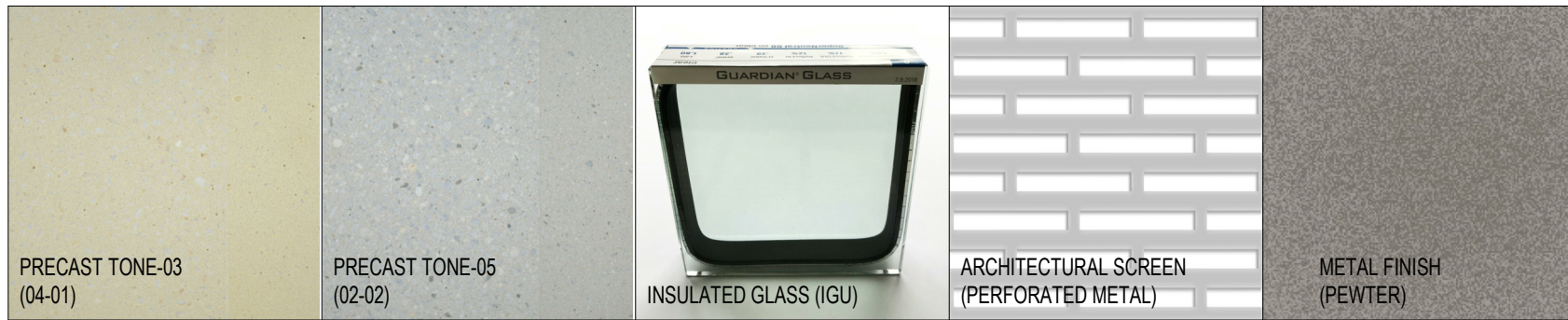
PRECAST-02
(LIGHT TONE-2)

PRECAST-04
(DARK TONE)

INSULATED
GLASS (IGU)

