

DESIGN REVIEW BOARD WORK SESSION

Design Review Board Case # 2020-00001

Block P – 765 John Carlyle – North Tower and Podium

Application	General Data	
Project Name: 765 John Carlyle – North Tower and Podium Location: Block P – Carlyle CDD Applicant: Carlyle Plaza, LLC c/o McGuireWoods LLP	DRB Date:	August 27, 2020
	Site Area:	Block P – Carlyle CDD
	Zone:	CDD #1
	Proposed Use:	Office with Ground Floor Retail
	Gross Floor Area:	187,454GFA
Purpose of Application: Final review of north office tower and podium.		
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 FROM JUNE 22, 2020 WORK SESSION – SUMMARY: The DRB unanimously approved the concept submission for the north tower and podium at 765 John Carlyle with a vote of 5-0. This project was previously heard by the DRB during 2006 and 2007, receiving approval for the Design Concept in May 2007. 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. The project as proposed consists of the entire Block P development site within the Carlyle District and includes two mixed-use towers conjoined by a common podium. The approximately 140’ northern office tower received approval for its general massing, façade and height. The DRB indicated that the north tower may receive final approval upon successfully addressing screening treatments for the podium level garage – which wraps the building in levels P2-P5. The DRB also requested finessing of the arcade, which bridges the two towers at the podium level. Following the vote to approve, the Applicant initiated an informal presentation of southern, senior living tower and thus received no formal vote by the board. Nevertheless, the board was pleased with the design approach of the pre-conceptual southern tower and encouraged the applicant to submit for an end of summer review.		

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 12,000GFA of ground floor retail – as originally approved. The northern tower and podium’s architecture and design are slightly more advanced than the South’s, thus variation in the stages of approval.

The Applicant’s proposal and City staff report are available on the [DRB website](#). A concept consideration of the northern building was originally scheduled to be presented at the March 19, 2020 DRB Meeting. Materials from the Applicant were provided; however, this meeting was subsequently cancelled due to the coronavirus pandemic. The presentation and discussion were to have been informal, with no intended action or vote required from the DRB. Shortly thereafter, on April 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 at this meeting. However, the conversations were informal and 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, senior living building. With this submission, the Applicant seeks final, architectural approval of the northern office tower and podium – which has changed at the envelope level since its original approval.

Regulatory Approval Trajectory

The general massing, height and scale of the building were approved by the DRB unanimously (5-0) on 6.22.2020. Therefore, final approval of the building’s architecture is required at this time. It is worth noting that the south tower – as proposed in its conceptual state– 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 south tower exceeds the permitted allowances for height, use and square footage, among others, as per the original SUP approval (e.g. SUP#2018-0039, amending SUP#2253) which governs the development site. However, the forthcoming SUP amendment, which is preliminarily docketed in November, is only required in order to advance the design and architecture of the south tower. Therefore following final approval of the north tower and podium, the applicant may then proceed to the final site plan process, as dictated by the SUP and CDD governing the site. Therefore, the DRB must also provide an endorsement for the south tower as it relates to the current SUP amendment, prior to

final approval of the project. A copy of the SUP application – which relates to the south tower site – is included in the staff report for said project, which is current under separate cover and seeking preliminary approval at the August hearing.

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

Comments are framed in relation to the current design submission, which was circulated to staff via email on the 14th of August, and thus the DRB

- Comments with this submission related to the general architecture are minimum – as Staff and the DRB are in apparent agreement over the general language, program and feel of the building. For example, staff are in general agreement over the architectural language of the tower and podium. The materials and form related well to the functions of the spaces which were serve while the palette itself is simple, modern and refined.
- Never the less, the following are required in order to assure that the submission makes its way through the forthcoming site plan approval process in a timely and efficient manner. These stipulations are outlined more specifically in the subsequent section.

Recommendations and Conditions of Approval

If the project receives final architectural approval by the DRB, then the following conditions of approval shall be met at the final site plan process, to the Director of Planning and Zoning’s satisfaction. Furthermore, additional review by the DRB may be required, depending upon the degree of architectural changes necessary to meet these conditions. The conditions are more specifically described below:

1. All non-back-of-house space on the ground floor must be designated as retail, as per the current approval and subsequent agreements. The architectural design of this ground floor must be provided to accomplish this, with regard to heights, configuration, ventilation, and other requirements suitable for retail and restaurant use. (Sheet 7)
2. Clearly show all vehicular circulation ramps in plan, including cut lines, dimensions, direction of slope, transitions, and slope percentages. (Sheets 8 & 9)
3. Show the proposed details for the glazing shown along John Carlyle Street at the P2 parking level – this needs to include accurate representations and mullion spacing on the P2 Level Plan (Page 8) and must also include fully-dimensioned large-scale plan-section-elevation

details (not included in this submission). The applicant may include images of vehicles within the garage levels at these locations, to accentuate the program.

4. A representation is made of the south end of the north tower arcade on Sheet 24 that indicates a reveal separating the dark and light precast sections, and appears to indicate a projecting fin, but this is not reflected on any of the related floor plans (Sheets 7 & 8). This end could match the north end of the arcade or be different as shown, but details and dimensions must be shown and approved.
5. In reverting to the previously approved grille design for the above-grade parking levels P2-P5 along Hoof's Run Drive, Eisenhower Avenue, and P4-5 along John Carlyle Street, there is insufficient detail shown to render an approval (Sheet 31). Therefore, the following conditions of approval will have to be met by the applicant during Final Site Plan review, to the satisfaction of the Director, Planning & Zoning:
 - a. Show large-scale, dimensioned plans-section-elevation representations of the Approved Grille Design
 - b. The horizontal, slightly recessed center section is shown clearly in the perspective view, but not shown at all in the vertical section drawing. There is an inner layer of screening shown in the section, but it is much further back from the front surface of the grille than is shown in the perspective view.
 - c. In addition, there are no plan details shown on this sheet, or on any of the related floor plan sheets: this design incorporates a number of framed mullion conditions in plan and section, which need to be shown accurately on all floor plans, as well as in detail. Finally, some of the dimensions shown on the current partial section do not refer to elements in the drawing and appear to be mis-placed.
 - d. During Final Site Plan review, include large-scale sections showing the above relationships from grade, up through the first office level floor, to accurately locate precast, grill, and glass-faces relative to each other. Additionally, quantify the setbacks.
 - e. Provide rooftop landscaping with a vertical expression visible from street-level that is integrated into the building architecture.

A. Scale, Height and Massing

The height, scale and massing of the proposed office tower were approved by the DRB on 6.22.2020. The purpose of this submission and review are to approve the general architecture of the building, in anticipation of the forthcoming final site plan process.

B. Parking

Site constraints and previous approvals dictate that parking ascend above grade on Block P. Never the less, the proposed office tower will be full story shorter than the original approval, as the applicant has removed one (1) level of structured parking, as intimated above. Generally speaking, the screening at the podium level, P2 – P5, is bifurcated into either glazing, or metal systems. More specifically, glazing is used to conceal the first two levels to the parking, which is setback slightly from the retail base in plan, from the retail level, while the remaining upper floors (P4 – P5) are concealed by a perforated metal panel, similar to the approve design for the south tower. This design uses various systems of aluminum/steel to recall the typical expression of a window. However, as intimated, the

accompanying detail requires reconciliation.

C. *Glazing*

Staff is in agreement with the general glazing treatment of the north tower and podium. However, as previously intimated, further graphical details are required at final site plan to properly assess the materiality interface occurring at the P2 level.

Staff are also in agreement on the glazing treatment of the atrium, which is a low-slung bridge piece that conjoins the two towers. The glazing approach is similar to the screening of the band of structured parking. Unlike the screening for the deck however, the atrium at the envelope level will be expressed by a series of options, which include systems of interlocking chains, glass, and/or others. However, as intimated herein, further details and clarification on the connector's interface, particularly at the floor plan level, are needed.

Those options as described on pages 28-30, are depicted graphically below.



Biomorphic Patterns

Abstract patterns and colors are used to convey the symbolic representation of a natural living wall while providing a smaller scale point of interest and relief within the larger scale of the project.





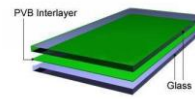
GLASS WITH CUSTOM FRIT PATTERN



PATTERN PRINTED ON PVB INTERLAYER



PATTERN PRINTED ON PVB INTERLAYER



CONNECTOR CLADDING
OPTION 2 – GLASS FACADE

29

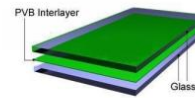
JM·ZELL

Trammell Crow Company

765 JOHN CARLYLE

PERKINS
EASTMAN

SMITHGROUP



CONNECTOR CLADDING OPTION 2 – GLASS FACADE

30

JM·ZELL

Trammell Crow Company

765 JOHN CARLYLE

PERKINS
EASTMAN

SMITHGROUP

D. Podium/Base

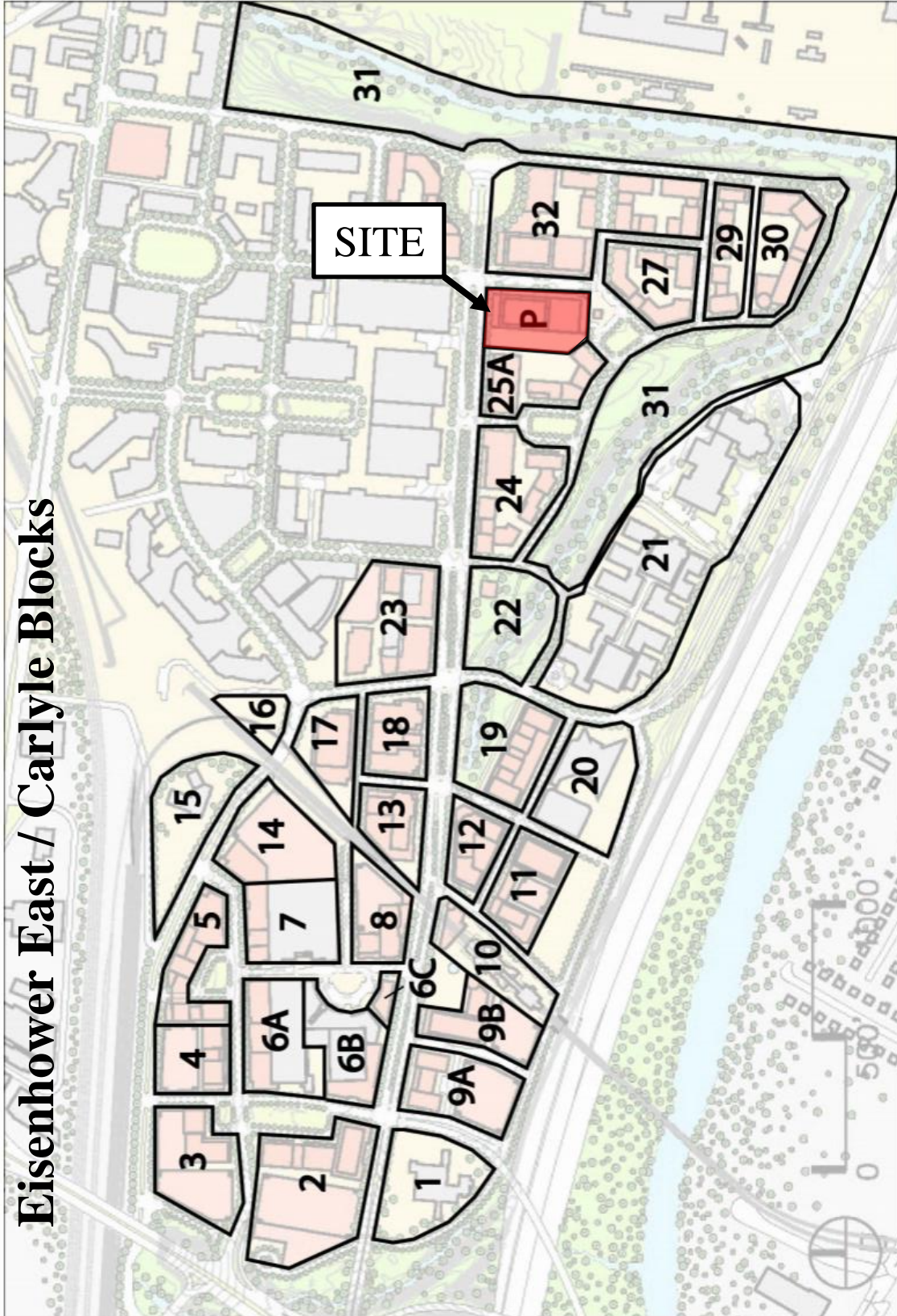
The podium level of block P, which is being pursued under this final submission, is a 5-level retail and parking structure that anchors both the north and south towers. Generally speaking, staff are in agreement with the general architecture and expression, however as intimated previously and in the South Tower's report, the use of the dark brick to create a strong, readable base, is not successfully integrated into the overall architecture. The brick base should be used at the human scale (1st floor only) level to create enough contrast with me

materiality of same above, while still reading as a strong, base-defining architectural element.

E. Graphics

The graphics with this submission are a general improvement over the last. The complete set of floor plans, along with the required zoning information, all move the submission closer to final site plan review. however, as intimated herein, several of the graphics, particularly those pertaining to the P2 level (floor plan) require reconciliation and or adjustments. Further clarification at the P2 level is also requested herein with respect to the building elevations.

