

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:	October 22, 2020
	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: Conceptual review of the height, scale and massing for two tower buildings within Block 32 of the Eisenhower East area.		
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		

Block 32 – DRB Concept 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 northwest 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.

The DRB’s review of the Block 32 development began as early as 2008 when the City initiated a coordinated planning effort for “South Carlyle”, which included the AlexRenew office building, Carlyle Block P, and Eisenhower East Block 32. In 2011 and 2012, the DRB worked with the applicant to refine the site design of the Block 32 portion of the South Carlyle area and develop the Carlyle Plaza Design Guidelines. The DRB recommended approval with conditions to City Council on April 2012 (via DRB Case #2011-0003) and the development was subsequently approved by City Council in June 2012 (via DSUP#2011-0031) and extended to 2027 (via DSUP#2019-0024).

The Block 32 development approval includes four tower buildings (and a residential liner building along Bartholmew Street) consisting of 755,114 square feet of office floor area and 632,056 square feet of residential floor area. The approval includes a four-to-five story, above-grade parking garage that will provide parking for all the buildings and is designed to accommodate a green roof which will be open to the public as open space. The rooftop open space will connect the Block 32 development with the athletic field on the Alexandria Renew site, creating over 5 acres of integrated open space. The developer will also design and construct the parks created by the elimination of the Eisenhower Circle, referred to as North-Circle Park and South-Circle Park. The extensive rooftop public open space is connected to grade via a “transition zone” – a landscaped assemblage of overlooks, terraces and stairs that leads down to the South-Circle Park. Please see Attachment 2 “Approved Site Plan” for reference.

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 that was approved in 2012 in order to provide for a shift in use from office to residential above and beyond the quantity currently allowed. Staff has received and reviewed the Concept submission from the applicant (received July 2020) and provided comments accordingly. The applicant may proceed with DRB approval and recommendation to Planning Commission and City Council of Tower One and Tower Two for the DSUP amendments.

The purpose of this DRB meeting is to determine if the DRB finds any fundamental flaws with the scale, height, massing, overall architectural concept, and relationship to the right-of-way with this concept submission. At a subsequent meeting, the DRB will review the completed façade architecture and may provide a recommendation for City Council in the DSUP amendment for the overall development.

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.

Form, Massing, and Facade

The two tower buildings are simple but dramatic in overall massing and orientation. Both towers are oriented with the long facades of the building facing north and south, and the end facades facing east and west. While Tower Two is rectangular in form and parallel with Savoy Street to the south, Tower One is a parallelogram with an acute angle towards Eisenhower Avenue that accommodates a larger pedestrian area along Eisenhower Avenue.

The façades of both towers are nearly identical in form and design and feature a consistent façade treatment that varies only slightly from base to rooftop. The rooftop forms are similar as well but are angled in opposite directions so that the higher portion of the Tower One rooftop is directed west toward John Carlyle Street, with Tower Two being just the opposite. The two towers also

have different heights, with Tower One rising two stories higher than Tower Two. While the façade treatment allows the two towers to read as a pair, the varied heights and angles of the buildings provide for differentiation between the two structures.

Parking & Open Grade Open Space

Due to site constraints, parking for the entire Block 32 development is provided in a 4 story above grade parking garage that spans the entirety of the Tower One and Tower Two portions of the site as well as the majority of Block 32.

The parking garage structure conjoins the two tower buildings along their base and is well integrated into the design of the two towers. The 4-story garage also underlines the difference in height between the 28- and 30-story towers, especially along the John Carlyle side of the development. On the John Carlyle façade, the parking garage is further separated from the towers via large areas of glass on either side of the 4 -story structure and by a slight protrusion of the structure forward of the two tower building facades. The applicant has thoughtfully lined the parking garage with residential units along the Eisenhower East façade and much of the John Carlyle Street façade so that only a small portion of the John Carlyle Street façade garage is presented to the public realm. The third and fourth stories of the 4-story structure along John Carlyle Street are not lined with residential units and the applicant has proposed spandrel glass and ventilation screens to better integrate the parking garage with the rest of the façade.

The parking garage structure spans almost the entirety of the Block 32 development and the above-grade open space atop the garage creates a significant pedestrian backbone to the overall Block 32 development. In contrast to the 2012 DSUP approval, the applicant is now proposing that the rooftop of the Phase 1 portion of the garage be open space that is contiguous with the open space provided throughout the center of the Block 32 development, which was previously occupied by additional levels of garage. The open space between the two towers is currently shown as private open space serving the residential and is illustrated on page 23 of the submission.

Site Access

The applicant is currently requesting one (1) point of vehicular access via a parking garage entrance on Savoy Street in Phase 1. Future phases of development will likely provide additional access points to the parking garage. All garage access points will be further refined during the DSUP amendment review process

Pedestrian access to the property is provided via the lobby entrances on John Carlyle Street and the retail storefronts along Eisenhower Avenue. While the applicant has proposed schematics for access to the above-grade open space deck from Eisenhower Avenue, the exact design of this access point will be determined during the DSUP amendment review process in which Recreation, Parks, and Cultural Activities (RPCA) and Transportation and Environmental Services (T&ES) will be providing additional input.

Relationship to Pedestrian Realm

The City will likely be commencing removal of the Eisenhower Avenue and Holland Lane traffic circle in the Winter of 2020/2021. The removal of the traffic circle and transformation of the intersection into a “T” intersection will create two new open spaces areas directly north and south

of Eisenhower Avenue called “North Circle Park” and “South Circle Park”. Block 32 is adjacent to the South Circle Park, and while only a small portion of the South Circle Park is included in Phase 1, the applicant has angled Tower One away from Eisenhower Avenue in order to create a diagonal street wall accommodating and facing the new park area. The space created by the building angle also provides a large pedestrian area directly in front of the ground floor retail spaces along Eisenhower Avenue that could be utilized for outdoor dining, events and gathering as illustrated on page 22 of the applicant’s submission. The Tower One building is closest to the street at the northwest building corner, and only provides limited pedestrian space in this area. The majority of the ground level pedestrian activity is oriented toward Eisenhower Avenue and to a lesser degree toward John Carlyle Street.

Carlyle Plaza Design Guidelines

In order to establish some certainty as to what that future design may be, City Council approved the Carlyle Plaza Design Guidelines as part of the original May 2012 approval. The applicant’s design team worked extensively with staff and the DRB to refine the guidelines to a point where staff believes that these guidelines will provide the necessary direction that will result in a high-quality level of design for the future buildings. The Design Guidelines include the following:

- A summary of the goals and principles for the development.
- A description of the concept plan, including identification of uses and publicly accessible open space areas.
- A list of sustainable features that will be incorporated into the development, including reclaimed water use from Alexandria Renew and bio-filters to treat stormwater.
- A discussion of the open space framework that will be approved by the DSUP.
- A discussion and images of the architectural intent which addresses overall massing, architectural treatment of each building depending on use, tower expression and building tops, materials palette, and entrance and building base conditions.
- Diagrams depicting massing guidelines including ground floor conditions and building entrances, tower locations and building heights, and tower height variation.
- Guidelines for incorporating the parking, service, and loading entrances and areas within the design and how to treat the visible portions. A description of the architectural and landscape treatments to address the interim conditions of the phased project

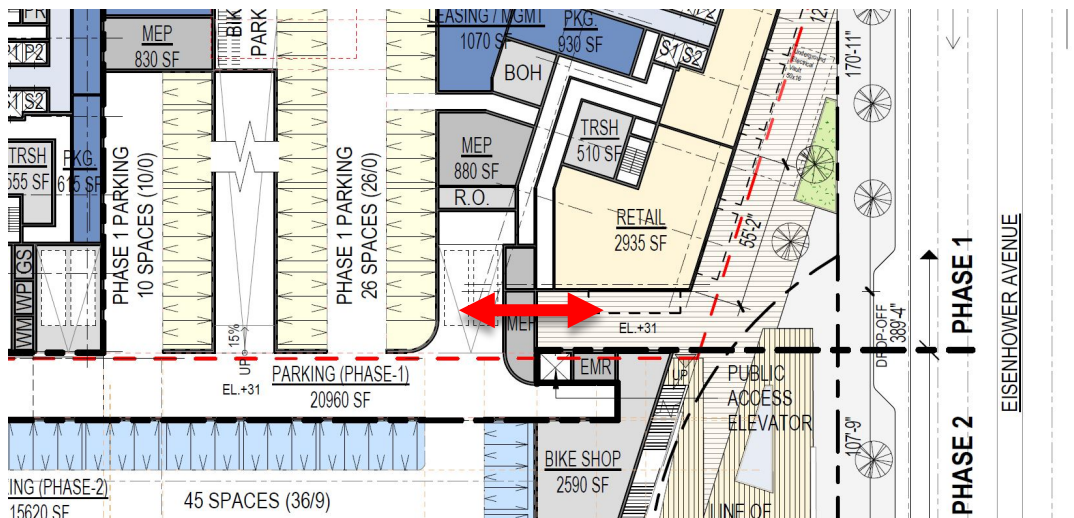
Eisenhower East Design Guidelines

The proposed project is located in the Eisenhower East Small Area Plan and will therefore also need to comply with the Eisenhower East Design Guidelines. While the Design Guidelines are currently being reviewed and discussed by the City for an update in the near future, Staff believes the proposed project should rely more heavily on Carlyle Plaza Guidelines but still adhere to the core principles of the Eisenhower East Design Guidelines.

Staff Analysis & Recommendations

Overall, Staff finds the scale, height, and massing consistent with the 2012 DSUP approval (see Attachment 2), with positive changes to the façade treatment and the building’s interaction with the ground level public realm. Staff recommends the DRB consider the following changes to the concept plans:

- Provide or label the location of the vertical venting for the parking garage on the open space terrace level.
- Consider removing 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.
- Other City staff have identified that the northwest corner of Tower One appears to be too close to the Eisenhower Avenue/John Carlyle corner. Staff recommends pulling back the footprint for the first and/or second floor(s) of the building to ease pedestrian movements but retaining the proposed building footprint for the floors above. This would create an inviting covered retail entrance at this corner of the building.
- Provide the gross floor area and net floor area for Phase 1 on page 2 “Zoning Tabulation”.
- Provide enhanced, direct access from ground floor level of the parking garage to the ground floor plaza for improved retail access. See diagram below.