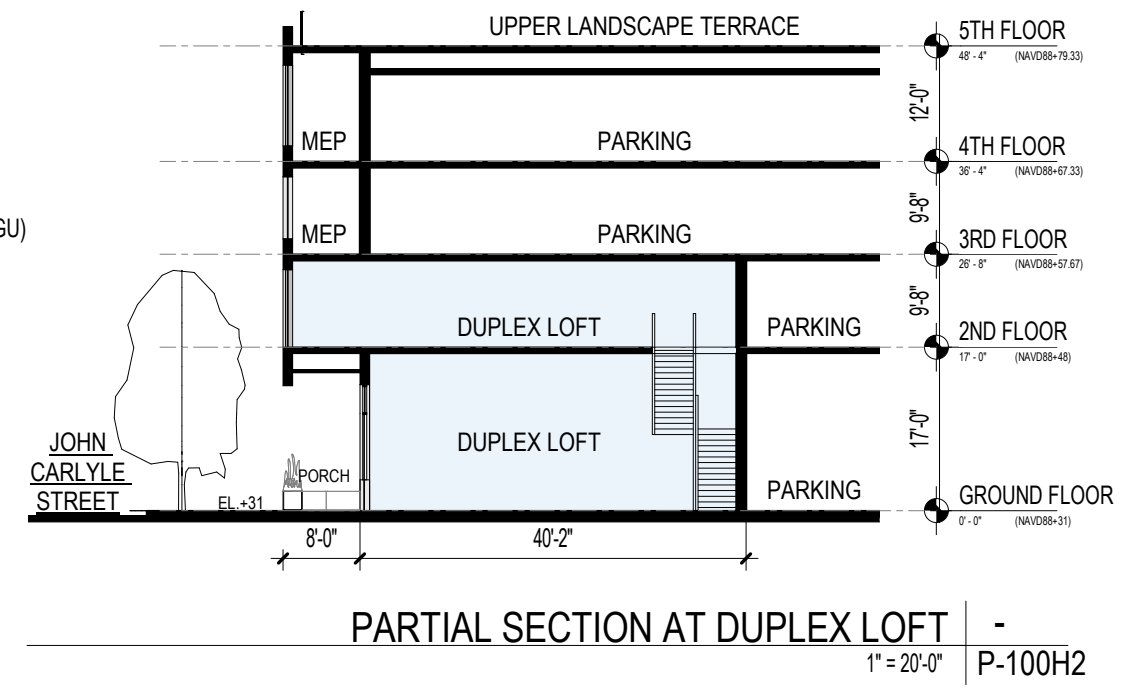
MATERIAL KEY

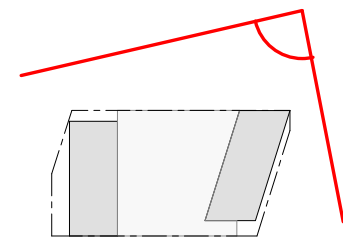
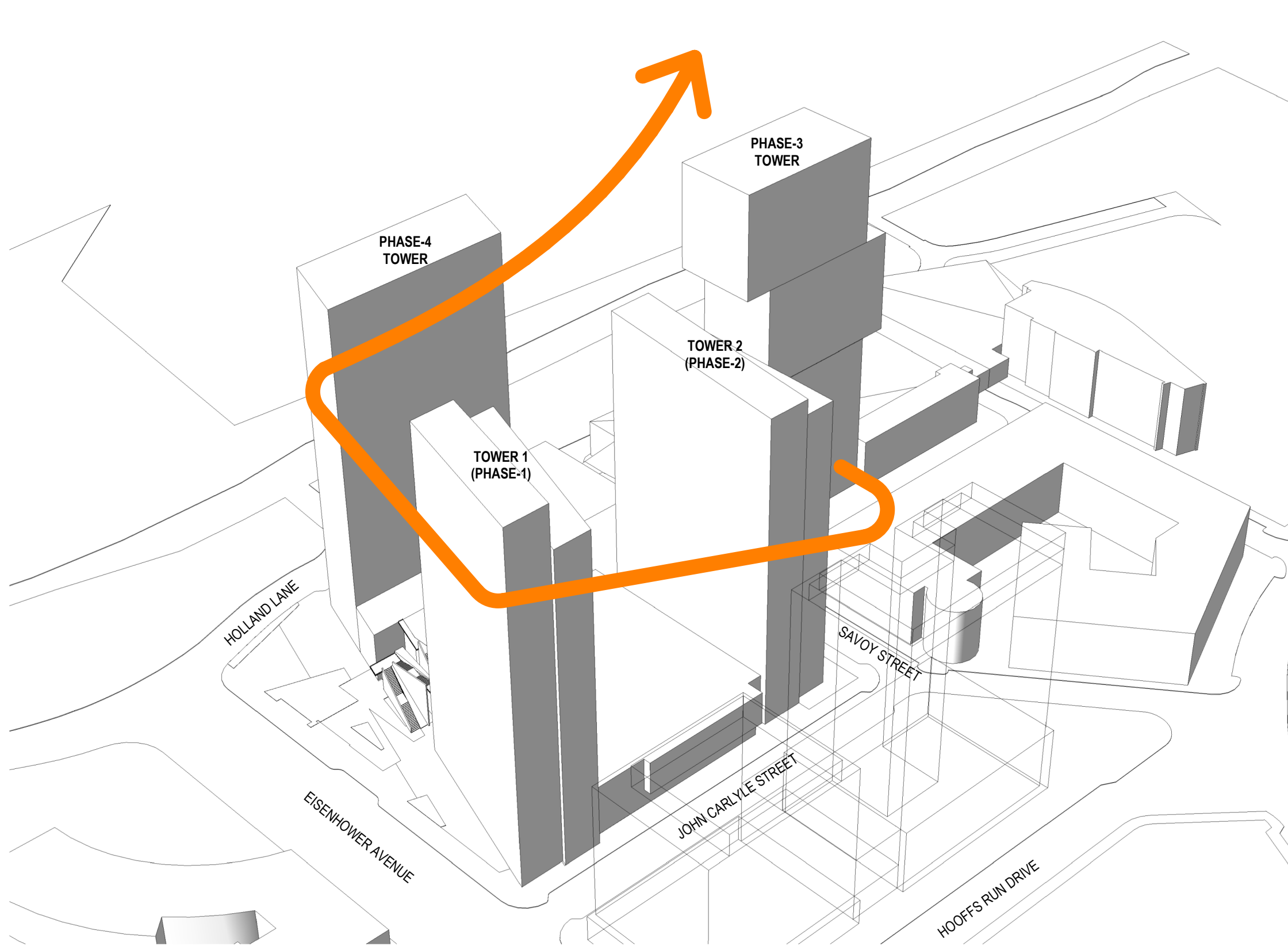
-  PRECAST 01
(LIGHT TONE-1)
-  PRECAST 02
(LIGHT TONE-2)
-  PRECAST 03
(LIGHT TONE-3)
-  PRECAST 04
(DARK TONE)
-  PRECAST 05
(GRAY TONE)
-  ARCHITECTURAL
SCREEN
-  INSULATED
GLASS (IGU)