Eisenhower East / Carlyle Blocks



Carlyle/Eisenhower East Design Review Board (DRB) Application

PROJECT NAME: Carlyle Block P BLOCK: P

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

APPLICATION FOR REVIEW OF: *(Check one)*

- Building Concept Final
 Sign
 Awning
 Other: _____

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

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

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

ARCHITECT/DESIGNER Name: SmithGroup

Address: _____

Phone: _____ Email Address: _____

PROPERTY OWNER Name: Carlyle Plaza LLC

(if different from APPLICANT)

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

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

DESCRIBE THE REQUEST BRIEFLY: Review and final approval of design for North Tower office building.

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

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

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

Applicant Printed Name: Jonathan P. Rak

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

Filing Deadlines

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

Application Support Materials

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

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

Carlyle/Eisenhower East Design Review Board (DRB)
Application Checklist for Buildings in CONCEPT REVIEW*:

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

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

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

Site plan/architecture:

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

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

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

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

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

Site plan/architecture:

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

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

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

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

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

_____ Color Site plan at a measurable scale showing:

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

_____ Large-scale elevations and sections with enlarged details

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

_____ Street-level perspective photomontages in color (daytime view)

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

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

Design guidelines (provide information needed to assess compliance):

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

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

765 JOHN CARLYLE

NORTH TOWER AND PODIUM
DESIGN REVIEW BOARD SUBMISSION

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

*INCLUDES BUILDING AND JOHN CARLYLE STREET

ZONING TABULATIONS

ZONE OF SITE:	CDD#1 WITH CARLYLE SUP #2006-0042	
USE:	EXISTING	PROPOSED
	VACANT	OFFICE - SENIOR LIVING - RETAIL
LOT AREA:	85,693 SF	

GROSS SQUARE FOOTAGE:

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

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

FLOOR AREA RATIO

EXISTING
N/A

PROPOSED

4.08 (FULL BLOCK P SITE)

OPEN SPACE

REQUIRED
40% = 26,277 SF

PROVIDED

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

AVERAGE FINISHED GRADE

30.07'

HEIGHT

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

* LAST OCCUPIED LEVEL

SETBACKS

	PROPOSED AS REQUIRED BY CARLYLE SUP #2006-0042
FRONT	22' JOHN CARLYLE STREET (TO FACE OF CURB)
SIDE	42' EISENHOWER AVENUE (TO EX. ROW)
SIDE	30' PROPOSED FIRE LANE (TO EX. PROPERTY LINE)
REAR	NONE HOOF'S RUN (TO EX. FACE OF CURB)

FRONTAGE

REQUIRED
N/A

PROPOSED
N/A

PARKING SPACES

COMPACT	189
STANDARD	242
ADA	7
ADA VAN	2
TOTAL	440

LOADING SPACES

REQUIRED
2

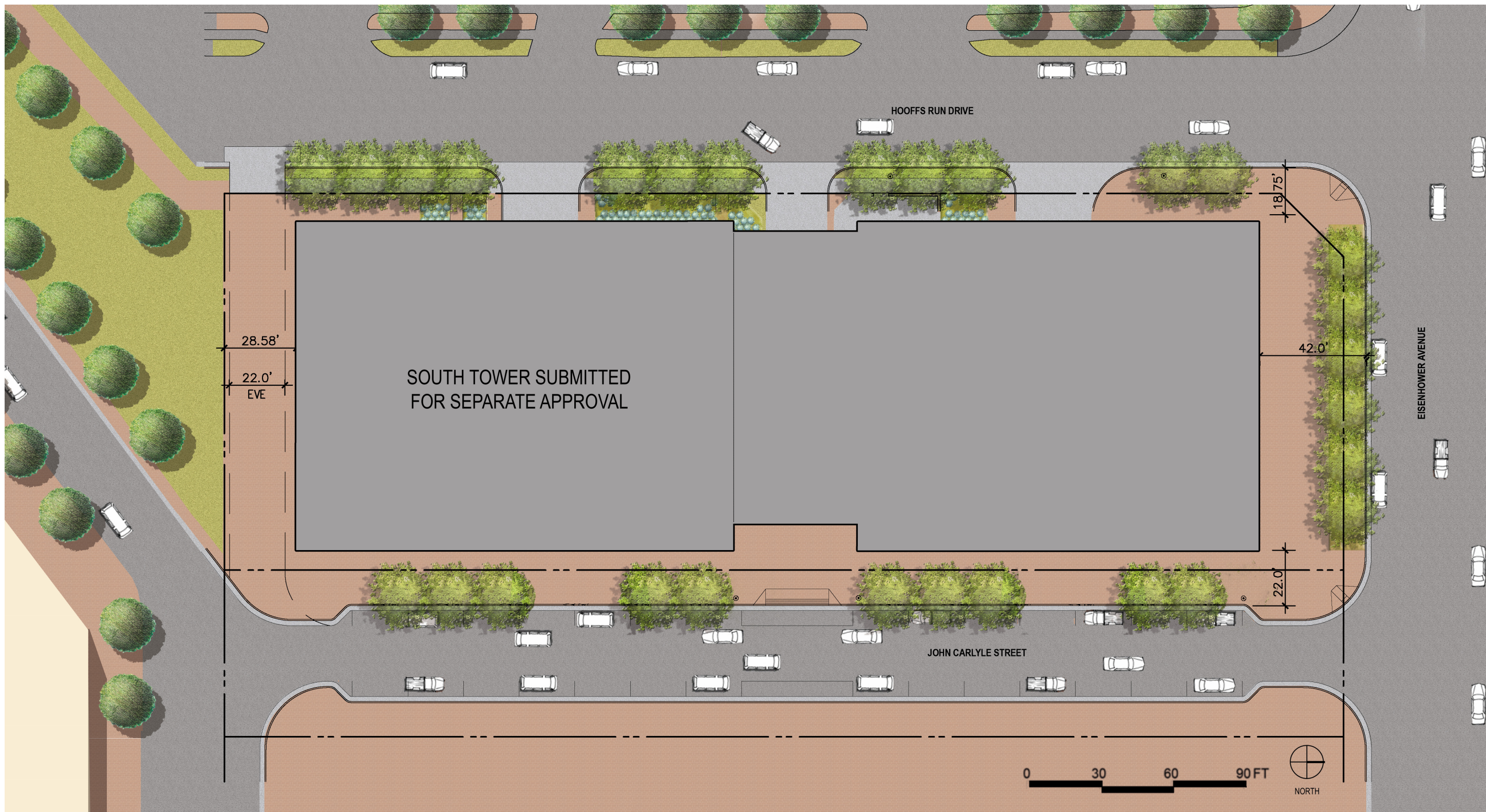
PROVIDED
2

DWELLING UNITS

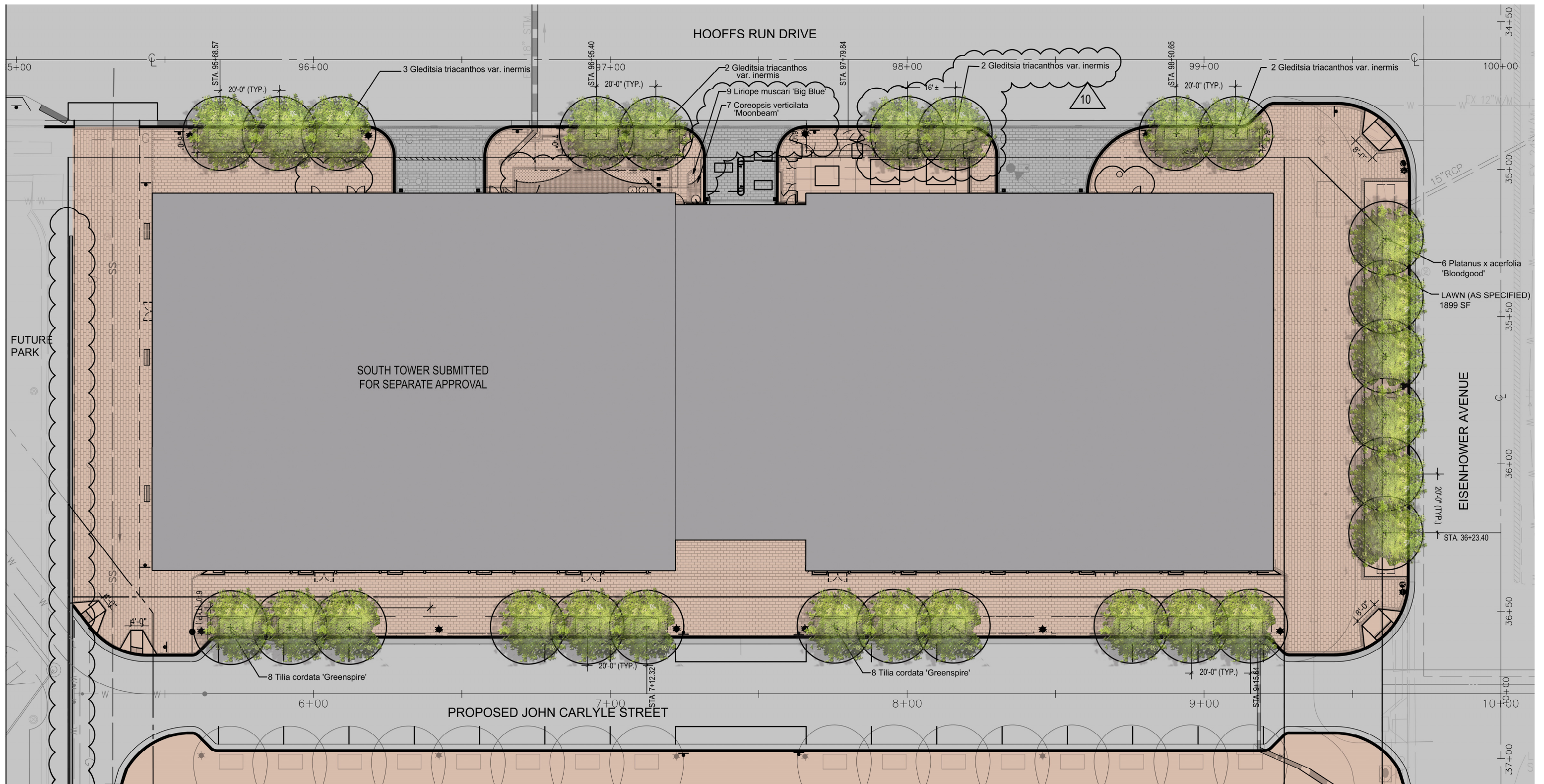
MEMORY CARE	26
ASSISTED LIVING	160
TOTAL	186
UNITS PER ACRE	85.3211