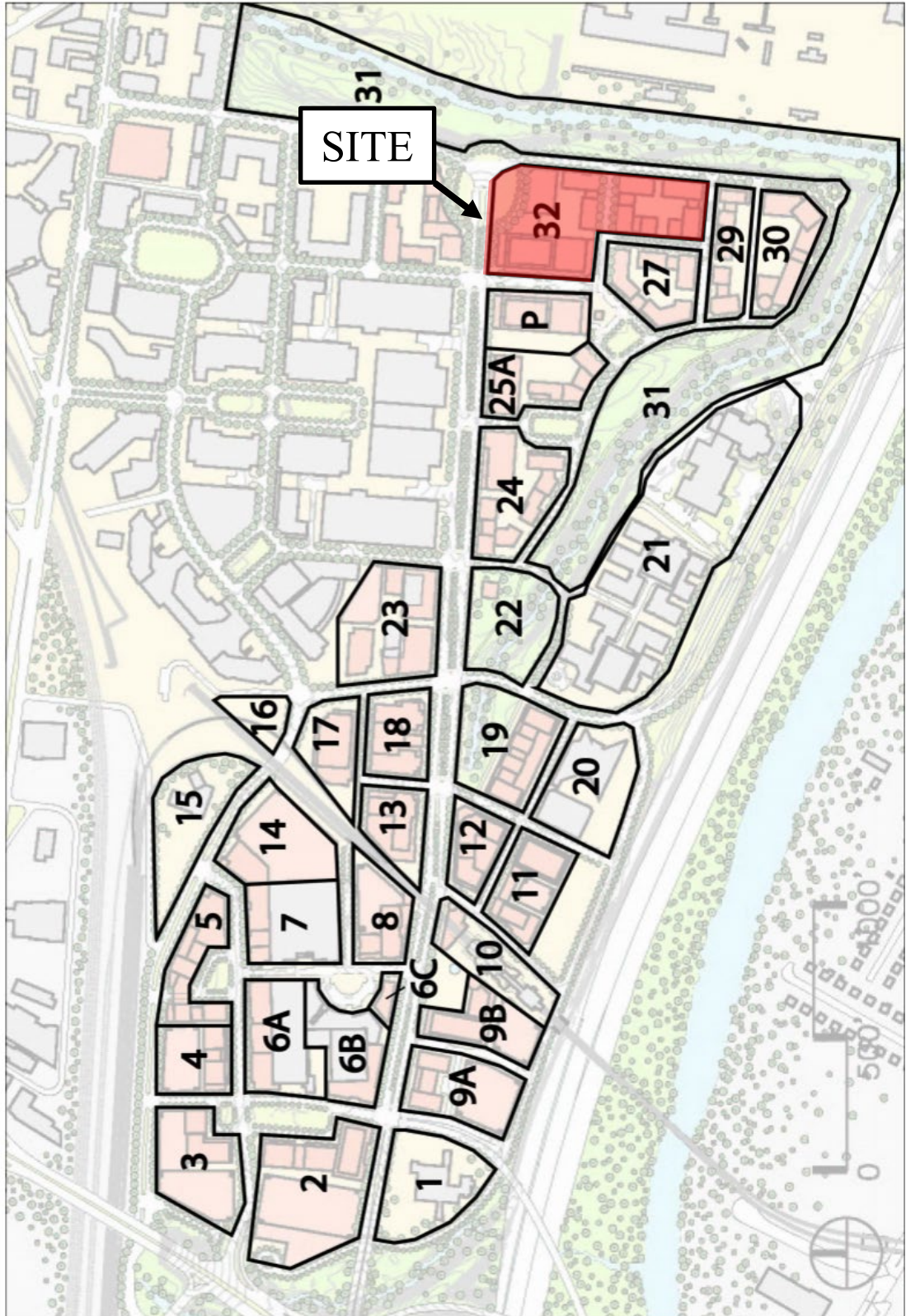


Conclusion

Staff recommends that the DRB vote to endorse the concept submission, subject to the suggested alterations above, and provide general direction to the applicant regarding the key issues to address in a future meeting. The applicant will return to the DRB to discuss refinements made to the plans to address these issues.

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 Towers 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@jnzell.com

DESCRIBE THE REQUEST BRIEFLY: Concept review of proposed changes to approved design and development on 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: p.p. *Steven M. Mikulic* Date: 09/24/2020

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*:

N/A 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:

N/A **Twelve (12) 11"x17" collated, stapled color sets**

N/A **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*

CARLYLE PARK

BLOCK 32
ALEXANDRIA | VIRGINIA



09/24/2020

**DESIGN REVIEW BOARD
SUBMISSION I**

PREPARED BY:

ARQUITECTONICA

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): 271,222 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	52	14%	44	13%	96	13.5%
1BR	207	56%	191	56%	398	56.0%
2BR	105	28%	98	29%	203	28.6%
3B	3	1%	-	-	3	0.4%
TOWNHOUSE	5	1%	6	2%	11	1.5%
TOTAL	372	100%	339	100%	711	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		386,220	353,500	-	255		2	-	± 31.00	375' MAX
PHASE 02		341,840	317,000	-	274		2	-	± 32.50	375' MAX
PHASE 03		422,010	365,800	-	442		2	-	± 27.50	375' MAX
PHASE 04		379,860	350,870	-	186		2	-	± 30.50	375' MAX
TOTAL RESIDENTIAL		1,529,930	1,387,170	2,055	1,157	N/A	8	1,414		

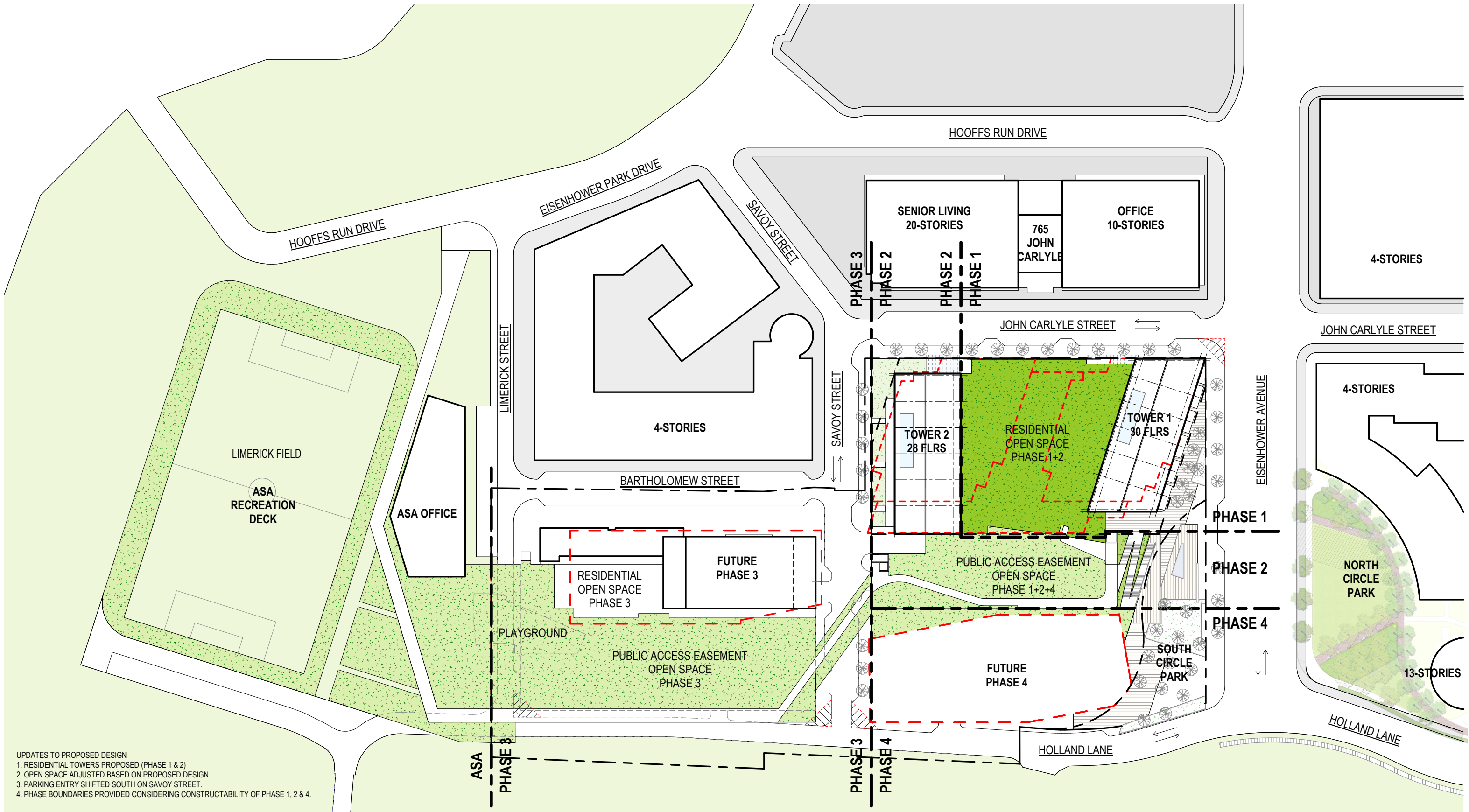
RESIDENTIAL DENSITY: 227 UNIT/ACRE 0.82 PARKING SPACE/UNIT

	# 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	129,110		-	2	39	206	6	2	255
PHASE 02	4	84,500		-	4	93	169	6	2	274
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		-	-	58	121	5	2	186
TOTAL PARKING		450,550		2,055	8	323	788	28	10	1,157