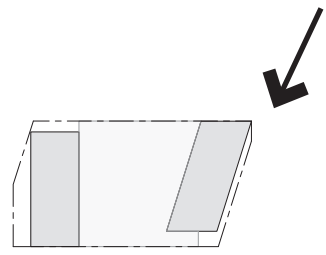


MATERIAL KEY

PRECAST 01 (LIGHT TONE-1)	PRECAST 05 (GRAY TONE)
PRECAST 02 (LIGHT TONE-2)	ARCHITECTURAL SCREEN
PRECAST 03 (LIGHT TONE-3)	INSULATED GLASS (IGU)
PRECAST 04 (DARK TONE)	







VIEW KEY PLAN



ARQUITECTONICA

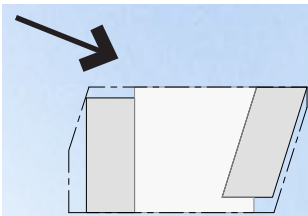
PREPARED FOR:
JM-ZELL

PROJECT:
CARLYLE PARK TOWERS
 ALEXANDRIA, VIRGINIA

DRAWING NO.:
 DRAWING:
PERSPECTIVE VIEW FROM NORTH-WEST

DATE: 12/17/2020

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2020. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



VIEW KEY PLAN



ARQUITECTONICA

PREPARED FOR:
JM·ZELL

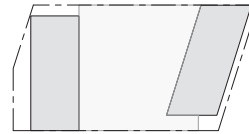
PROJECT:
CARLYLE PARK TOWERS
ALEXANDRIA, VIRGINIA

DRAWING NO.:

DRAWING:
JOHN CARLYLE STREET PERSPECTIVE VIEW FROM SOUTH-WEST

DATE: 12/17/2020

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2020. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



VIEW KEY PLAN



ARQUITECTONICA

PREPARED FOR:



PROJECT:

CARLYLE PARK TOWERS
ALEXANDRIA, VIRGINIA

DRAWING NO.:

DRAWING:

PERSPECTIVE VIEW FROM NORTH-EAST

DATE:

12/17/2020

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2020. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



ARQUITECTONICA

PREPARED FOR:
JM·ZELL

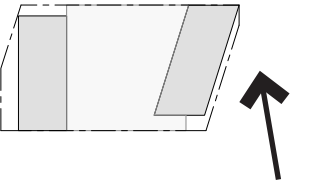
PROJECT:
CARLYLE PARK TOWERS
ALEXANDRIA, VIRGINIA

DRAWING NO.:

DRAWING:
STREET PERSPECTIVE OF PLAZA FROM NORTH-WEST

DATE: 12/17/2020

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2020. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.





ARQUITECTONICA

PREPARED FOR:
JM·ZELL

PROJECT:
CARLYLE PARK TOWERS
ALEXANDRIA, VIRGINIA

DRAWING NO.:

DRAWING:
PERSPECTIVE OF RESIDENTIAL OPEN SPACE LOOKING EAST

DATE: 12/17/2020

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2020. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



ARQUITECTONICA

PREPARED FOR:
JM·ZELL

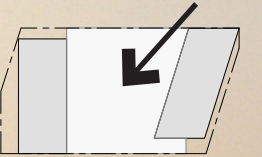
PROJECT:
CARLYLE PARK TOWERS
ALEXANDRIA, VIRGINIA

DRAWING NO.:

DRAWING:
PERSPECTIVE OF LANDSCAPE DECK LOOKING NORTH

DATE: 12/17/2020

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2020. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



ARQUITECTONICA

PREPARED FOR:
JM-ZELL

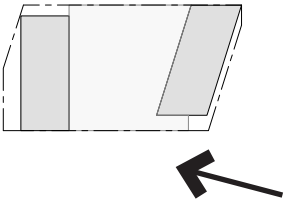
PROJECT:
CARLYLE PARK TOWERS
ALEXANDRIA, VIRGINIA