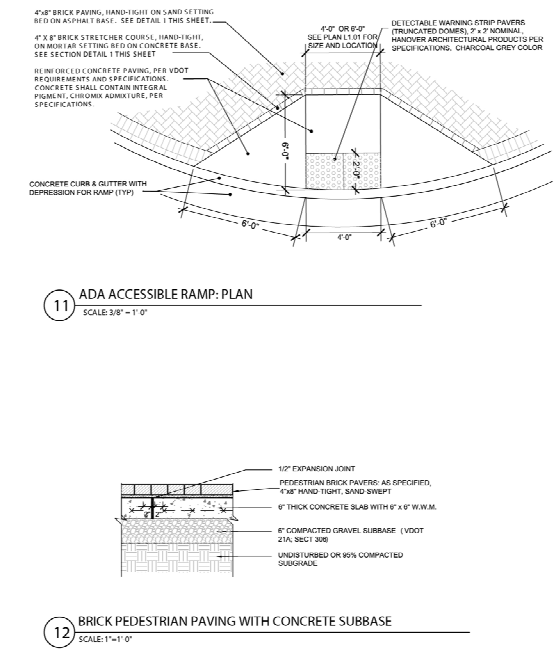
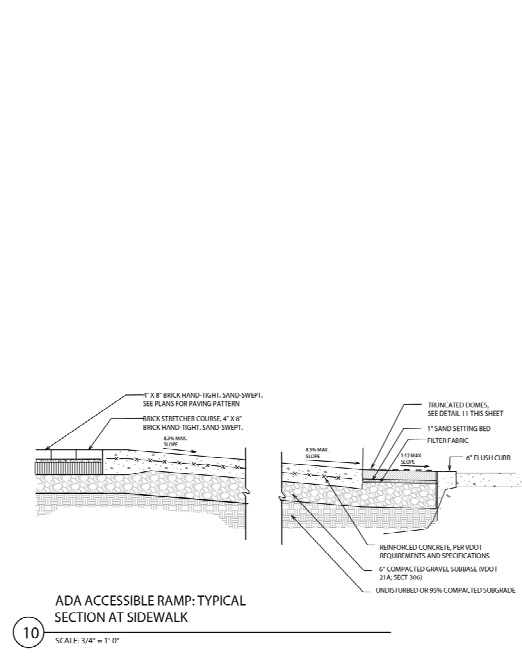
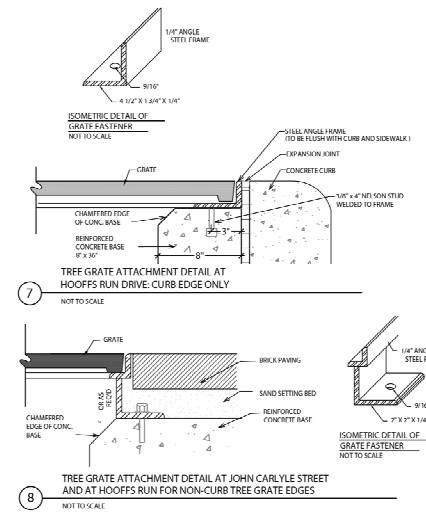
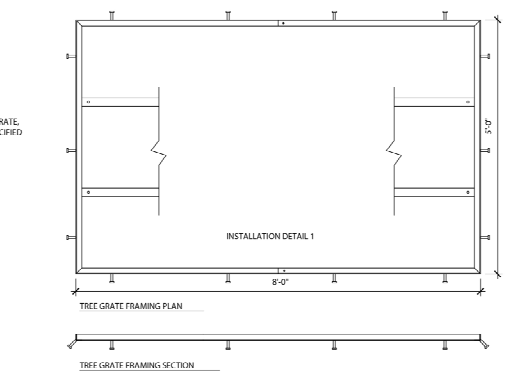
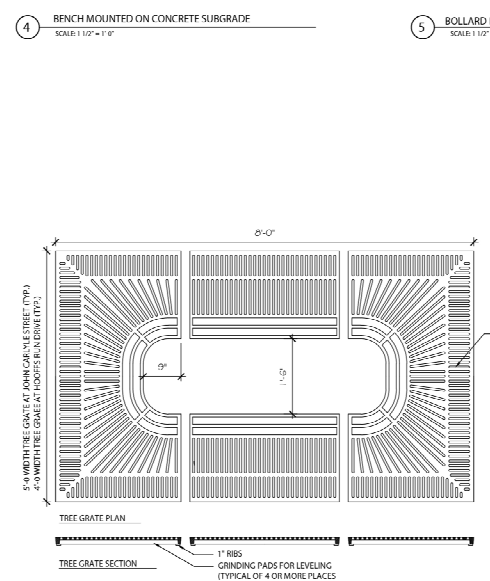
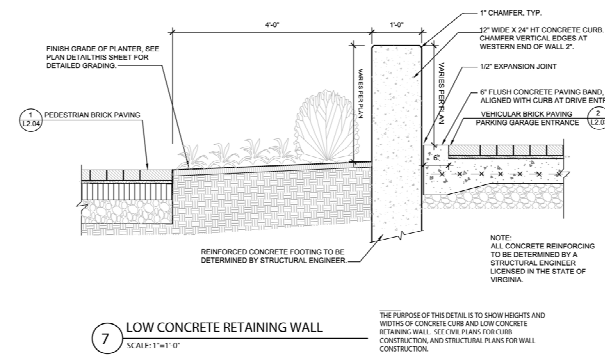
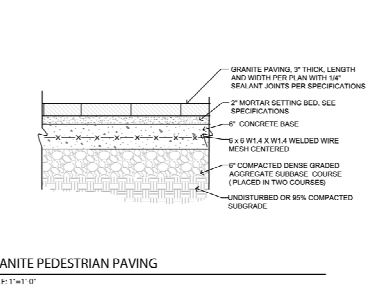
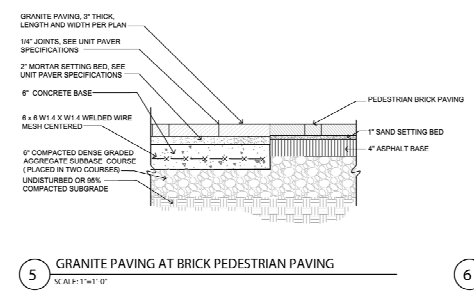
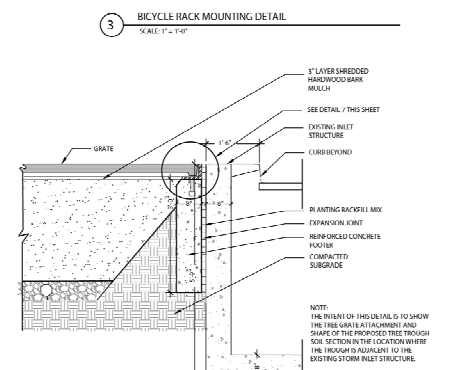
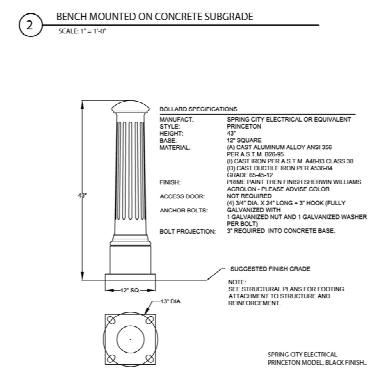
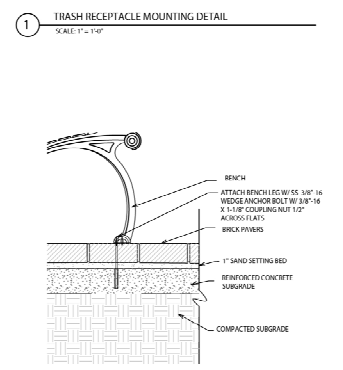
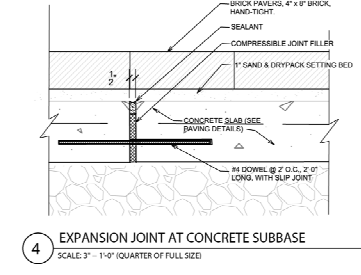
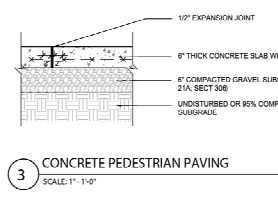
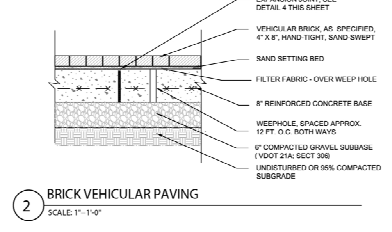
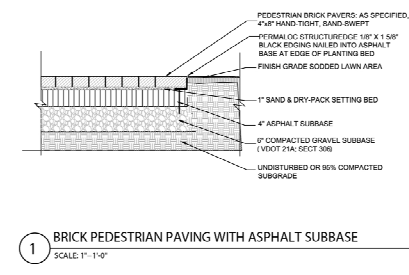
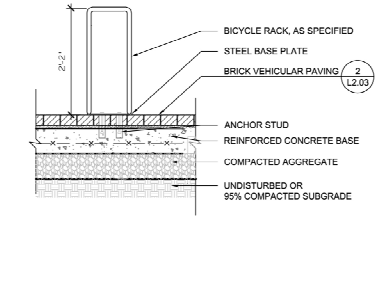
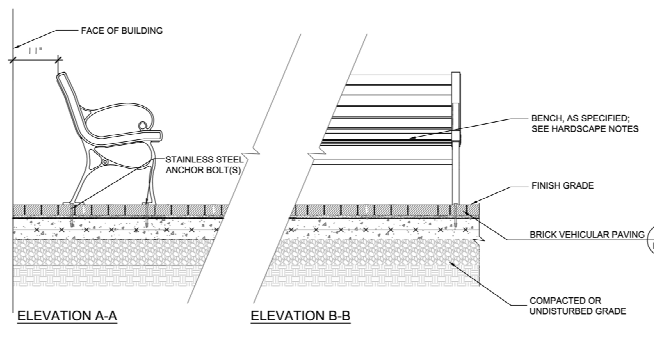
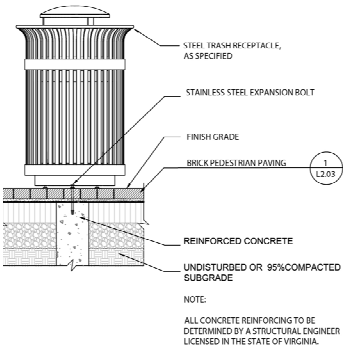
OVERALL SITE PLAN



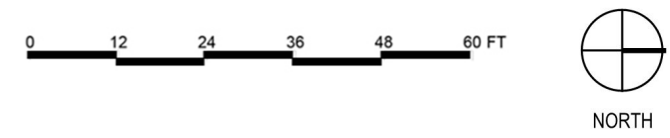
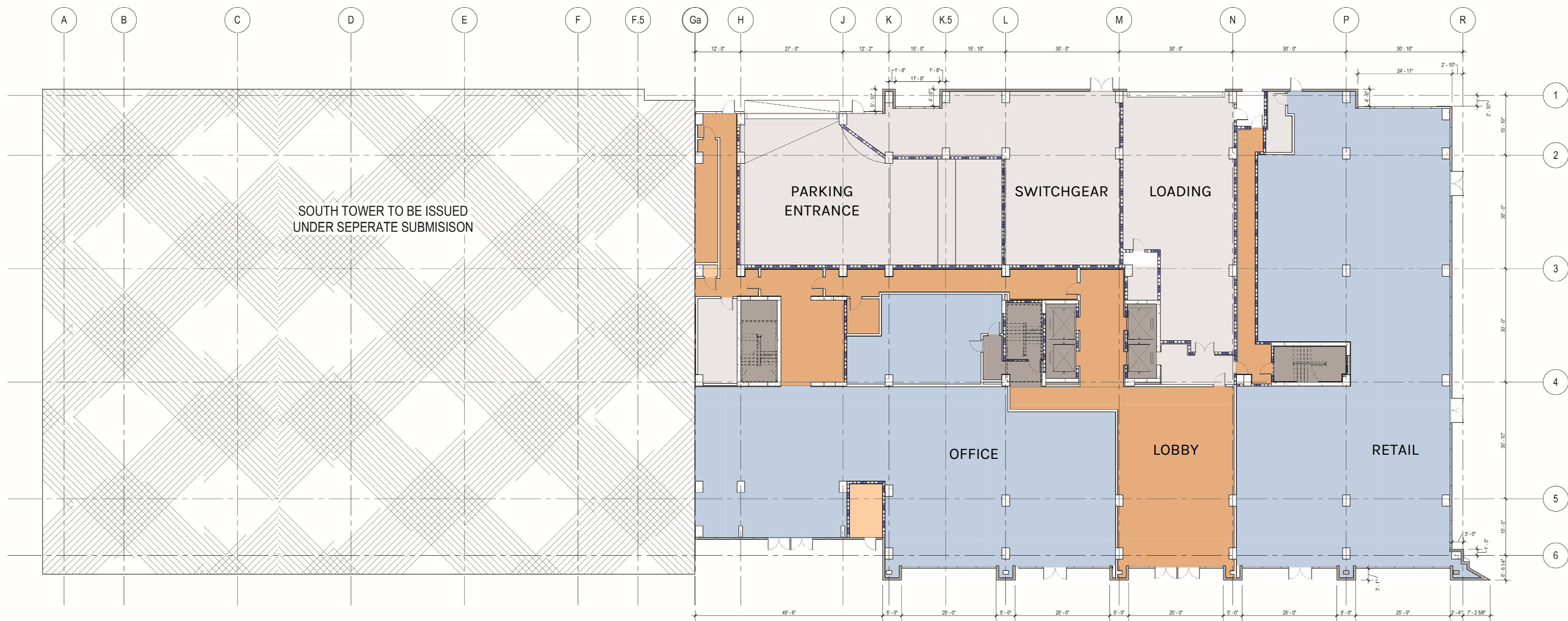
SITE PLAN



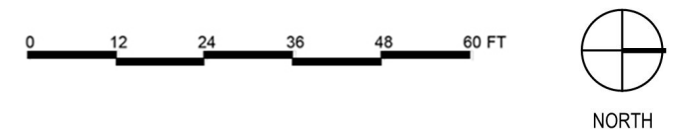
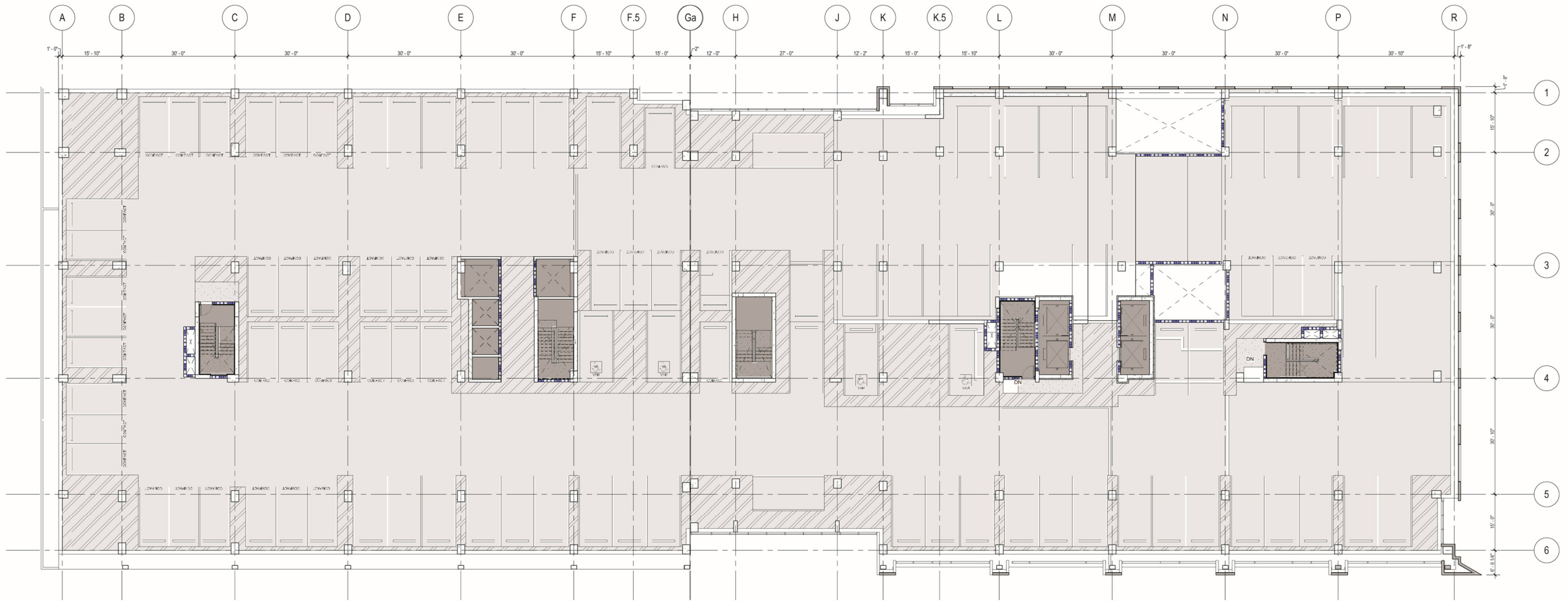
LANDSCAPE PLAN