TOTAL RESIDENTIAL & PARKING GSF: 1,980,480

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



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

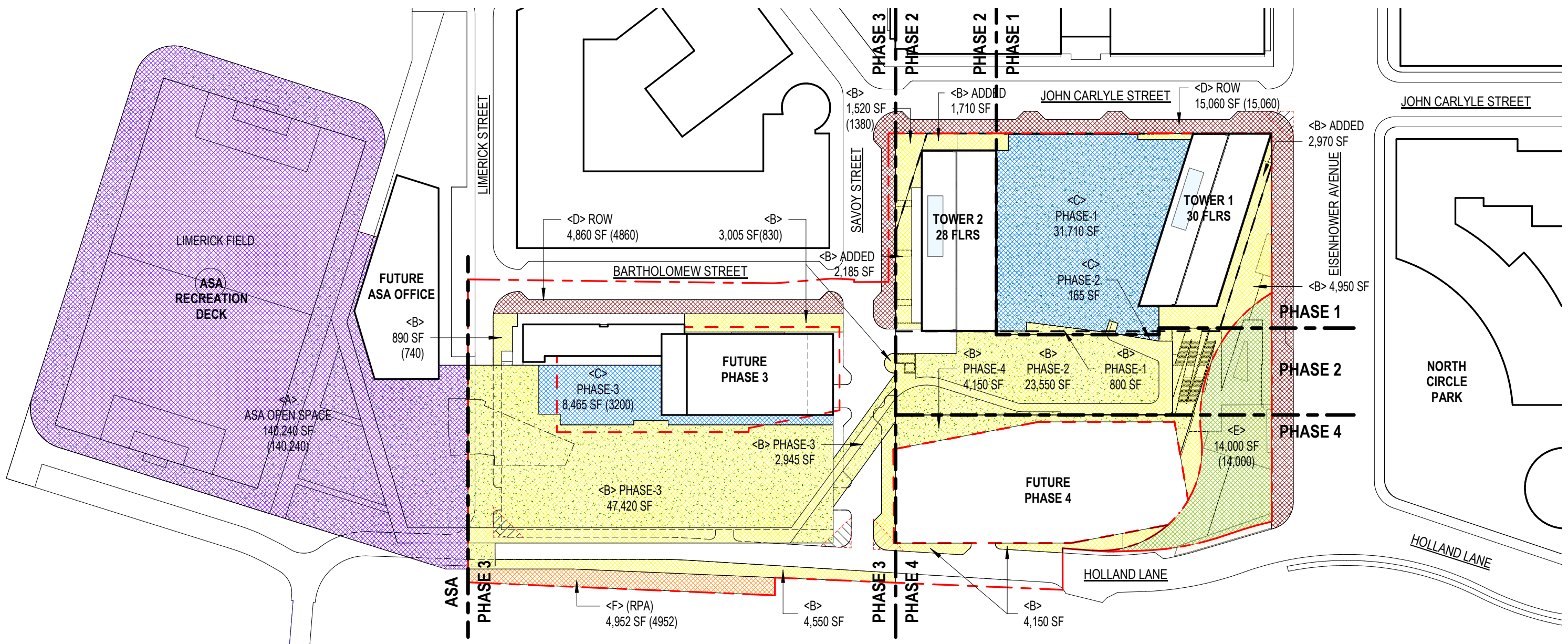
SCALE: 0 20' 40' 100' 1" = 100'-0"

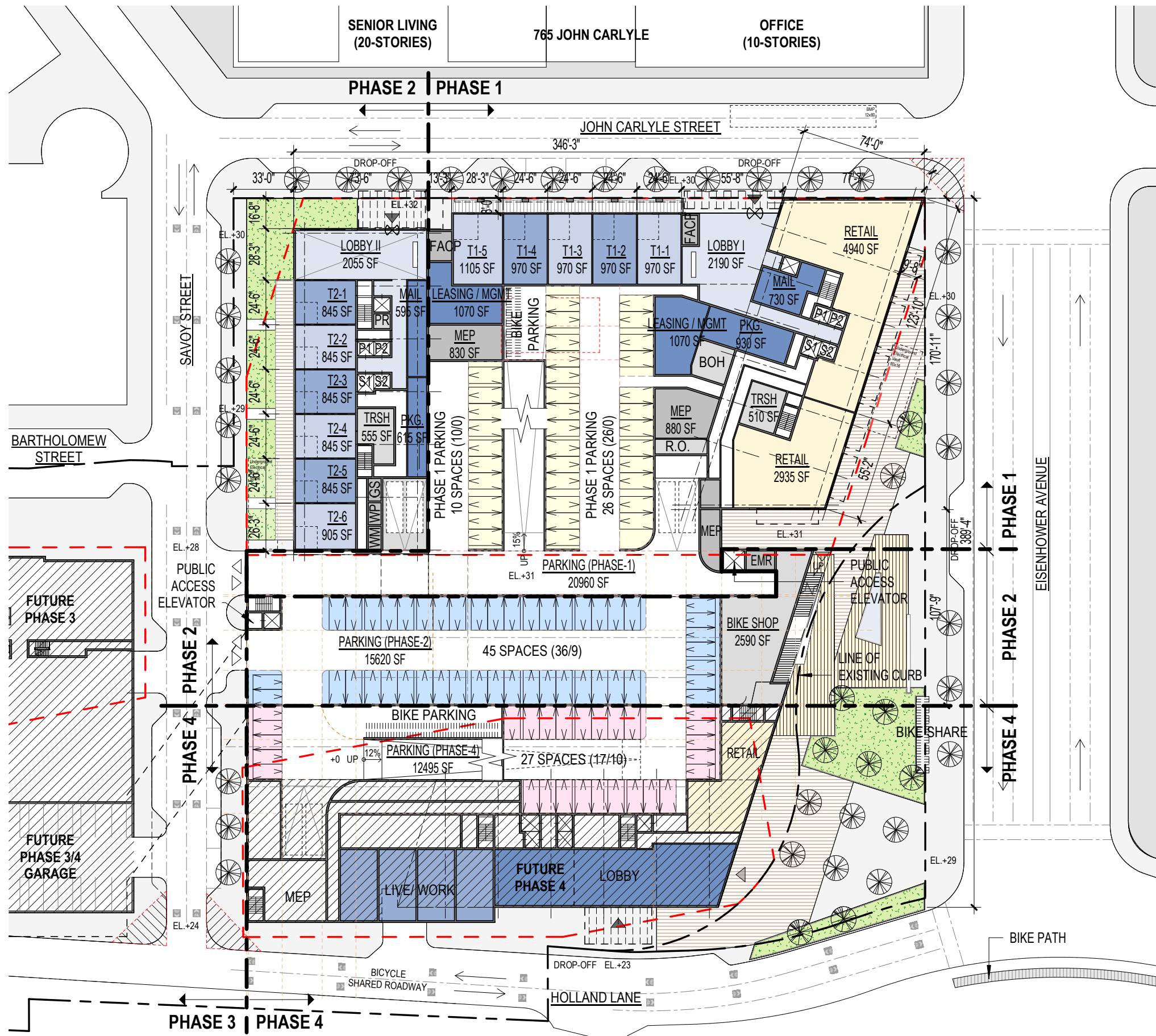
DATE: 9/23/2020 6:21:10 PM

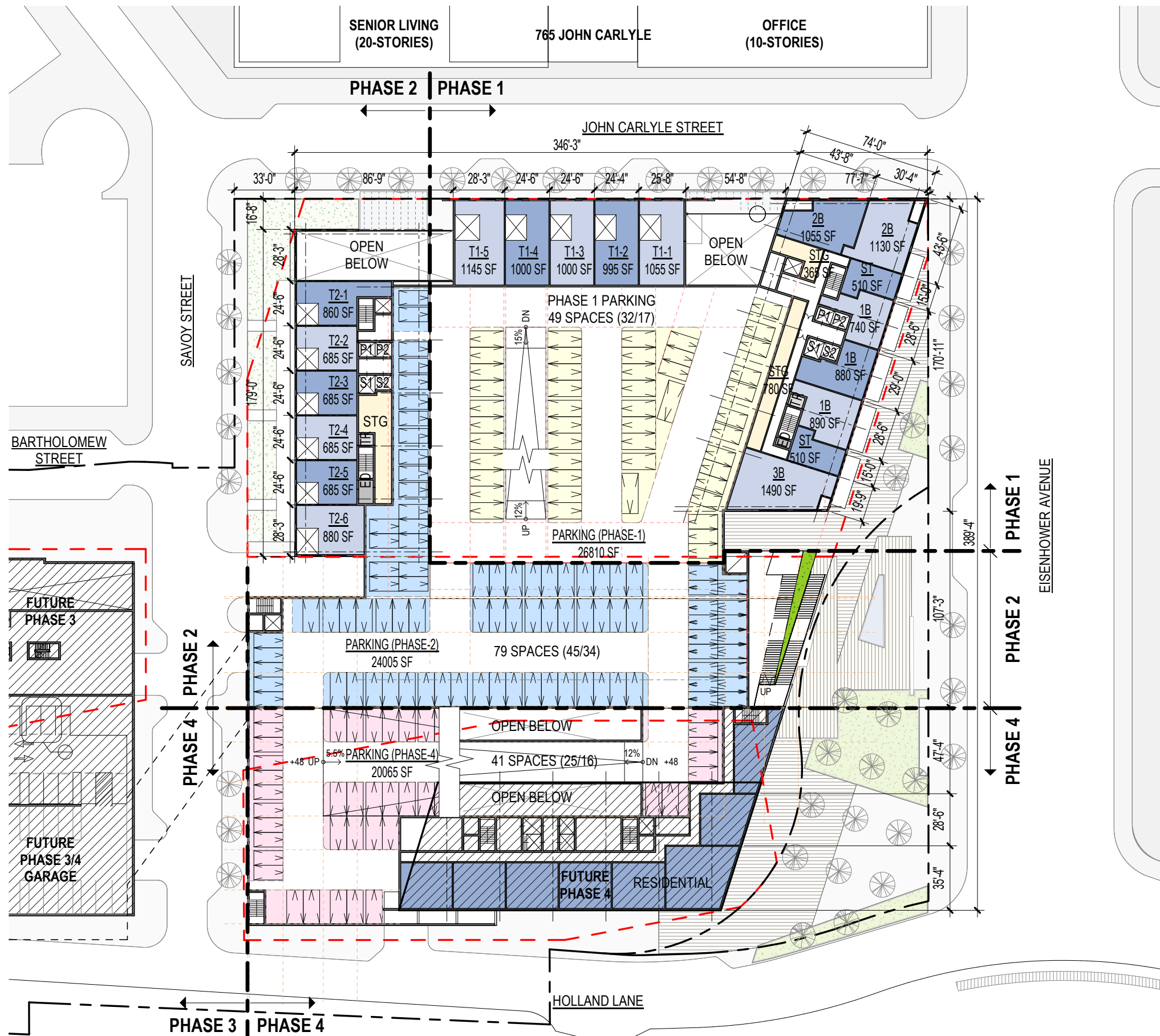
ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL 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.