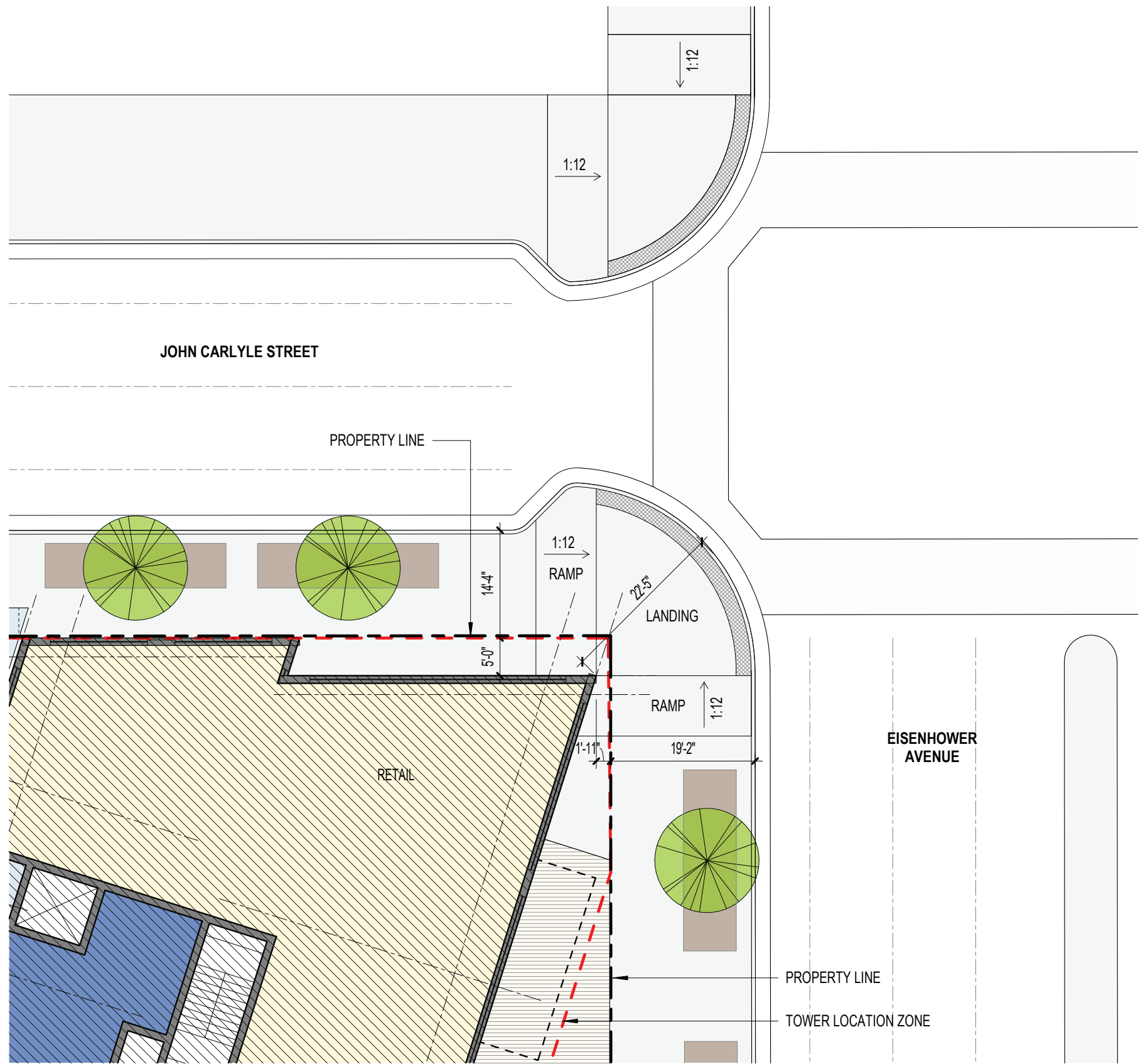
DRAWING NO.:

DRAWING:
PERSPECTIVE OF ROOFTOP POOL TERRACE FROM TOWER 1 LOOKING SOUTH-EAST

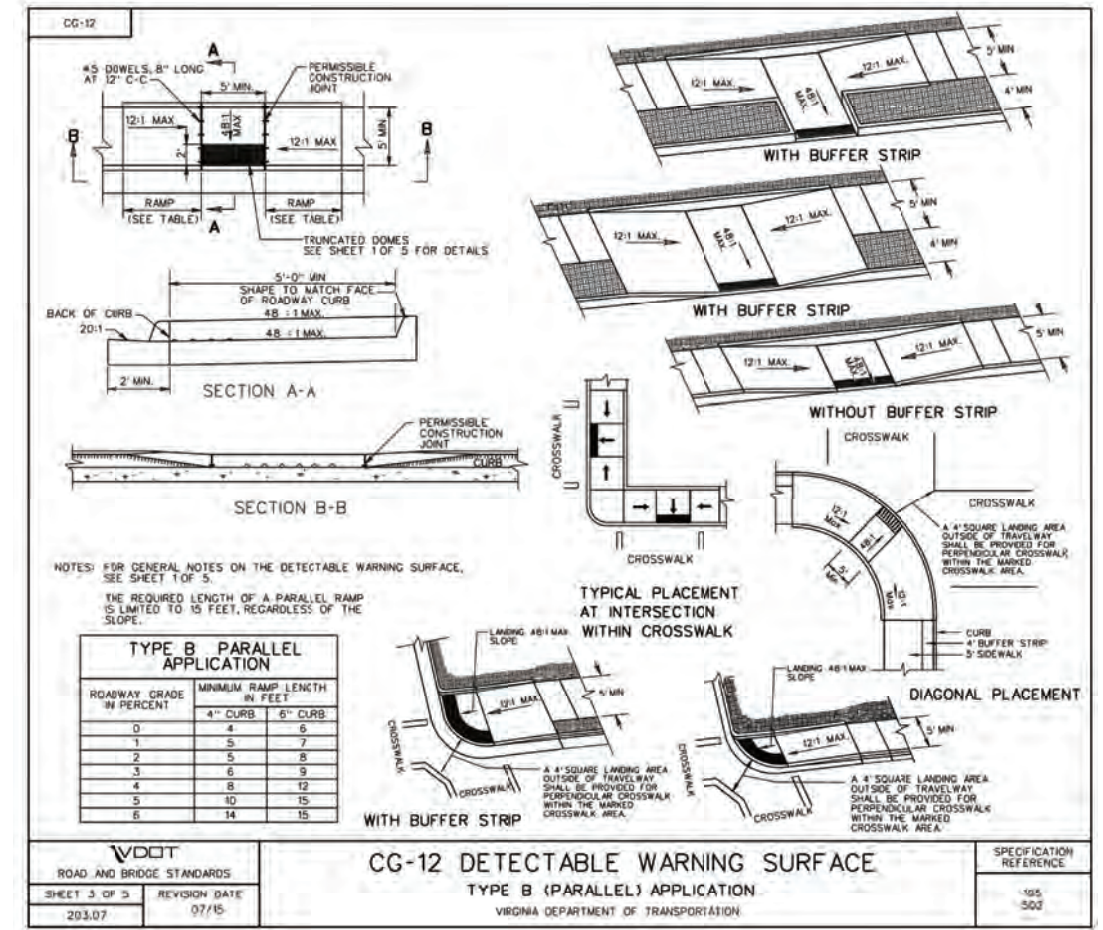
DATE: 12/17/2020

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2020. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

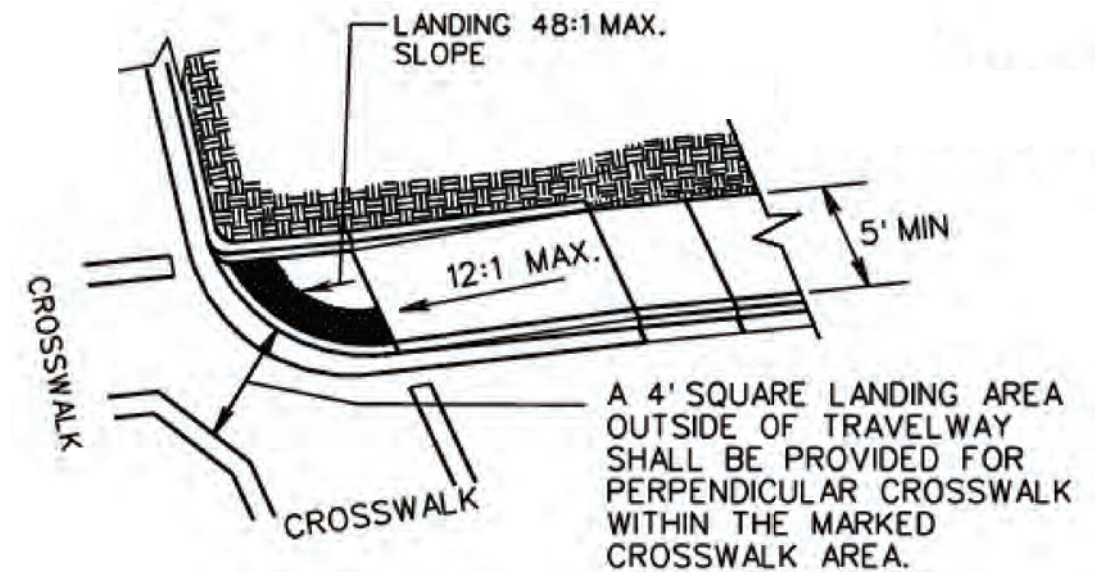




CURB RAMPS AT EISENHOWER & JOHN CARLYLE INTERSECTION (EISENHOWER AVENUE WIDENING PROJECT)