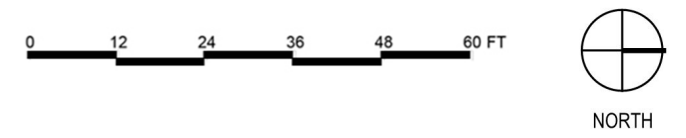
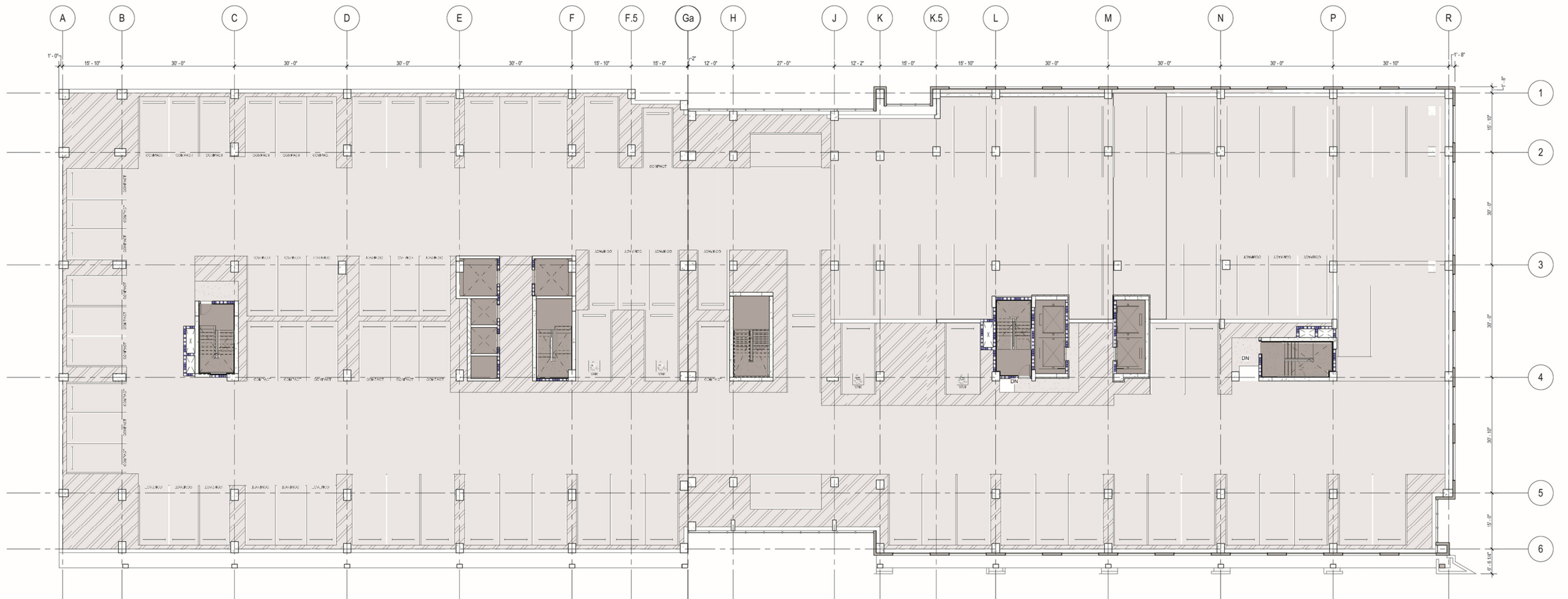
LANDSCAPE DETAILS



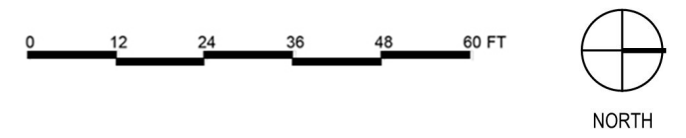
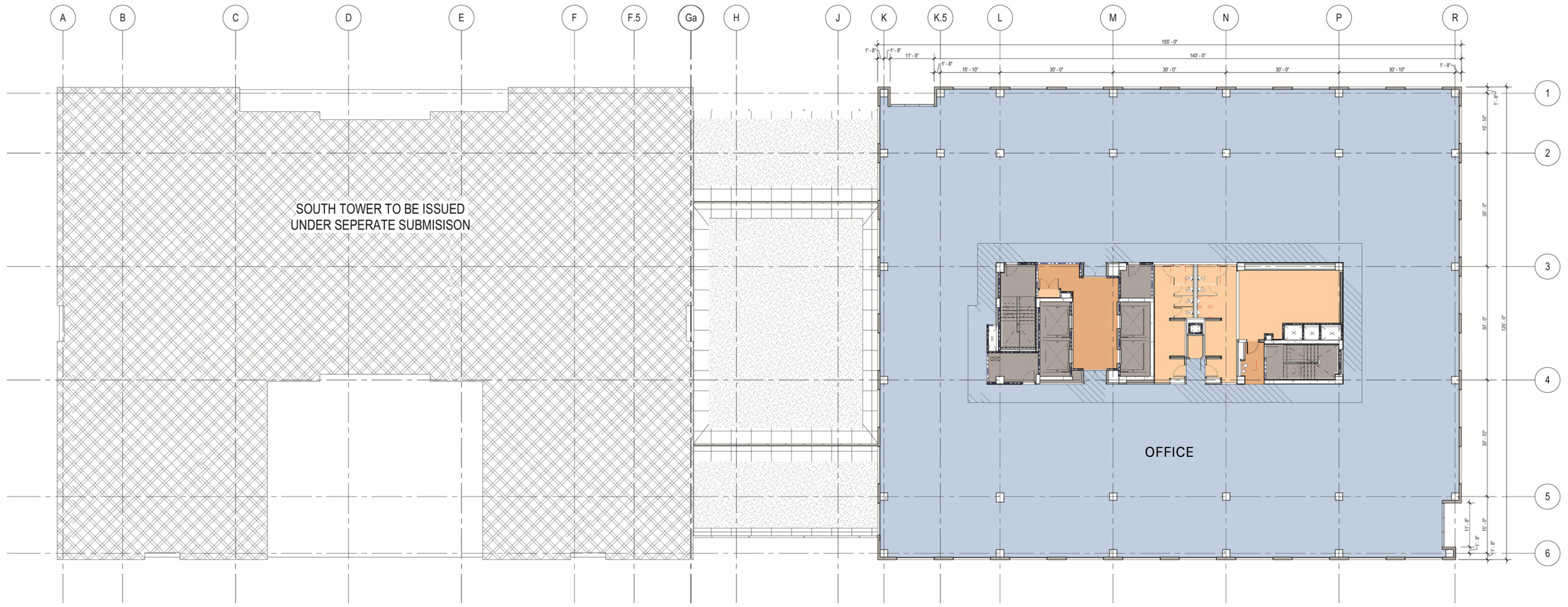
GROUND FLOOR PLAN