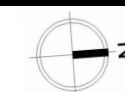
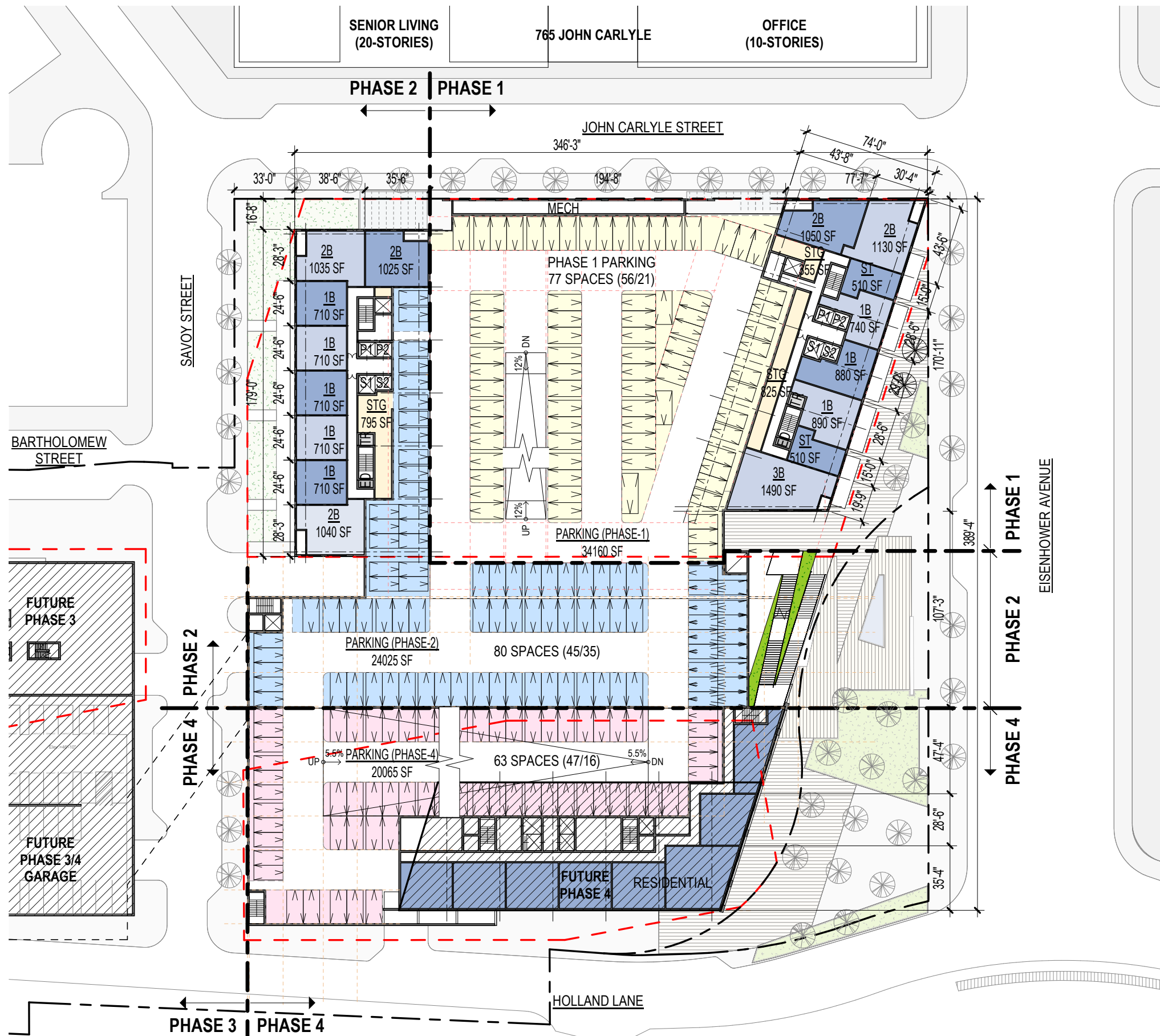
		DSUP 2012	PROVIDED	DIFFERENCE
	A. ASA OPEN SPACE (N.I.C)	140,420 SF	N.I.C.	-
	B. PRIVATE OPEN SPACE WITH PUBLIC ACCESS EASEMENT	102,710 SF	104,795 SF	+ 2,085 SF
	C. PRIVATE OPEN SPACE	4,700 SF	31,875 SF	+ 27,175 SF
	D. PUBLIC OPEN SPACE WITHIN ROW	19,920 SF	19,920 SF	-
	E. PUBLIC OPEN SPACE CREATED BY EISENHOWER ROAD RE-ALIGNMENT	14,000 SF	14,000 SF	-
	F. PUBLIC OPEN SPACE WITHIN RPA, TO BE DEDICATED TO THE CITY OF ALEXANDRIA	4,952 SF	4,952 SF	-

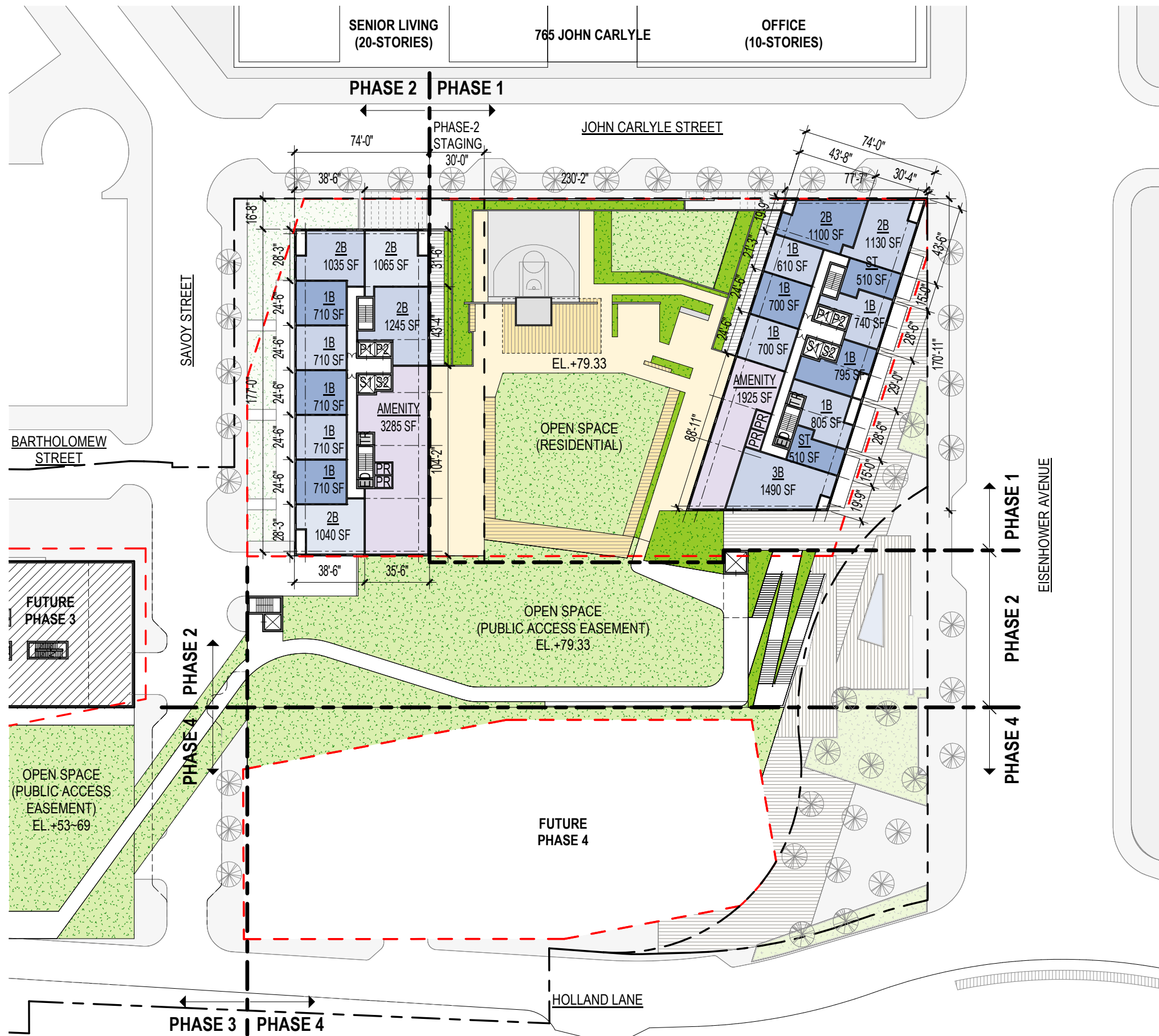
AREA KEY
 < ZONE >
 PROPOSED AREA
 (PREVIOUS DSUP AREA)