CG-12 DETECTABLE WARNING SURFACE
TYPE B (PARALLEL) APPLICATION
VIRGINIA DEPARTMENT OF TRANSPORTATION



CG-12 TYPE B CURB RAMP (EISENHOWER AVENUE WIDENING PROJECT)

CARLYLE PARK - ZONING TABULATION

ZONE: CDD #11
EXISTING USE: VACANT
PROPOSED USES ON SITE: RESIDENTIAL, RETAIL, PARKING & OPEN SPACE
PROPOSED F.A.R.: 5.11
TOTAL LOT AREA (2): 271,219 SF (6.23 ACRES)

PERMITTED FLOOR AREA PER DSUP 2019-0024 (1)

	PERMITTED	PROPOSED
RESIDENTIAL	632,056	1,378,170
OFFICE	755,114	
RETAIL (3)	-	9,000
TOTAL	1,387,170	1,387,170

UNIT MIX (TOWERS 1+2)

TYPE	TOWER 1 (PHASE 1)		TOWER 2 (PHASE 2)		TOWERS 1+2 (PHASE 1+2)	
	COUNT	%	COUNT	%	COUNT	%
ST	56	15%	44	13%	100	13.9%
1BR	207	54%	191	56%	398	55.3%
2BR	108	28%	98	29%	206	28.6%
3B	-	-	-	-	-	-
DUPLEX	10	3%	6	2%	16	2.2%
TOTAL	381	100%	339	100%	720	100.0%

	# FLOORS (4)	GROSS FLOOR AREA GSF (4)	ZONING FLOOR AREA (ZSF-NET) (4)	MAXIMUM PARKING AS PER DSUP	PROVIDED PARKING	LOADING REQUIRED	LOADING PROVIDED	APPROX. UNIT COUNT	AVG. BUILDING FINISH GRADE (5)	BUILDING HEIGHT (6)
PHASE 01		387,800	359,245	-	249		2	-	± 31.00	375' MAX
PHASE 02		343,580	314,775	-	278		2	-	± 32.50	375' MAX
PHASE 03		422,010	365,800	-	442		2	-	± 27.50	375' MAX
PHASE 04		379,860	347,350	-	190		2	-	± 30.50	375' MAX
TOTAL RESIDENTIAL		1,533,250	1,387,170	2,055	1,159	N/A	8	1,414		

RESIDENTIAL DENSITY: 227 UNIT/ACRE 0.82 PARKING SPACE/UNIT

	# FLOORS (4)	GROSS FLOOR AREA GSF (4)	ZONING FLOOR AREA (ZSF-NET) (4)	MAXIMUM PARKING AS PER DSUP	STREET PARKING	COMPACT SPACES	STANDARD SPACES	HANDICAP SPACES	VAN ACCESSIBLE HANDICAP	TOTAL PROVIDED PARKING
PHASE 01	4	121,050		-	8	53	180	6	2	249
PHASE 02	4	87,745		-	7	78	185	6	2	278
PHASE 03	4	105,840		-	2	91	165	5	2	265
PHASE 03/04 GARAGE	3	58,400		-	-	42	127	6	2	177
PHASE 04	4	72,700		-	4	83	96	5	2	190
TOTAL PARKING		445,735		2,055	21	347	753	28	10	1,159

TOTAL RESIDENTIAL & PARKING GSF: 1,978,985

NOTES:

1. PER DSUP PERMIT, ADDITIONAL ALLOWANCE OF UP TO 250,000 SF OF OFFICE MAY BE CONVERTED TO HOTEL & UP TO 125,000 SF OF OFFICE MAY BE CONVERTED TO RESIDENTIAL
2. LOT AREA REFLECTS BLOCK 32 PER DSUP
3. RETAIL AREA TO BE PROVIDED AS A RANGE BETWEEN 9,000 TO 15,000 SF
4. TO BE DETERMINED THROUGH THE PROJECT'S DESIGN GUIDELINES
5. AVERAGE FINISH GRADE FOR ALL BUILDINGS IS BASED ON GRADE AT EISENHOWER PLAZA FRONTAGE
6. SEE CARLYLE PLAZA DESIGN GUIDELINES FOR ADDITIONAL LIMITATIONS ON HEIGHT