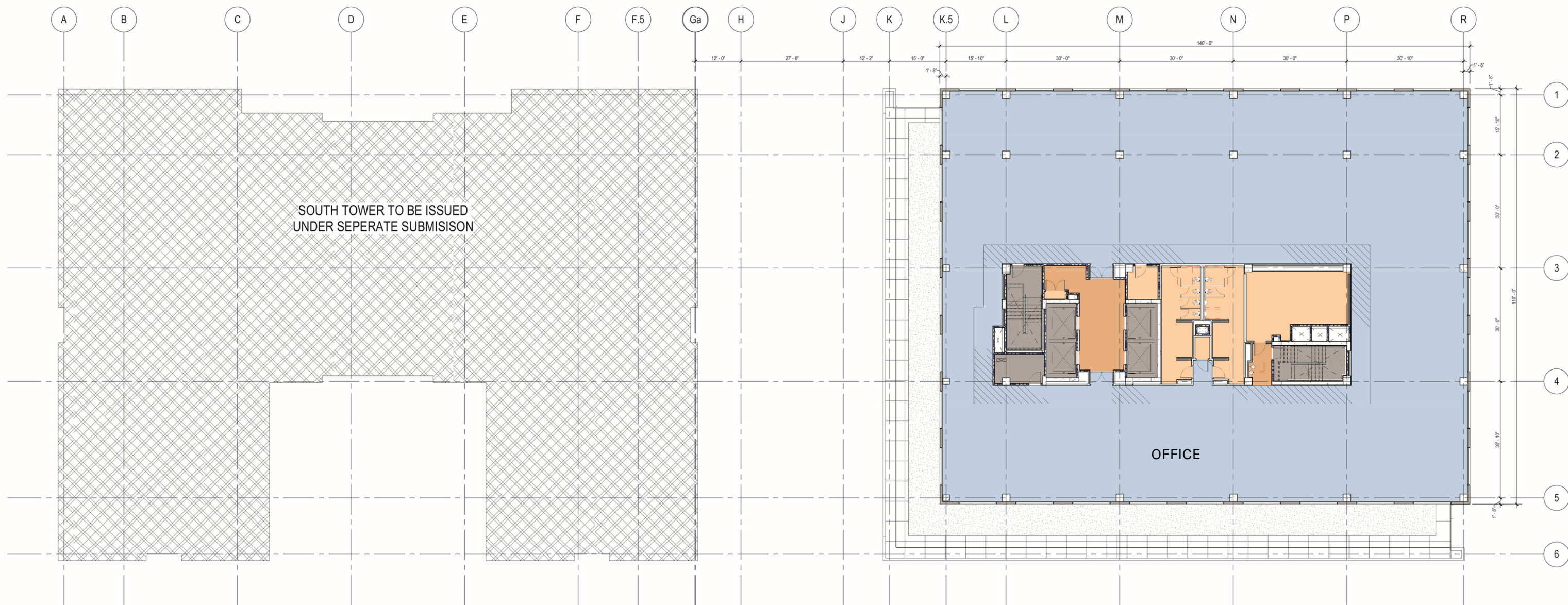
P2 LEVEL PLAN



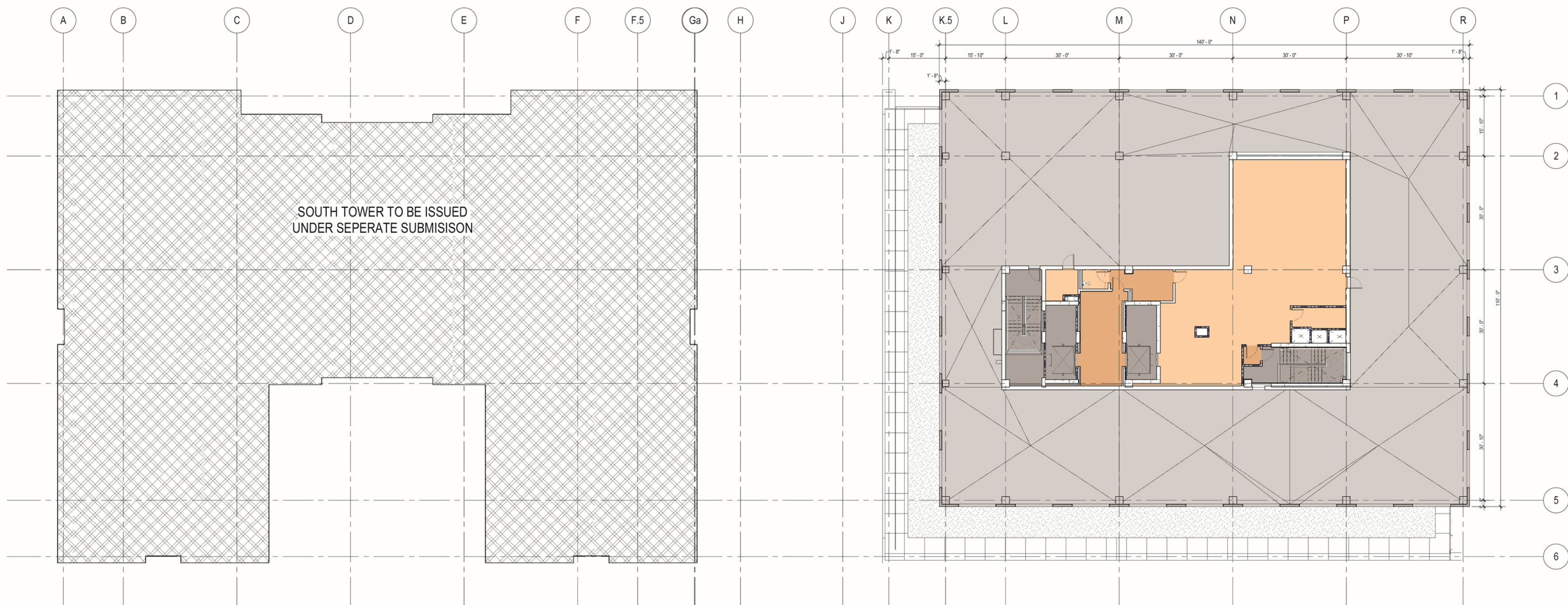
P3-P5 LEVEL PLAN



7TH – 11TH FLOOR PLAN



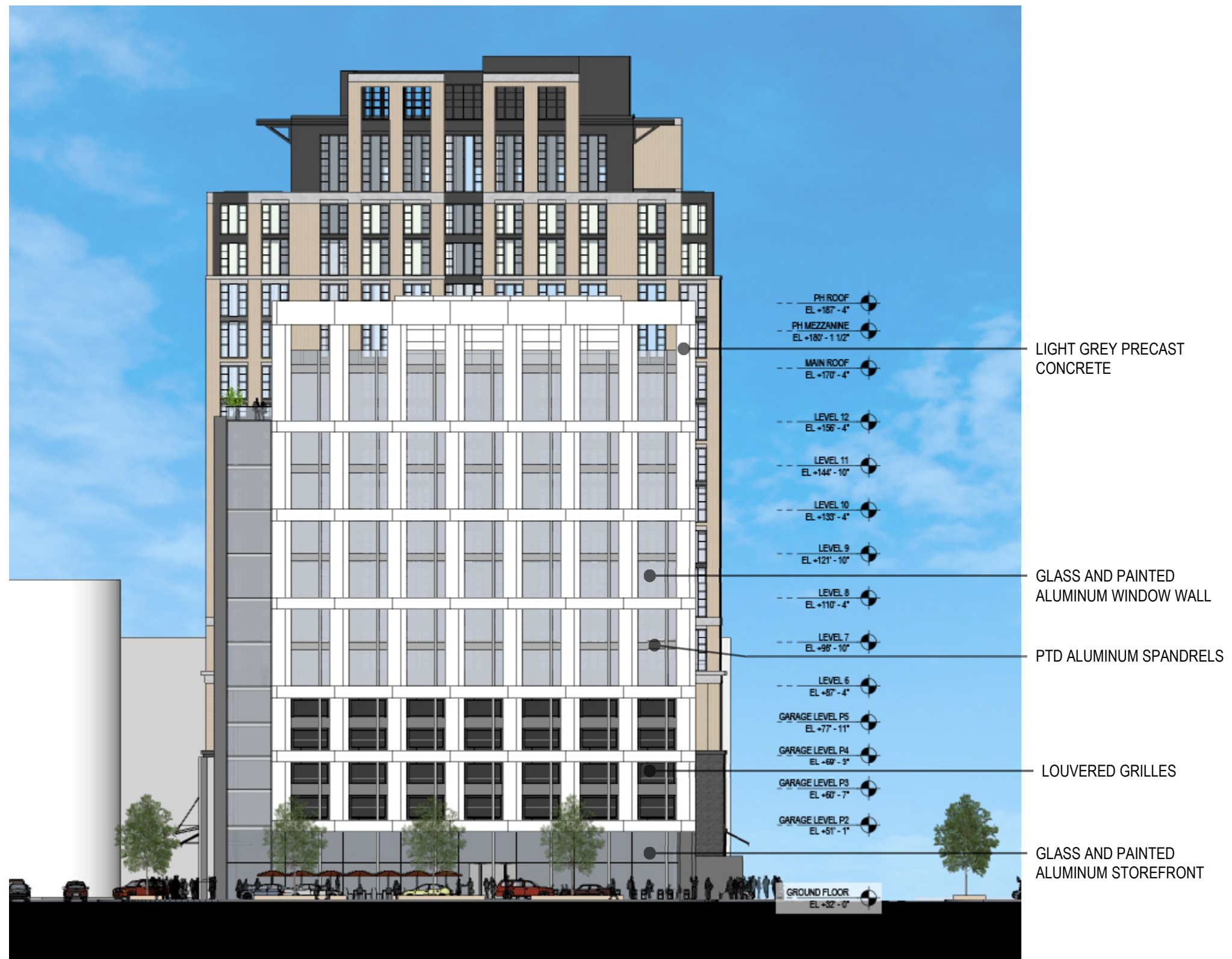
12TH FLOOR PLAN



PENTHOUSE LEVEL PLAN



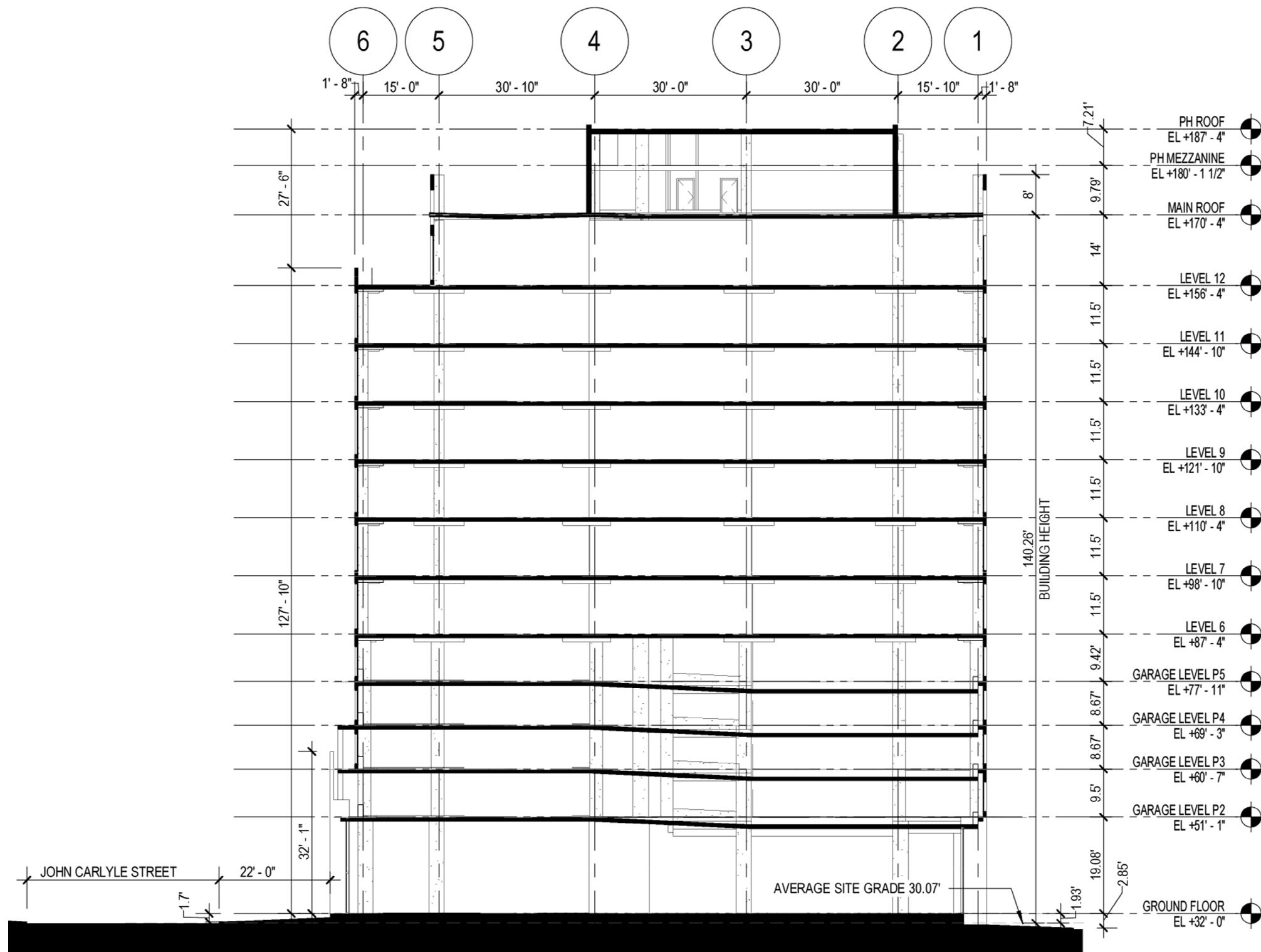
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST-WEST SECTION