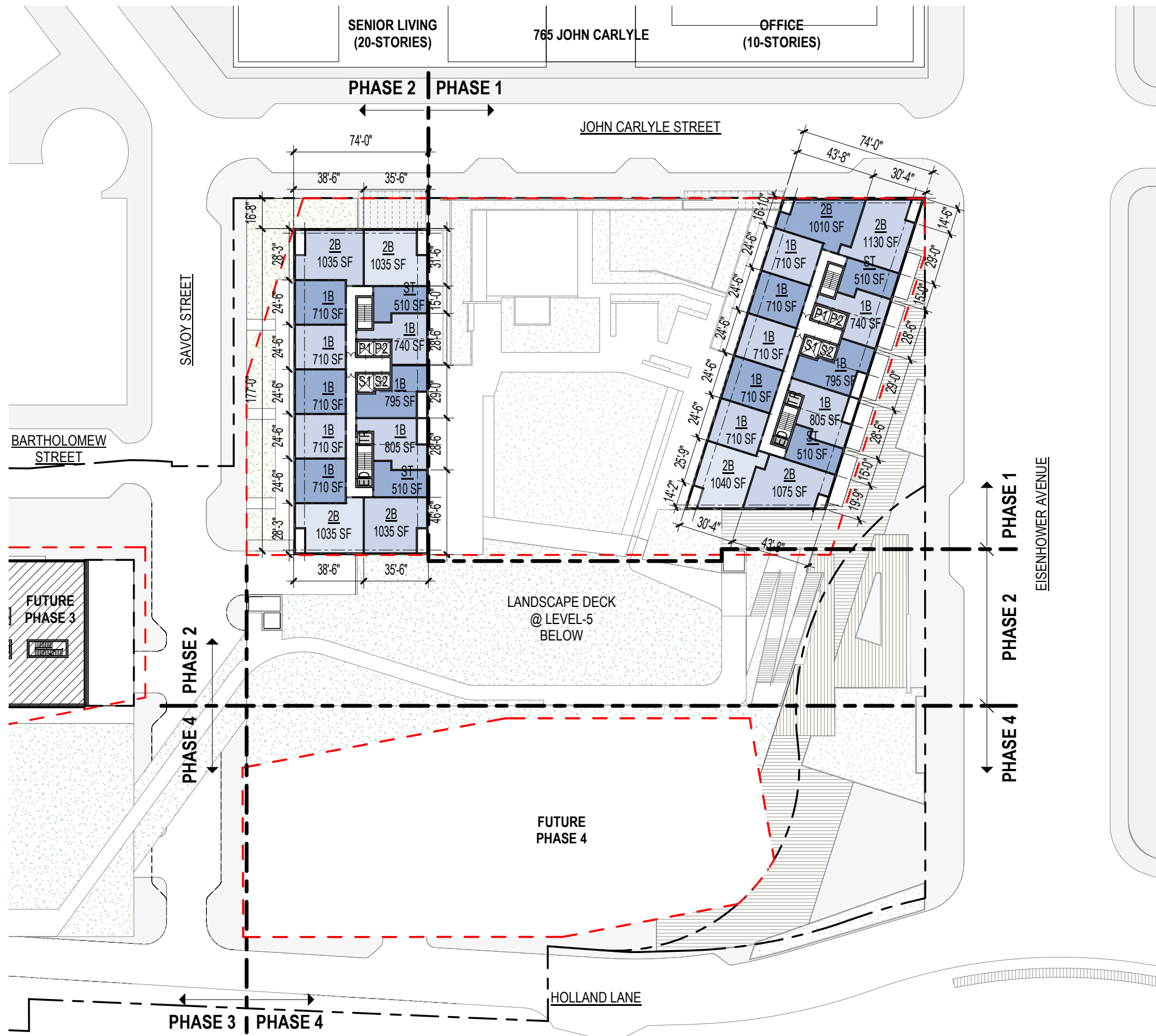


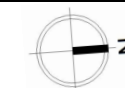
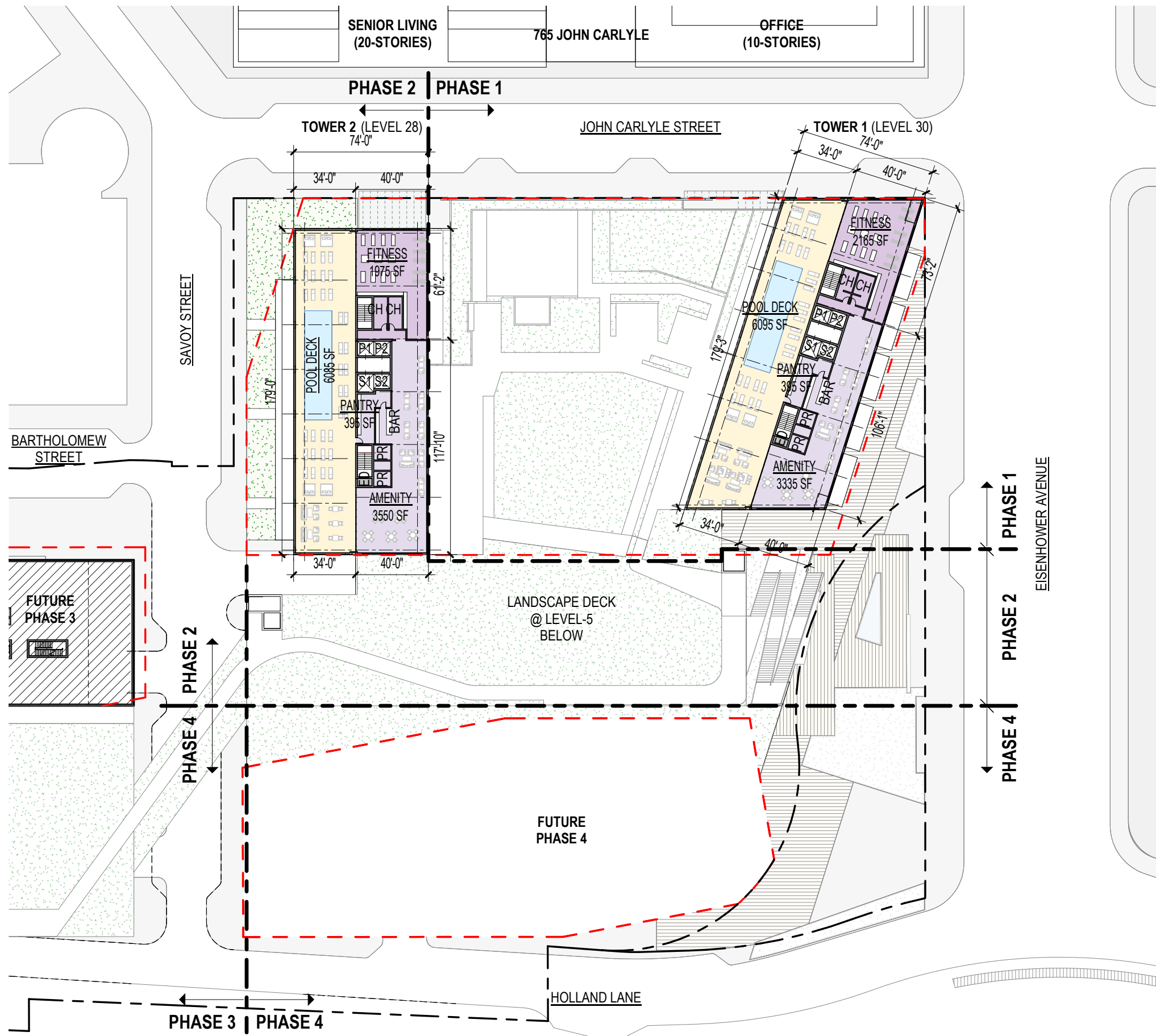


