

Design Review Board Case #2018-0001
Carlyle Plaza Two – South Residential Building

Application	General Data	
<p>Project Name: Carlyle Plaza Two – South Residential Building</p> <p>Location: 340 & 350 Hooff’s Run Drive (ultimately will have a Bartholomew Street address)</p> <p>Applicant: Alder Branch Realty Limited Partnership, LLLP; represented by JM Zell Partners</p> <p>Architect: Arquitectonica</p>	DRB Date:	March 15, 2018
	Site Area:	1.28 acres
	Zone:	CDD#11
	Proposed Use:	Residential
	Dwelling Units:	368 units
	Gross Floor Area:	363,222 sf
<p>Purpose of Application:</p>		
<p>DRB review of the building design for the low-rise liner units proposed with the first phase of the Carlyle Plaza Two development.</p>		
<p>Staff Reviewers: Robert Kerns, AICP, robert.kerns@alexandriava.gov Thomas H. Canfield, AIA, tom.canfield@alexandriava.gov Nathan Imm nathan.imm@alexandriava.gov Stephanie Free, ASLA, LEED GA, stephanie.free@alexandriava.gov</p>		
<p>DRB ACTION, MARCH 15, 2018: The Eisenhower East Design Review Board voted unanimously to approve the design of the low-rise residential liner units as presented to the Board at the hearing with the following two conditions of approval:</p> <ol style="list-style-type: none"> 1) The applicant is to provide Staff and the Board with two options (one additional from what was presented) with regard to the depth between the front and back planes of the façade: a) The depth as presented, which measures 1”, and b) An option that maximizes the depth between the front and back planes to a depth noticeably greater than 1” – a goal of achieving 4 to 8 inches was discussed. 2) Center the elevator bulkhead with the central “slot” on the west building façade and lower the height of the elevator bulkhead from 11’-8” (as presented) to the lowest extent possible. 		

Pursuant to the conditions above, the applicant is to provide drawings electronically to Staff and the Board for review and selection prior to the next DRB hearing scheduled for May 17, 2018. The Board will then provide a formal statement of their selections at that meeting.

Further, in assignment of Condition #1 above, the Board agreed to retract former condition of approval #2, provided on July 16, 2016 which stated, “ [The] Applicant will provide more setback depth between front and back planes for low-rise units (between 12-16” total difference).”

In regard to the other issues as outlined by Staff in the Analysis Narrative, the Board agreed with the size, color, and textures of the façade materials selected by the applicant. They found the contrast provided between the smooth brick and the ribbed brick to be satisfactory and anticipate that this difference will contribute to a sense of variation in the façade. Secondly, the Board found reason to support the reduced depth as shown between the face of the window wall system and the face of the façade masonry since the structural design of the building is now wood framing and the increased depth previously stipulated by the DRB would be more difficult to achieve with this type of construction. However, the applicant agreed to reintroduce the depth between the edge of the balconies and the face of the façade masonry and incorporate the planters where they were originally proposed within the façade, with exception of the planter at the top of the building. Thirdly, the applicant agreed to reintroduce the design of the duplex terrace handrails as originally approved and explore the feasibility of aligning the horizontal mullions of the South Residential Tower’s 5th floor with the top of the low-rise liner building. Implementation of this concept is dependent upon the ability to do so without interrupting the eye-level view of the users within the 5th floor amenity of the Tower.

The motion carried a vote of 4-0. Board member John Chapman was not present.

DRB ACTION, JANUARY 18, 2018: The DRB voted unanimously to **approve** the total Phase 1 residential floor area of 363,222 square feet with a tolerance of +/- 5%. The Board motioned to require the applicant to submit the final square footage to Staff to verify that the total square footage provided is within the approved range. The motion passed 4-0. Board member John Chapman was not present.

The DRB also voted unanimously to **approve** the architectural design of the South Tower as presented with the following recommendations: 1) Implement a 4-inch deep inset at both the single and double height façade glazing with the exception of the slot inset, which should remain 12-inches as proposed, 2) Utilize the lightest metal panel color, “Silversmith” (MP-1.2), to define the field of the cantilever soffit and use of the darkest metal panel color, “Charcoal” (MP1.1), to express the slot, and 3) Continue to work with Staff to reach a solution for the design of the tree wells on Bartholomew Street. The Board agreed with all other Staff recommendations. The motion passed 4-0. Board member John Chapman was not present.

The Board considered two facade glazing inset options proposed by the applicant: 1) A 4-inch inset at single height glazing and an 8-inch inset at double height glazing (Staff’s preference), and 2) A 4-inch inset at both the single and double height glazing. Though the variation in depth provided by the 4-inch and 8-inch option was preferred, the need for “snow-damming” at

the 8-inch inset glazing posed a concern to the Board. The Board felt that the methods for snow damming the 8-inch inset would be unsightly in addition to creating punctures in the building envelope which may weaken the building's durability to weathering over time.

The Board found the proposed materials and design of the cantilever soffits to be a successful solution with exception of the dark gray color. The Board recommended use of the lightest gray metal panel to define the field of the soffit and the darkest color to define the slot. Further, the Board recommended that the applicant study the feasibility of recessing the metal panel within the slot. The Board also found the joint pattern of the panels satisfying and did not recommend use of lighting.