Light Grey Precast



Dark Grey Precast



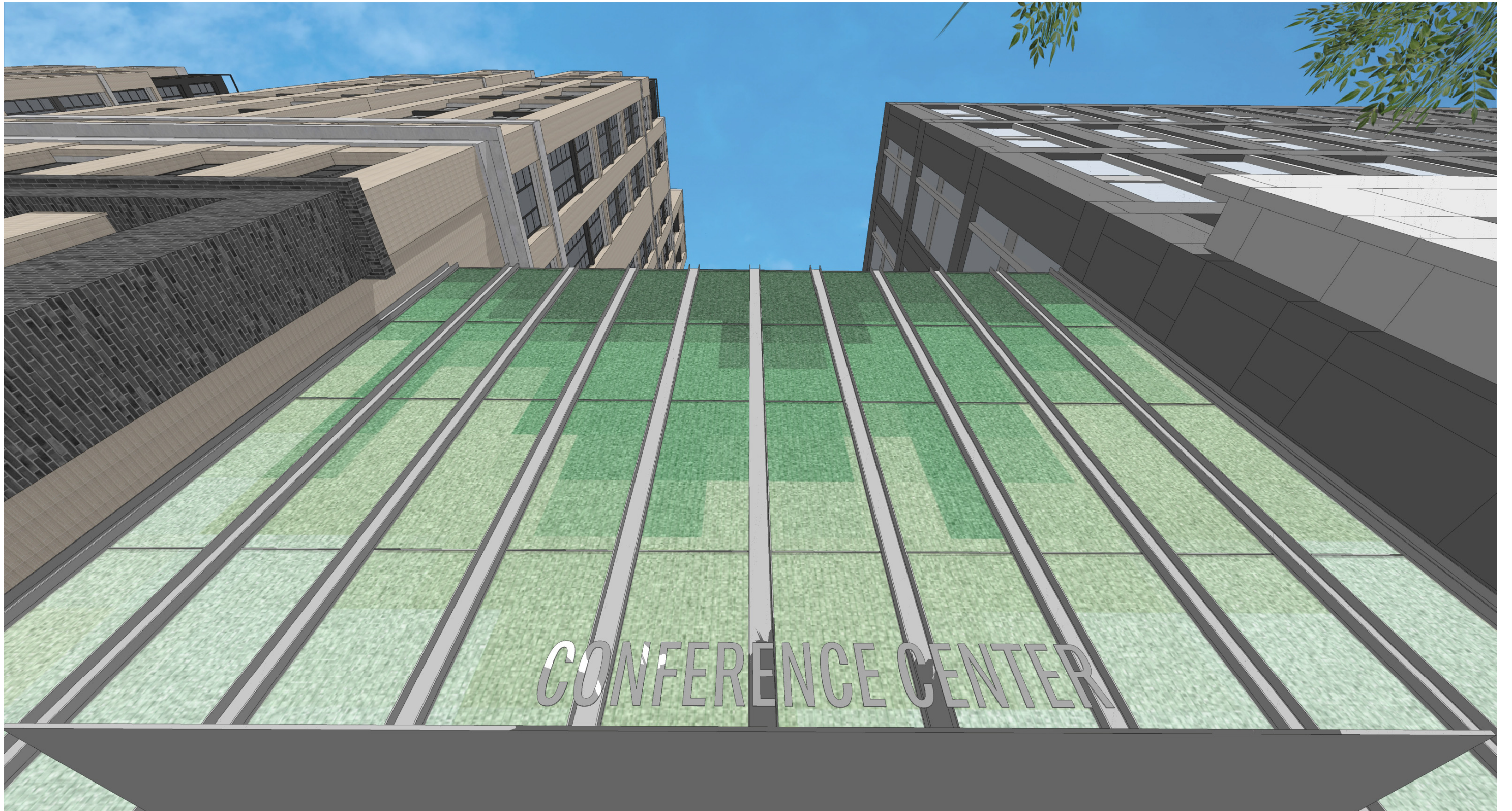
view of Northwest Corner



East Elevation



VIEW OF SOUTHEAST CORNER



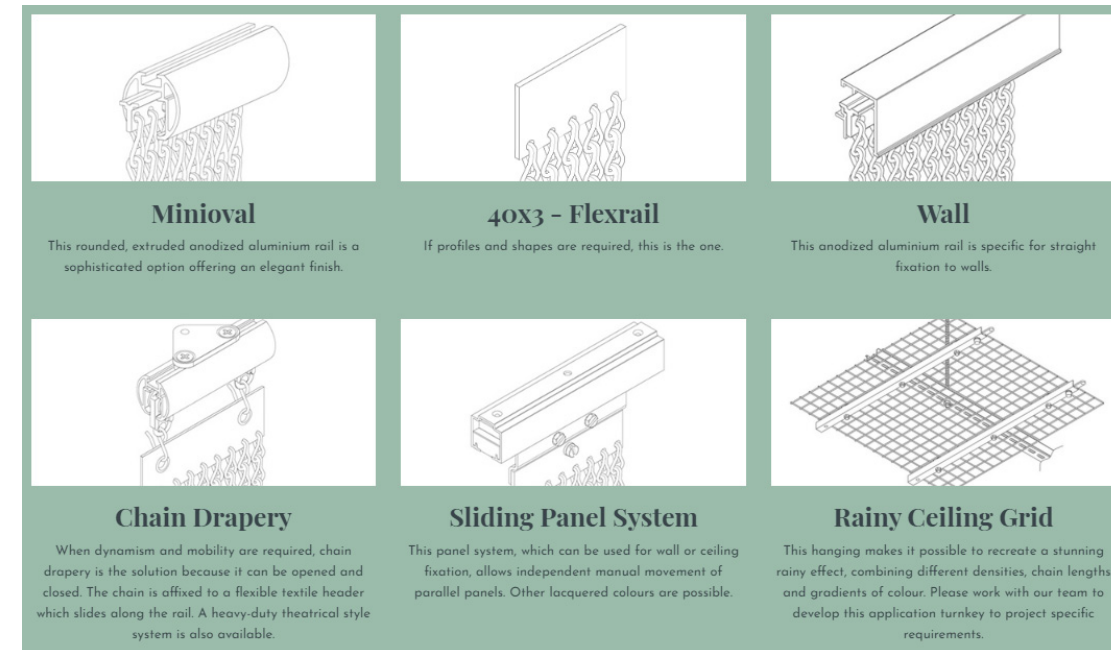
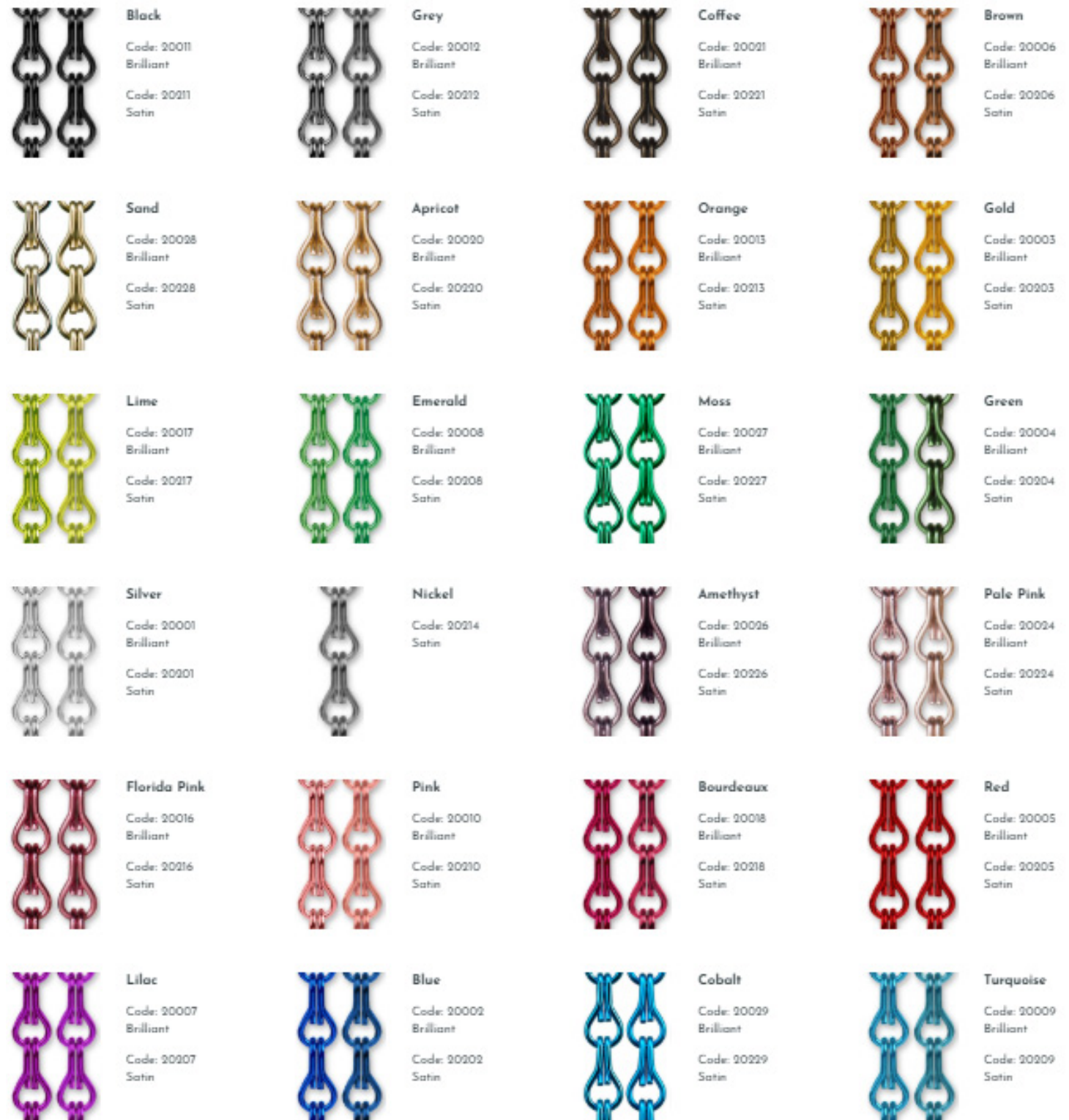
FAÇADE DETAIL - CONNECTOR



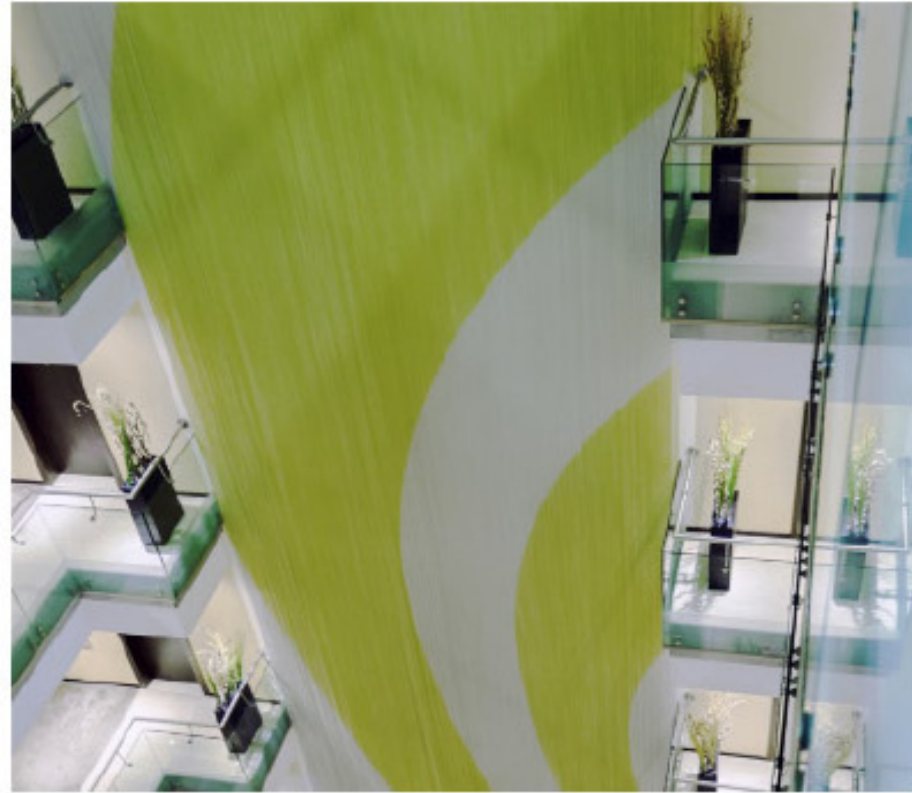
FAÇADE DETAIL - CONNECTOR



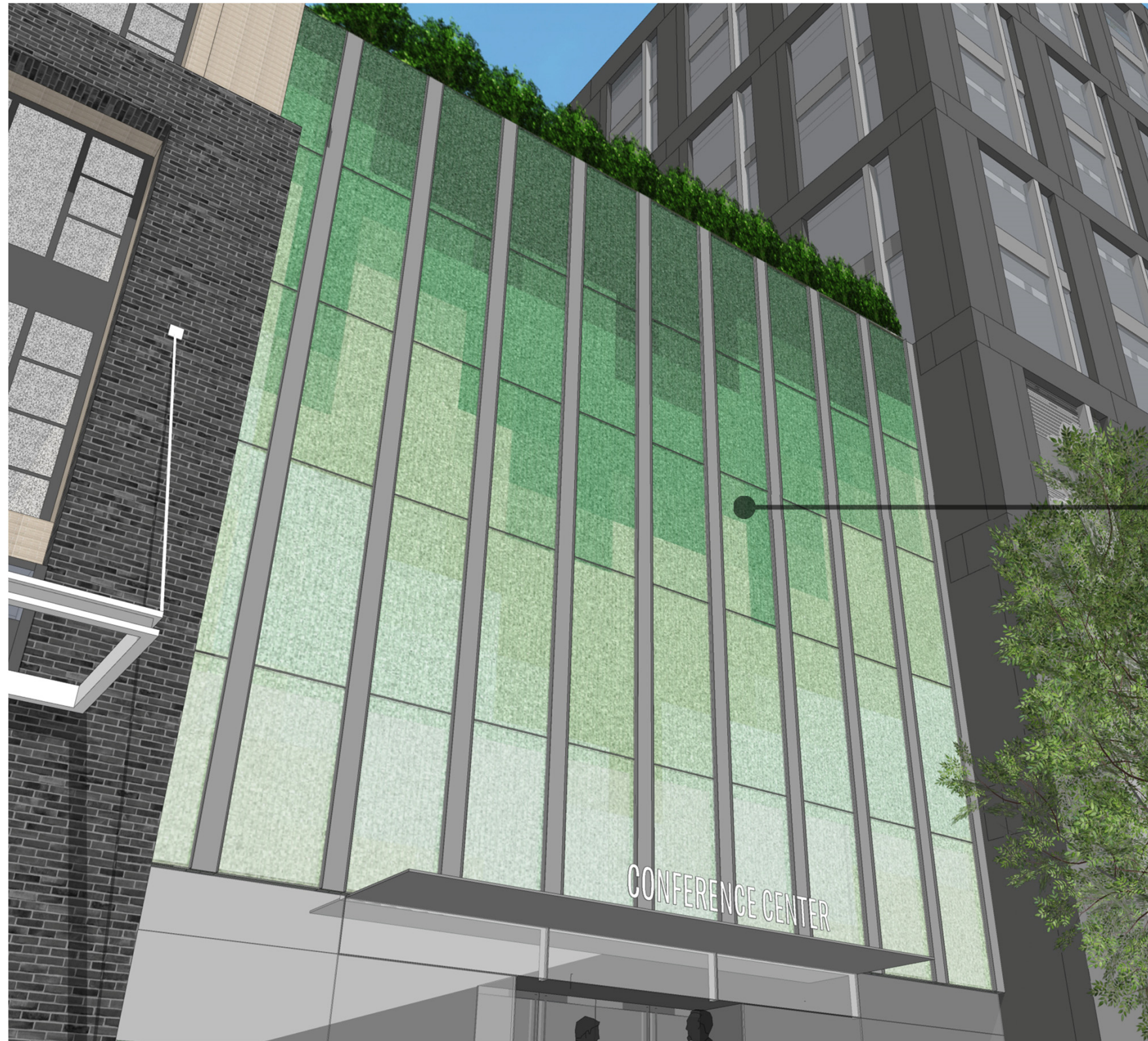
FAÇADE DETAIL - CONNECTOR



CONNECTOR CLADDING OPTION 1 – CHAIN LINK MESH

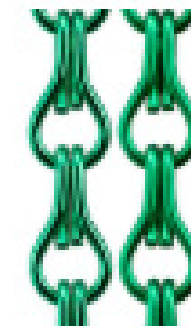


CONNECTOR CLADDING OPTION 1
CHAIN LINK MESH



Biomorphic Patterns

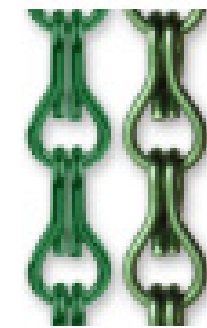
Abstract patterns and colors are used to convey the symbolic representation of a natural living wall while providing a smaller scale point of interest and relief within the larger scale of the project.