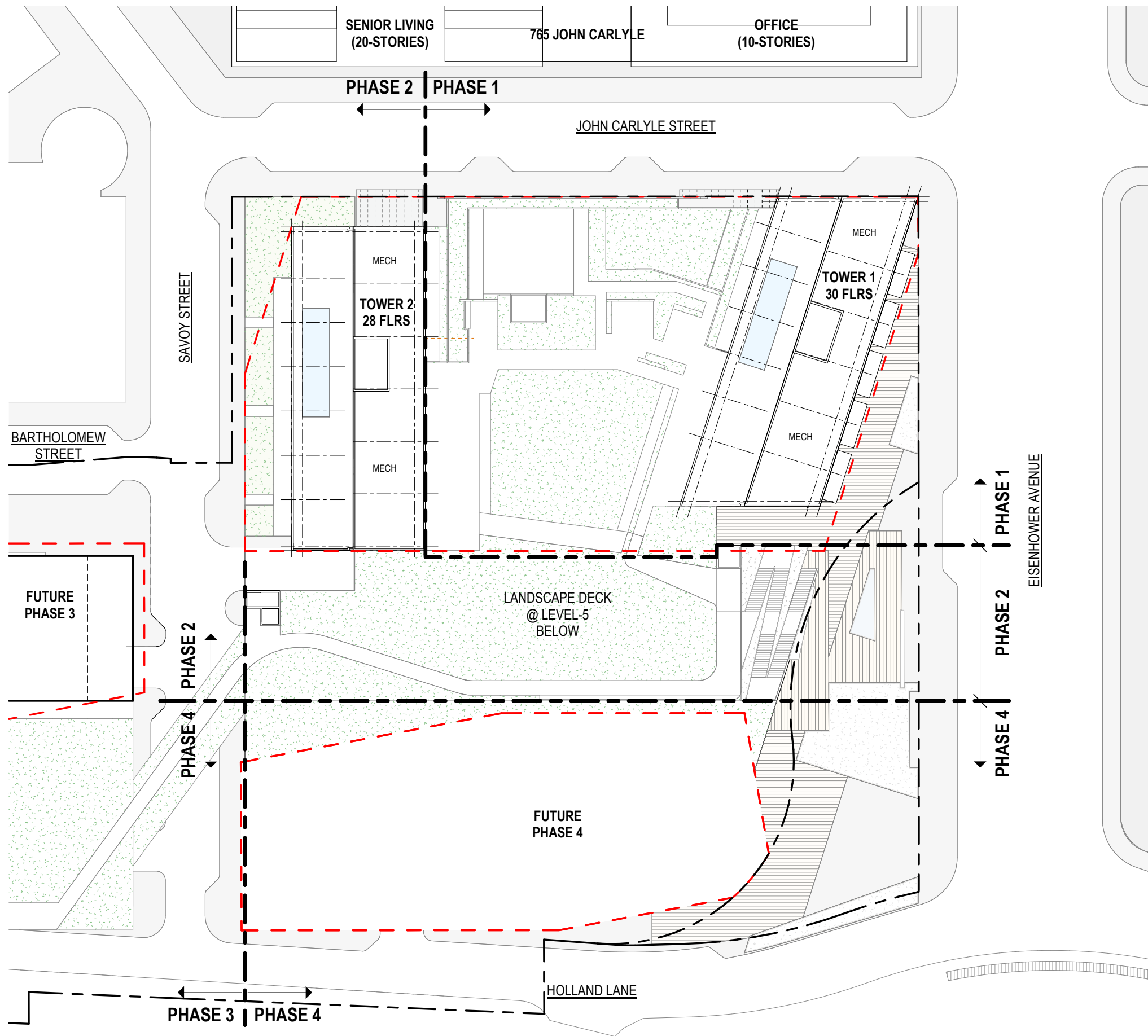


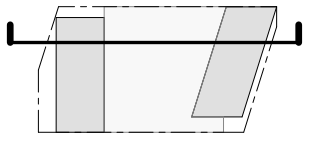
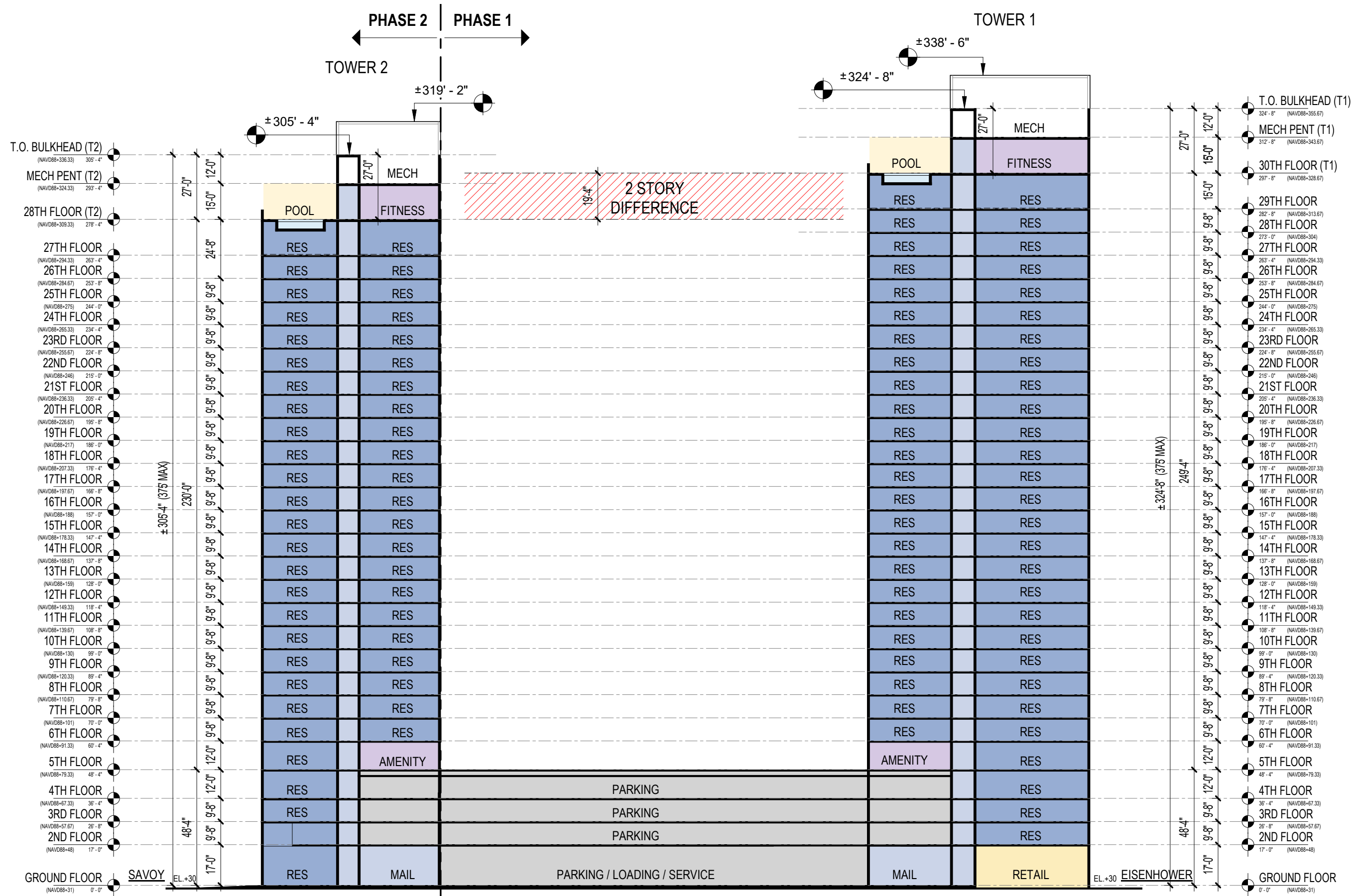




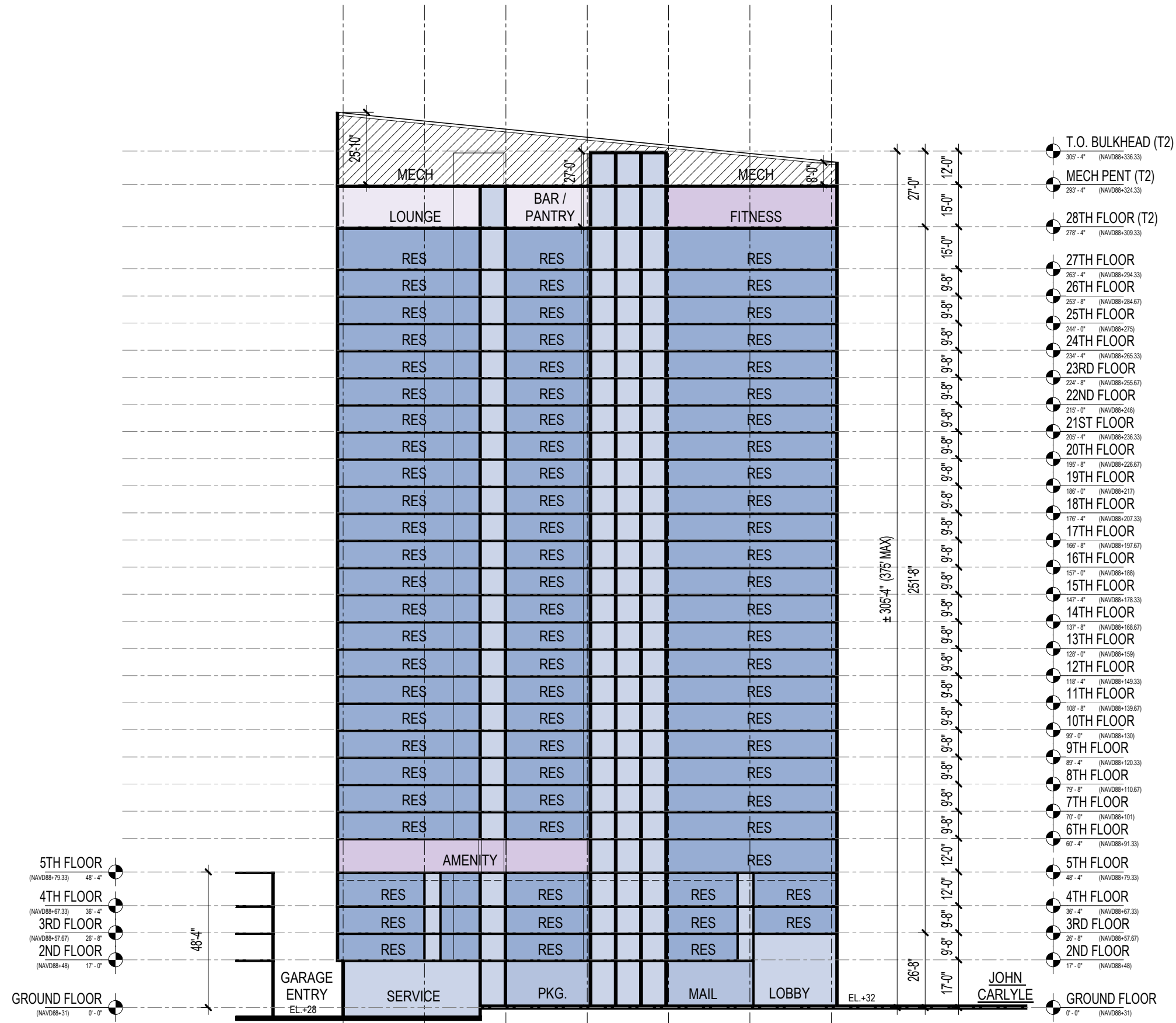
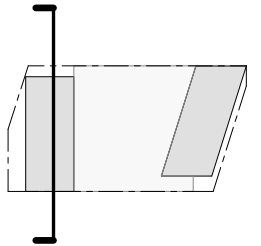