Moss

Code: 90997
Brilliant

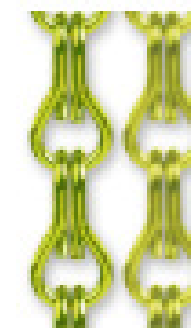
Code: 90997
Satin



Green

Code: 90904
Brilliant

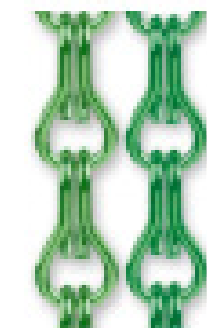
Code: 90904
Satin



Lime

Code: 90917
Brilliant

Code: 90917
Satin



Emerald

Code: 90908
Brilliant

Code: 90908
Satin

CONNECTOR CLADDING OPTION 1 – CHAIN LINK MESH



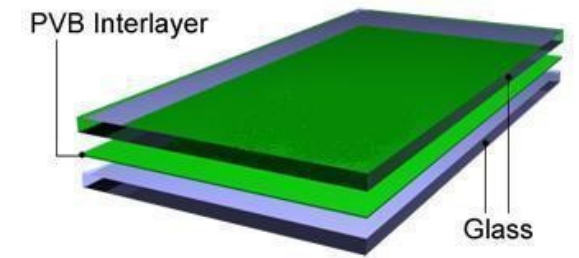
GLASS WITH CUSTOM FRIT PATTERN



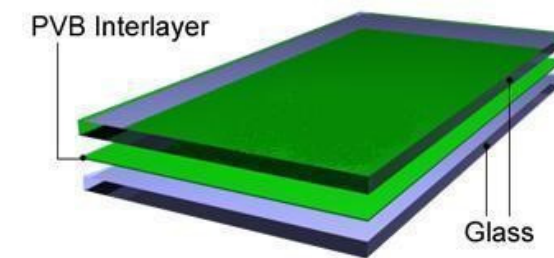
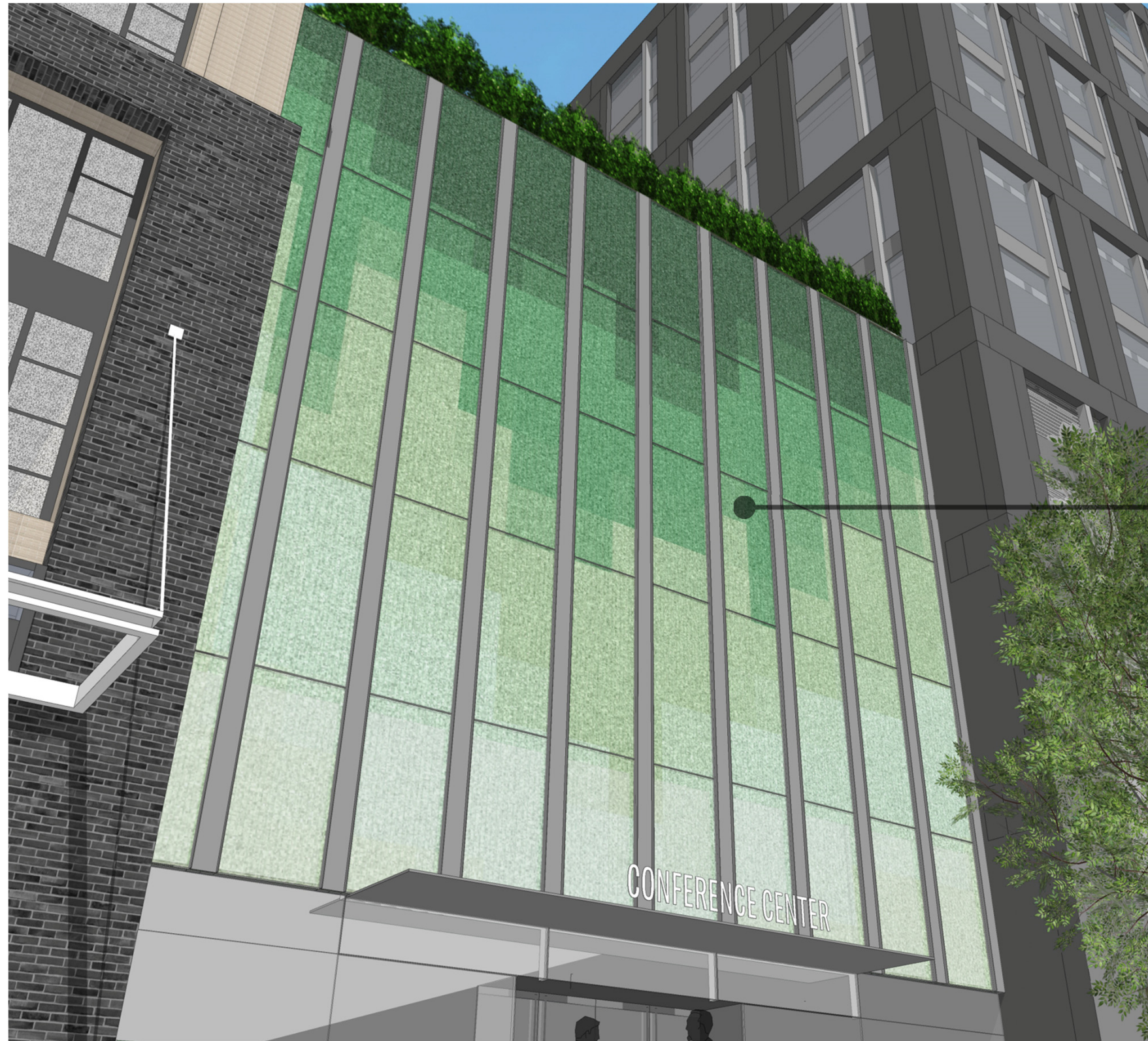
PATTERN PRINTED ON PVB INTERLAYER



PATTERN PRINTED ON PVB INTERLAYER



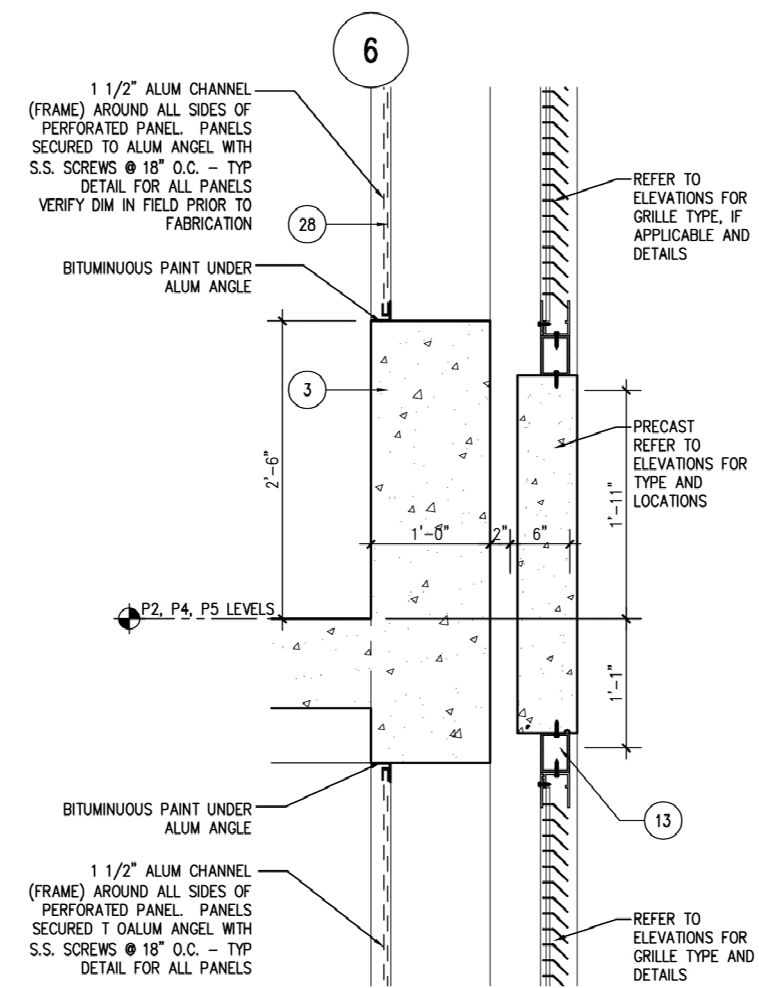
CONNECTOR CLADDING
OPTION 2 –GLASS FACADE



CONNECTOR CLADDING OPTION 2 – GLASS FACADE



Approved Grille Design at Parking Levels



Section Detail – Typ Garage Level Grille

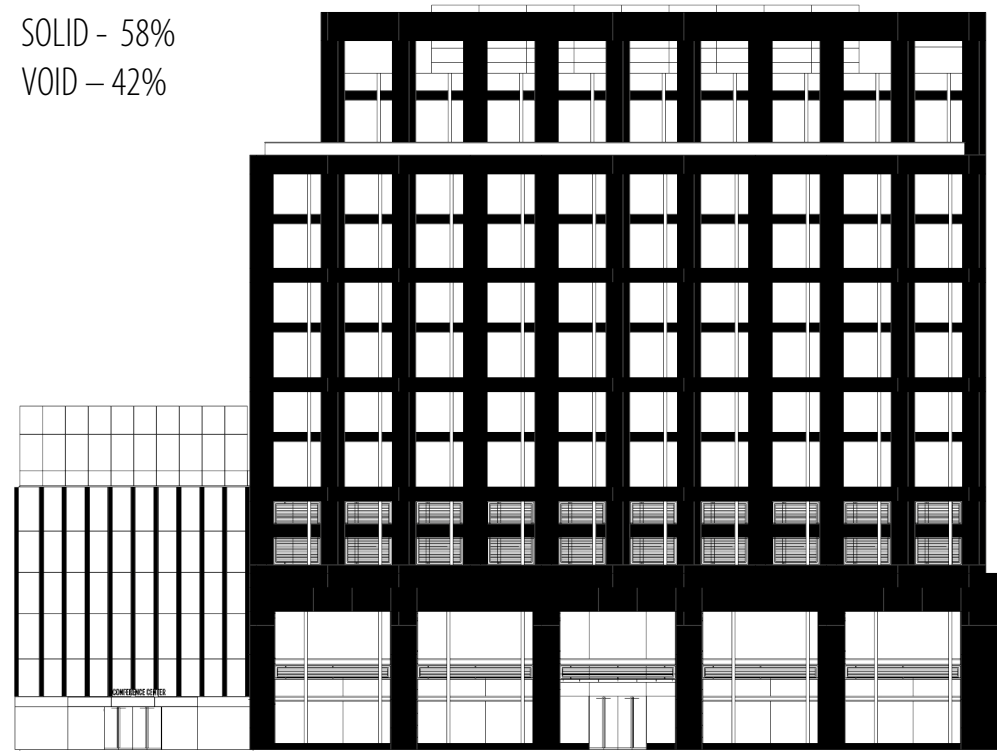
BUILDING SOLID/VOID AREA RATIO

BUILDING FACE	SOLID (SF)	VOID (SF)	
NORTH FACE	9,295	9,324	
EAST FACE	13,374	9,734	
SOUTH FACE	7,493	4,724	
WEST FACE	12,760	9,629	
CONNECTOR EAST FACE	462	3,501	
CONNECTOR WEST FACE	752	2,910	
NORTH TOWER TOTAL	42,922	33,411	
CONNECTOR TOTAL	1,214	6,411	
COMBINED TOTAL	44,136	39,822	83,958
TOTAL SOLID VOID RATIO	52.57%	47.43%	

	North Openings		East Openings		South Openings		West Openings	
	Solid (SF)	Void (SF)	Solid (SF)	Void (SF)	Solid (SF)	Void (SF)	Solid (SF)	Void (SF)
Typ. Office Window	693	3,507	990	5,010	726	3,674	891	4,509
Grill 1	280	665	400	950	-	-	360	855
Grill 2	280	784	-	-	-	-	360	1,008
Entrance Storefront	-	-	504	2,424	-	-	-	-
Top Floor Window	224	1,050	288	1,350	224	1,050	288	1,350
Totals	1,477	6,006	2,182	9,734	950	4,724	1,899	7,722

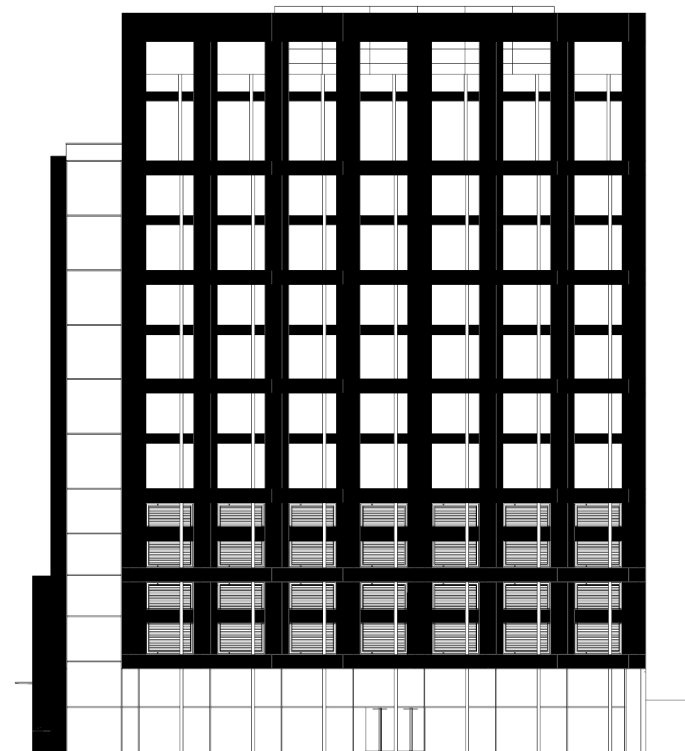
	Solid (SF)		Void (SF)		Amount of Openings				
	Solid (SF)	Void (SF)	Solid (SF)	Void (SF)	North	East	South	West	
Typ. Office Window	33	167				21	30	22	27
Typ. Grill 1 (13' 9")	40	95				7	10	-	9
Typ. Grill 2 (15' 2")	40	112				7	-	-	9
Typ. Entrance Storefront	126	606				-	4	-	-
Typ. Top Floor Window	32	150				7	9	7	9
North Precast/Glazing	7,818	3,318							
East Precast/Glazing	11,192	-							
South Precast/Glazing	6,543	-							
West Precast/Glazing	10,861	1,907							