TOWER 2



PROJECT:
CARLYLE PARK TOWERS
 ALEXANDRIA, VIRGINIA

DRAWING NO.:
TOWER 2 - LONGITUDINAL SECTION EAST-WEST

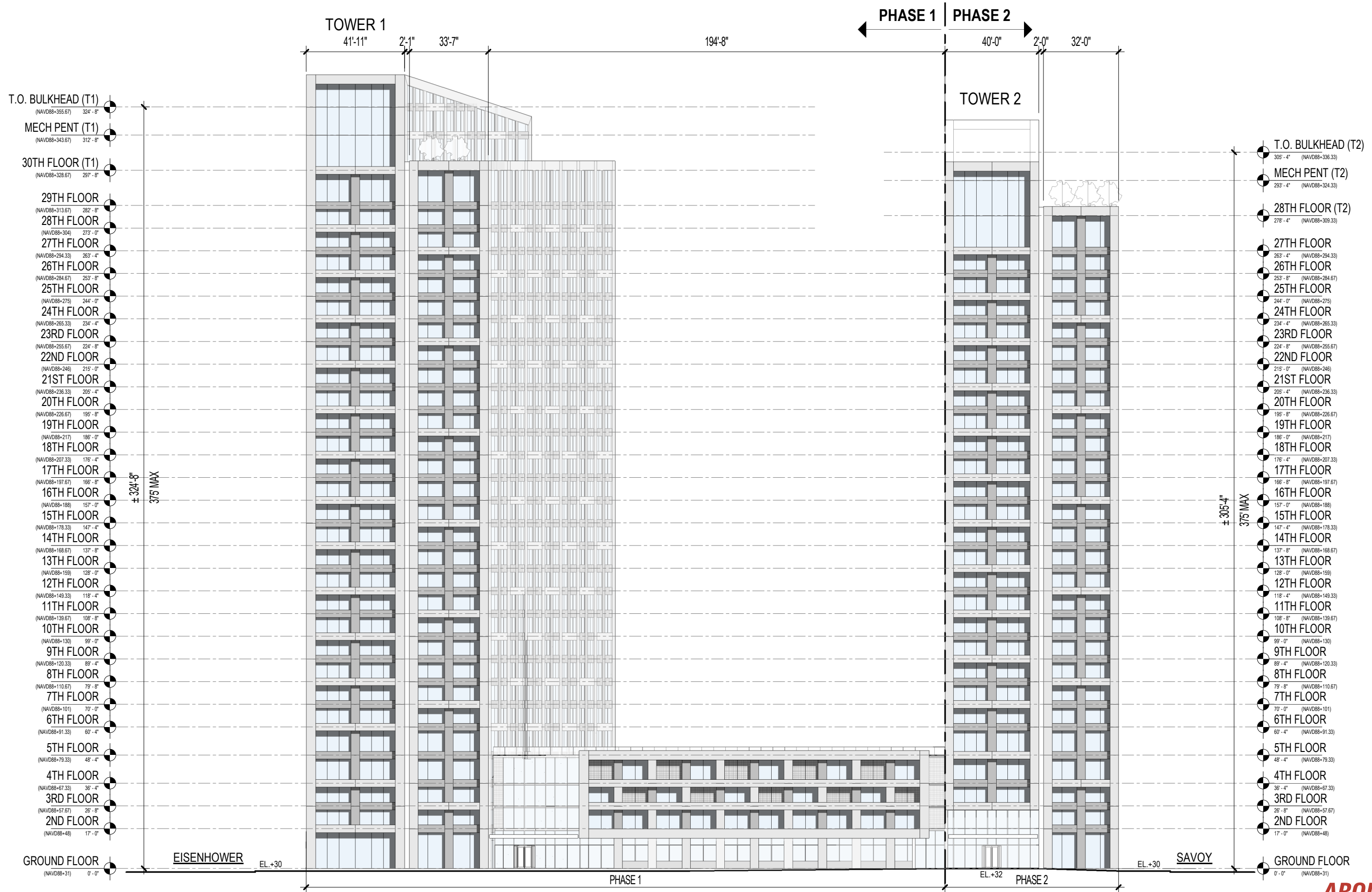
JOHN
 CARLYLE

ARQUITECTONICA

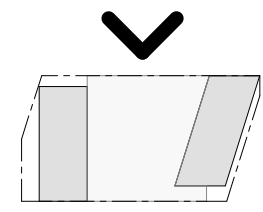
SCALE: 0 20' 40'
 As indicated

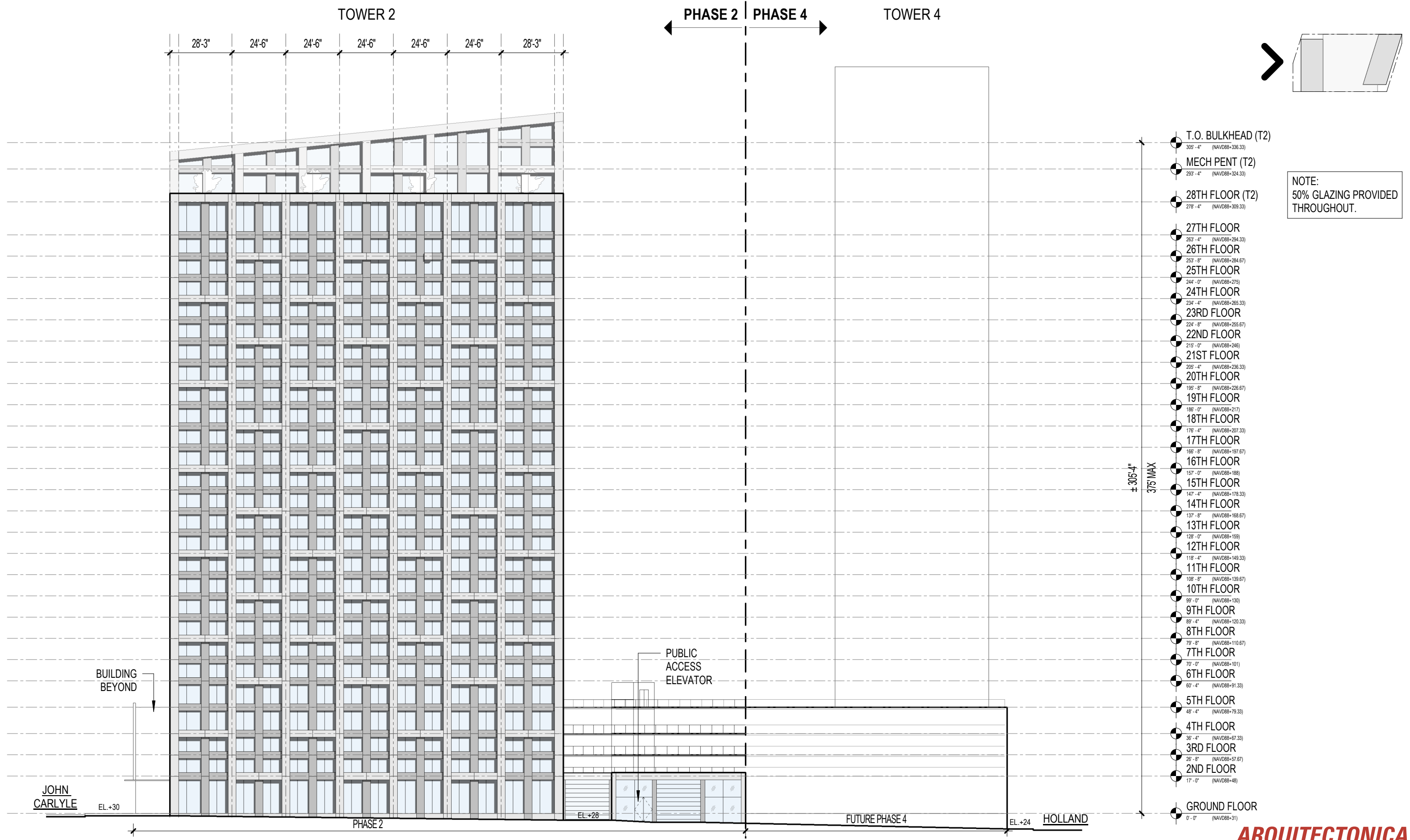
DATE: 9/24/2020 1:10:06 PM

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.





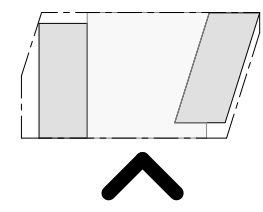
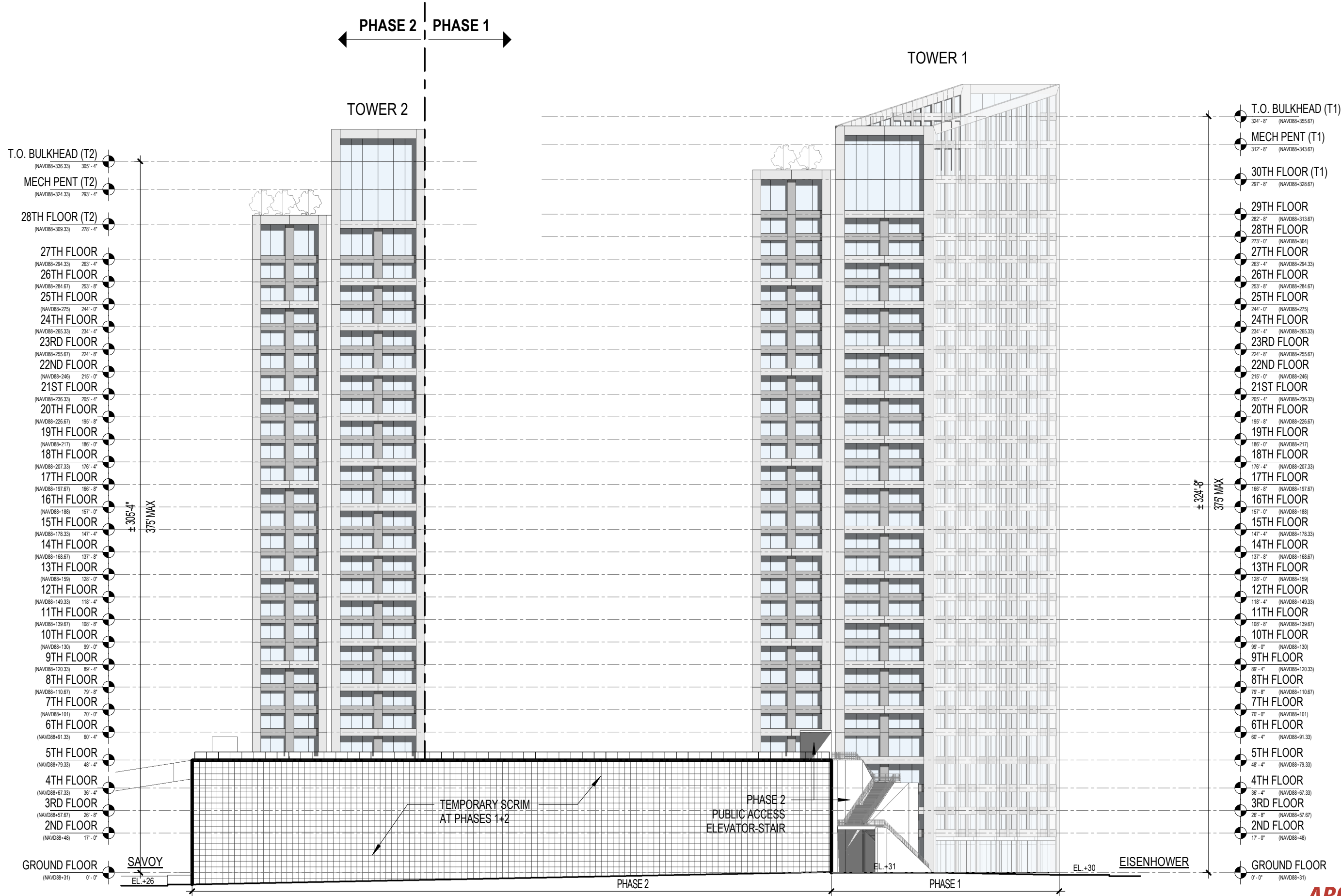
PROJECT: **CARLYLE PARK TOWERS**
ALEXANDRIA, VIRGINIA