SOLID - 58%
VOID - 42%



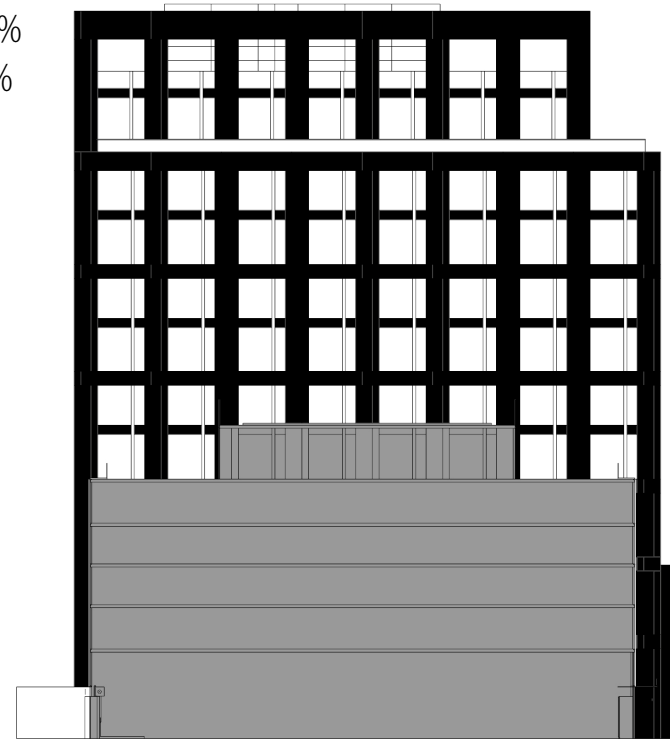
EAST ELEVATION

SOLID - 50%
VOID - 50%



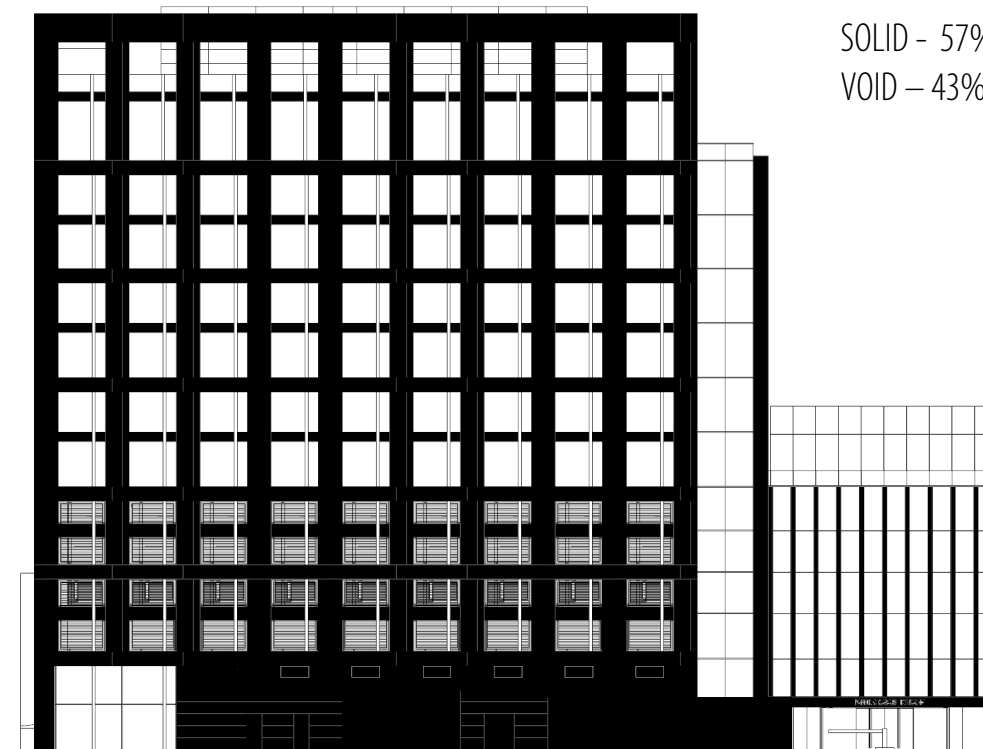
NORTH ELEVATION

SOLID - 61%
VOID - 39%



SOUTH ELEVATION

SOLID - 57%
VOID - 43%



WEST ELEVATION

SOLID/VOID
ELEVATION DIAGRAMS

BLOCK P CONDITIONS RESPONSES

Condition	Applicant Response																		
<p>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 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.</p>	<p>Applicant acknowledges the need to comply with Condition 41. An existing Final Site Plan for Block P was approved and released on 6/28/2008, and will be amended consistent with the approved designs for Block P.</p>																		
<p>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 in accordance with the following schedule of uses and "gross square footage," as that term is defined below:</p> <table border="0" data-bbox="203 850 795 1207"> <thead> <tr> <th style="text-align: left;">use</th> <th style="text-align: right;">gsf</th> </tr> </thead> <tbody> <tr> <td>office.....</td> <td style="text-align: right;">1,797,500</td> </tr> <tr> <td>office with no more than one parking space per 1,000 gsf</td> <td style="text-align: right;">1,000,000</td> </tr> <tr> <td>courthouse</td> <td style="text-align: right;">400,000</td> </tr> <tr> <td>residential.....</td> <td style="text-align: right;">3,147,500</td> </tr> <tr> <td>hotel.</td> <td style="text-align: right;">300,000</td> </tr> <tr> <td>retail and health club</td> <td style="text-align: right;">258,000</td> </tr> <tr> <td>day care center</td> <td style="text-align: right;">4,500</td> </tr> <tr> <td>total</td> <td style="text-align: right;">6,907,000</td> </tr> </tbody> </table> <p>"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</p> <p>'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</p>	use	gsf	office.....	1,797,500	office with no more than one parking space per 1,000 gsf	1,000,000	courthouse	400,000	residential.....	3,147,500	hotel.	300,000	retail and health club	258,000	day care center	4,500	total	6,907,000	<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 371,886 gsf, consisting of 342,162 gsf of office, and 29,724 gsf of retail.</p> <p>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.</p> <p>As proposed, Block P would be developed with 237,023 gsf of residential(elderly housing) 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.</p> <p>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.</p>
use	gsf																		
office.....	1,797,500																		
office with no more than one parking space per 1,000 gsf	1,000,000																		
courthouse	400,000																		
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retail and health club	258,000																		
day care center	4,500																		
total	6,907,000																		

<p>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 non-governmental 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.</p> <p>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.</p>	
<p>61. Upon the occurrence of any event identified in subparagraphs (a) through (g) below, applicant may request permission from city council to "transfer" gross square feet of development, up to the number 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</p>	<p>This condition was originally imposed to restrict the vehicle trip generation from office uses until certain improvements occurred. "Events" a through f and the USPTO development have occurred, so the restriction of this condition has become moot.</p>

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 gsf
- 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

<p>with no more than one parking space per 1,000 gsf" use to "residential" use.</p> <p>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)</p>																																	
<p>62. Any transfer of square feet of development to "office" use pursuant to ¶ III-61 is subject to the following limitations and conditions:</p> <p>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:</p> <table border="0" data-bbox="203 987 779 1249"> <thead> <tr> <th>USE</th> <th>GSF</th> </tr> </thead> <tbody> <tr> <td>office.....</td> <td>3,988,917</td> </tr> <tr> <td>courthouse</td> <td>400,000</td> </tr> <tr> <td>residential*</td> <td>2,036,508</td> </tr> <tr> <td>hotel</td> <td>230,000</td> </tr> <tr> <td>retail and health club</td> <td>228,297</td> </tr> <tr> <td>day care center.....</td> <td>4,500</td> </tr> <tr> <td>Total.....</td> <td>6,888,222</td> </tr> </tbody> </table> <p>* Residential includes elderly housing Lipnick or other entity approved by the City)</p>	USE	GSF	office.....	3,988,917	courthouse	400,000	residential*	2,036,508	hotel	230,000	retail and health club	228,297	day care center.....	4,500	Total.....	6,888,222	<p>We are not proposing any transfer of development to office use pursuant to ¶ III-61.</p> <p>For consistency, we can include in our SUP amendment application a request to adjust the maximum GSF as follows:</p> <table border="0" data-bbox="820 913 1404 1176"> <thead> <tr> <th>USE</th> <th>GSF</th> </tr> </thead> <tbody> <tr> <td>office.....</td> <td>3,785,257</td> </tr> <tr> <td>courthouse</td> <td>400,000</td> </tr> <tr> <td>residential*</td> <td>2,273,531</td> </tr> <tr> <td>hotel</td> <td>230,000</td> </tr> <tr> <td>retail and health club.....</td> <td>210,598</td> </tr> <tr> <td>day care center.....</td> <td>4,500</td> </tr> <tr> <td>Total.....</td> <td>6,903,886</td> </tr> </tbody> </table> <p>* Residential includes elderly housing Lipnick or other entity approved by the City)</p> <p>As discussed above, the overall development proposed for Block P is consistent with the original approval for the Carlyle SUP, and the increase of 15,664 sf is consistent with the provisions of 12-600(B)(5) governing an amendment to the Carlyle SUP.</p>	USE	GSF	office.....	3,785,257	courthouse	400,000	residential*	2,273,531	hotel	230,000	retail and health club.....	210,598	day care center.....	4,500	Total.....	6,903,886
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<p>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 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 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</p>	<p>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 review by City Council. This would be consistent with the intent to submit an application for an amendment to the existing SUP for Carlyle.</p>																																

<p>deemed a major revision under this paragraph. In making this "major or minor" determination, the Directors shall be guided by the following criteria:</p> <ul style="list-style-type: none"> a. any significant change in the use of a building shall be a "major" revision b. any significant change to a building footprint, including one which reduces the footprint, shall be a "major" revision c. 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 <p>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.</p>	
<p>68. For all blocks within Carlyle, the Design Review Board:</p> <ul style="list-style-type: none"> 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 increase 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. <p>The urban design policies applicable under this paragraph are as follows:</p>	<p>Acknowledged.</p>

<ul style="list-style-type: none"> * buildings should be oriented toward the street and designed to have a human scale at street level; * building design should encourage street vitality by maximizing activity along the street and by creating many openings onto the street; * buildings should be articulated vertically, as well as horizontally, in order to break up their mass; * 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. 	
<p>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:</p> <ul style="list-style-type: none"> e. The amount of retail square footage shall continue to be 29,724 sq. ft. and the retail space shall comply with the following: <ul style="list-style-type: none"> i. A minimum of 15 ft. clear interior heights. ii. 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 	<p>70A.l.: The retail pavilion referred to in 70A.l. 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.</p> <p>The Applicant's SUP Amendment proposal includes a reduction in potential retail for Block P, as the ground level of the proposed senior living building will be used for the senior living use on the South Tower, while being designed to mimic the appearance of active retail uses. 12,025 gsf of retail remains on the North Tower.</p> <p>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.</p> <p>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.</p> <p>Condition 70A.l 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.</p>

<p>be revised pursuant to Condition #102 contained herein.</p> <p>I. The height of retail pavilion shall be 30 ft. tall to comply with condition # 76 as contained herein.</p>	
<p>73A. Buildings shall be predominantly masonry (brick, stone, cast stone, precast) and predominantly with punched windows.</p>	<p>Acknowledged. Final DRB submission will demonstrate compliance.</p>
<p>76. At the build-to line, all buildings facing Duke Street, Holland Lane, Eisenhower Avenue, Second 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).</p>	<p>Acknowledged. Submitted building designs comply with this requirement.</p>
<p>77. Within the project area, except along 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.</p>	<p>Acknowledged. Submitted building design complies.</p>
<p>92. Prior to the release of any final site plan, applicant shall discuss with the city's Chief of Police, or his designee, any security concerns of the Police Department and shall implement all reasonable security measure recommended by the chief or his designee.</p>	<p>Police comments were reviewed and addressed as part of review of FSP released 06-22-2008 and amended 01-10-2012. Police comments will be solicited with final site plan amendment.</p>
<p>93. No final site plan for the project area shall be released until the Chief of Police has reviewed the adequacy of the security measures to be undertaken in conjunction with the development proposed in the site plan</p>	<p>Police comments were reviewed and addressed as part of review of FSP released 06-22-2008 and amended 01-10-2012. Police comments will be solicited with final site plan amendment.</p>
<p>94. Prior to the issuance of certificates of occupancy for 1 million gross square feet of development within the project area, applicant shall provide at least 800 net square feet of space within a building, which is located within the project area and is satisfactory to the Chief of Police, for use as a "store front facility" by the Police Department.</p>	<p>The Police Department has previously been offered and rejected the space, on or before issuance of certificates of occupancy for 1 million gross square feet. This Condition has not been a part of any previous approval for Block P.</p>
<p>97. Rooftop mechanical penthouses shall be permitted subject to the following limitations:</p> <p>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.</p>	<p>Acknowledged.</p>

<p>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.</p> <p>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</p> <p>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 building.</p>	
<p>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 Eisenhower 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.</p>	<p>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 not to apply.”</p>