DRAWING NO.: DRAWING: **SOUTH ELEVATION**

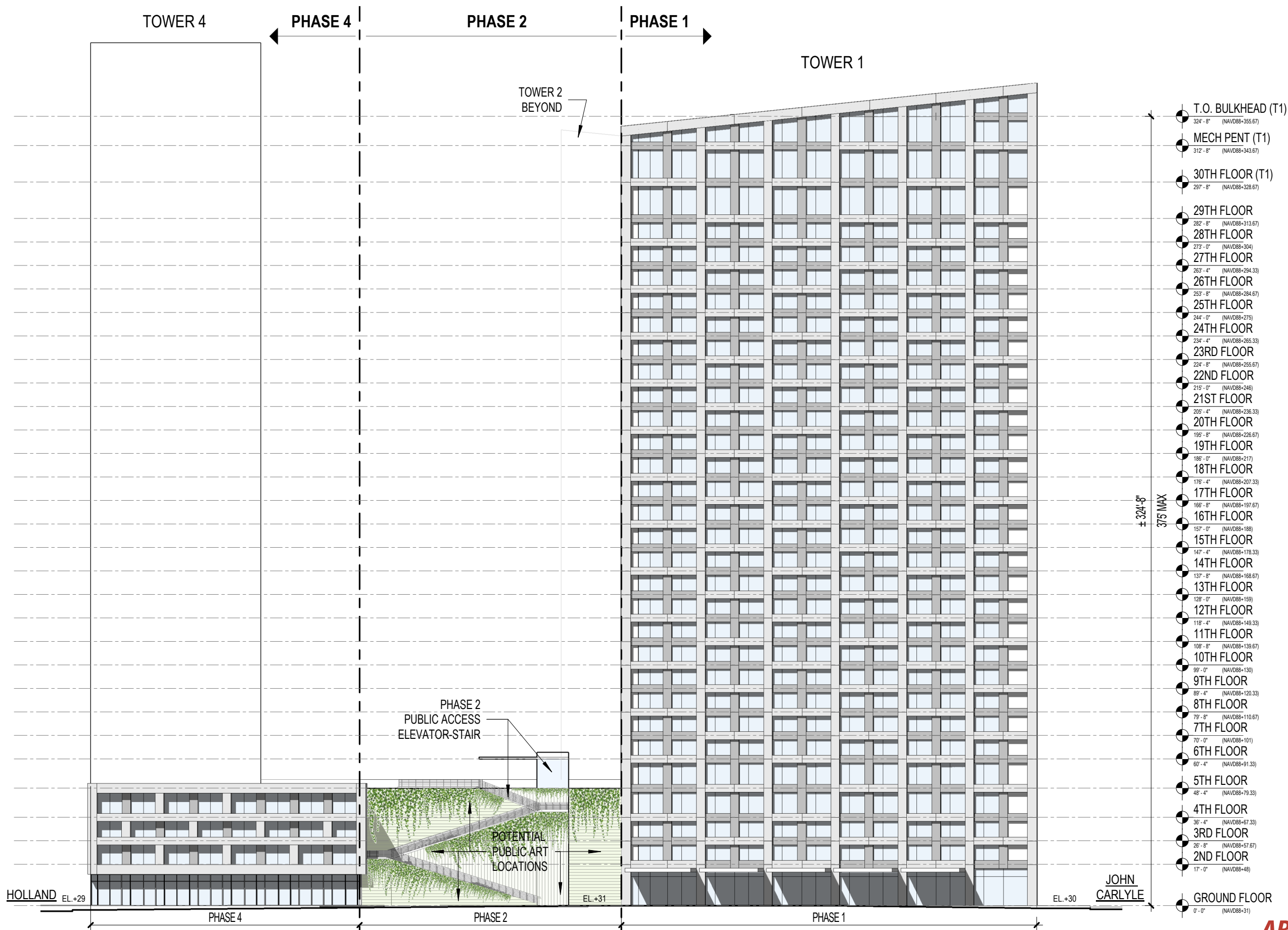


SCALE: 0 20' 40' As indicated
DATE: 9/24/2020 1:08:48 PM

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.

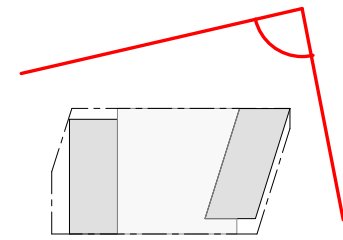
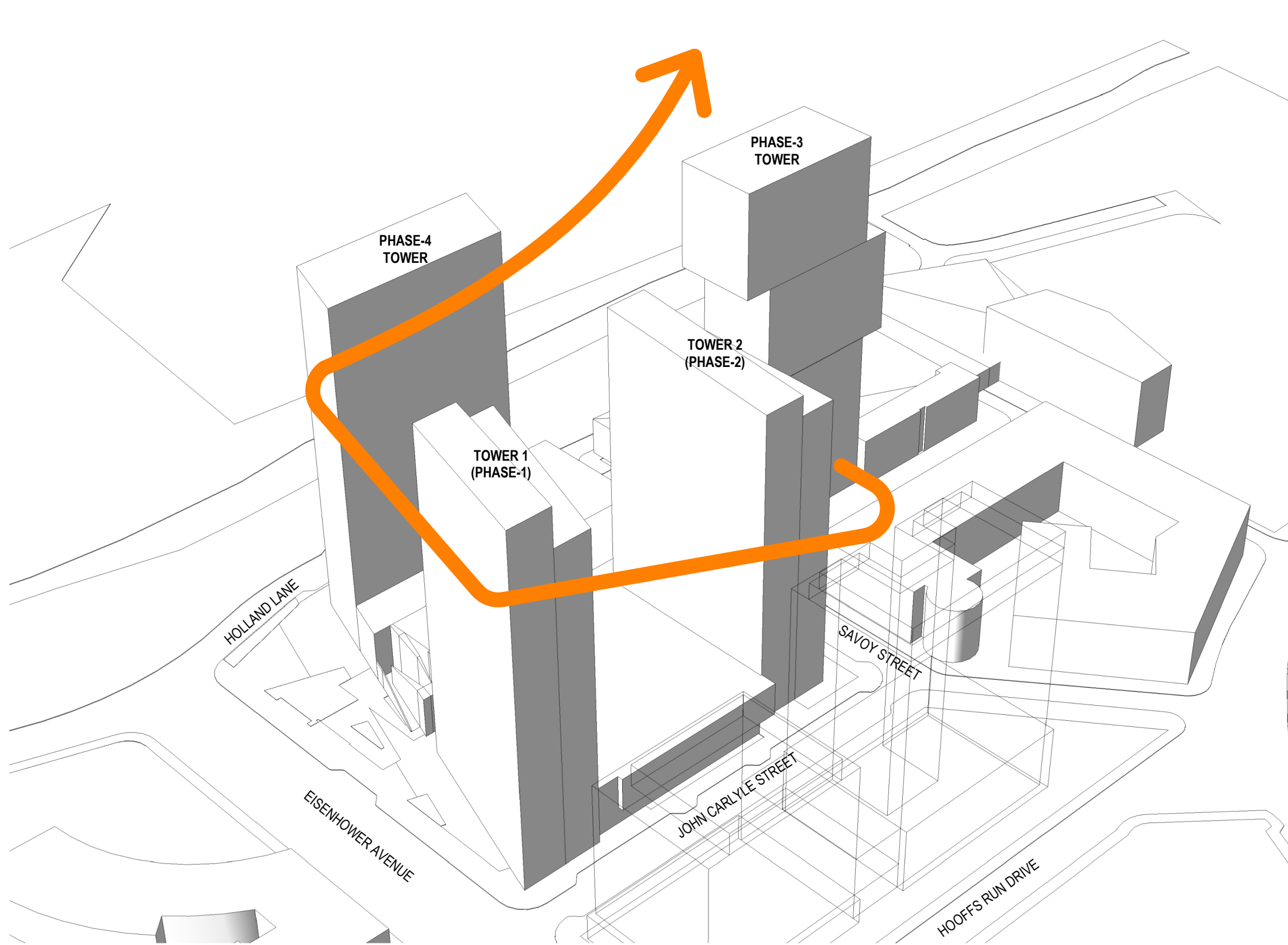


NOTE:
50% GLAZING PROVIDED
THROUGHOUT.



NOTE:
50% GLAZING PROVIDED
THROUGHOUT.

- T.O. BULKHEAD (T1)
324'-8" (NAVD88+355.67)
- MECH PENT (T1)
312'-8" (NAVD88+343.67)
- 30TH FLOOR (T1)
297'-8" (NAVD88+328.67)
- 29TH FLOOR
282'-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)



PREPARED FOR:



PROJECT:

CARLYLE PARK TOWERS
ALEXANDRIA, VIRGINIA

DRAWING NO.:

DRAWING:

SPIRAL DIAGRAM

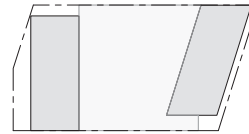
ARQUITECTONICA

SCALE:

1" = 300'-0"

DATE:

9/24/2020 11:41:06 AM



VIEW KEY PLAN



ARQUITECTONICA

PREPARED FOR:



PROJECT:

CARLYLE PARK TOWERS
ALEXANDRIA, VIRGINIA

DRAWING NO.:

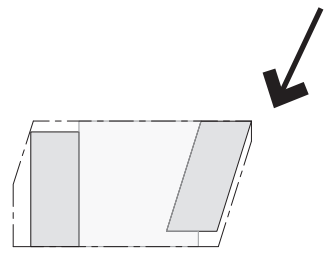
DRAWING:

PERSPECTIVE VIEW FROM NORTH-EAST

DATE:

09/24/2020

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

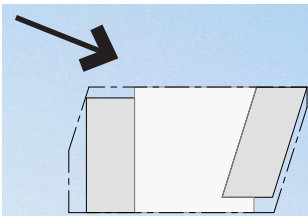
PREPARED FOR:
JM-ZELL

PROJECT:
CARLYLE PARK TOWERS
 ALEXANDRIA, VIRGINIA

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

DATE: 09/24/2020

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:
STREET PERSPECTIVE VIEW FROM SOUTH-WEST

DATE: 09/24/2020

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:
STREET PERSPECTIVE OF PLAZA FROM NORTH-WEST

DATE: 09/24/2020

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: 09/24/2020

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:
STREET PERSPECTIVE OF EISENHOWER PLAZA LOOKING WEST

DATE: 09/24/2020

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

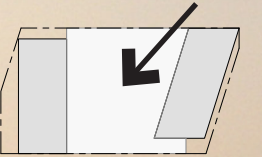
PROJECT:
CARLYLE PARK TOWERS
ALEXANDRIA, VIRGINIA

DRAWING NO.:

DRAWING:
PERSPECTIVE OF LANDSCAPE DECK LOOKING NORTH

DATE: 09/24/2020

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: 09/24/2020

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.