Since it is currently undetermined if it is necessary for the street tree wells which line Bartholomew Street to be stormwater BMP tree wells, the Board recommended that the applicant continue to work with Staff to reach a solution for the design of the tree wells within this streetscape. The Board anticipates review of the final tree well design at the March DRB meeting when the applicant plans to return to the Board for review of the low-rise liner unit building design.

The Board agreed with Staff's analysis of the remaining key issues, including the design of the Limerick Street Underpass, the color of the horizontal floor coverings, the slanted column colors, and the stone paving material.

DRB WORK SESSION NOVEMBER 16, 2017: Overall, the Board found that the applicant's landscape design presentation addressed Staff's comments in the Memorandum to the DRB dated November 9, 2017 (Attachment #1) with the following recommendations:

- In regard to the Bartholomew Streetscape, the Board encouraged the applicant to consider a solution where tree grates are provided over the 4 tree wells located immediately adjacent to the stone entrance paving and to utilize the standard planted wells as indicated in the Carlyle Plaza Design Guidelines for the remainder of the street trees.
- The Board encouraged the applicant to lower the height of the 5th floor perimeter terrace wall and utilize plant material and design which would allow for open views from the pool terrace looking south.
- The adjustments to the geometry of the plant beds which separate the public and private spaces on the 16th and 26th floor terraces offer increased privacy to the unit terraces in conjunction with the 4 foot tall railing and 6 foot height metal screen wall. The DRB encouraged the applicant to utilize furniture which would provide an additional layer of separation between the two uses, and to study a 2 to 3 foot gap between the building wall and the planter for ease of maintenance.
- The DRB supported Staff's recommendation for accessible circulation within the play area and the applicant's solution to create an interim accessible ramp which connects the upper and lower portions of the play area as presented to the Board at the work session.

The Board anticipates that the next submission will deliver a comprehensive package which addresses all former DRB comments and conditions related to the building design, integrated

with the revised landscape design which will incorporate the Board's comments from the November Work Session.

DRB ACTION, SEPTEMBER 28, 2017: The DRB voted unanimously to **approve** the design of the pilotis (change from approved round to rectangular and different spacing) at the base of the east and south facades adjacent to the pool terrace. The Board agreed with Staff's recommendation to continue further design development of other design details as outlined in the staff report. The Board favored clear vision glass throughout the façade and was concerned that other techniques to cover the vertical and diagonal columns would disrupt the façade design. Balcony design overall is ongoing and the applicant will continue to work through details. Staff was concerned with balcony privacy conflicts on the south façade and between private and public areas on the two sky terraces. The Board noted the unique design challenge and opportunity of the garage entrance at Limerick Street and suggested further study regarding illumination and ceiling design, as well as measures to screen the high section of exposed garage along the north edge of the drive. The applicant will present architectural and landscape material selections at the next meeting.

DRB ACTION, MARCH 23, 2017: The DRB voted unanimously to **approve** a 4'-0" increase in the overall building height. The DRB agreed with staff's recommendations to support the relocation of the trash loading area, and the elimination of the rooftop amenity space; applicant will instead explore providing a rooftop amenity space on one or both of the projecting roof terraces at the 16th or 26th floor. The DRB also voted unanimously to **approve** two possible options for revised balcony design: 1) Outboard balconies with glass railings that protrude from the north and south building façades contained by the inside edge of the large façade panel; or 2) No balconies. This approval is subject to the condition that the applicant continue to work to enhance the actual and/or perceived depth of the building slots, and work with Staff on the overall aesthetic, materiality, and detailing for the selected option to develop a façade and balcony solution that meets the intentions of the Eisenhower East and Carlyle Plaza Design Guidelines. The Board will review the final building façade and balcony design through electronic coordination and continued staff-applicant meetings (as required) and provide comments.

DRB COMMENTS, JANUARY 19, 2017: The DRB concurred with the Staff recommendation to defer a decision or action on the rooftop plans until the plans are further developed and provided in concert with the other conditions of approval. The rooftop amenity space as provided by the Applicant was seen as limited in utility and aesthetic appeal.

DRB WORK SESSION, JULY 21, 2016: On a motion by Mr. Lewis, and seconded by Councilman Chapman, the DRB voted to **approve** the massing, form, scale, and general architectural character of the tower and low-rise residential liner for Phase 1 of the Carlyle Plaza Two development, subject to the conditions below to be addressed prior to final site plan submission. The motion passed 5-0.

1. Applicant will provide a Roof Plan identifying mechanical equipment and amenity areas, if any, and detail Terrace Levels on Floors 16 and 26.

2. Applicant will provide more setback depth between front and back planes for low-rise units (between 12-16” total difference).
3. Applicant will work to minimize visibility of the mullions to reduce contrast between metal and glass.

DRB WORK SESSION, JUNE 23, 2016: The DRB continued to review the concept for the tower, tower top, and liner units. The Board directed the applicant to submit a final package for review and approval of the tower massing, liner units, parking and landscape deck at the next DRB meeting. The DRB stated that materials and other details would most likely need to be fleshed out in subsequent DRB meetings.

DRB WORK SESSION, APRIL 21, 2016: The DRB continued to review the concept for the tower and liners units. The DRB will continue to review the plans for this development at future work sessions, requesting that the applicant to provide alternative designs for review.

DRB ACTION, MARCH 17, 2016: The DRB reviewed the initial concept for Phase 1 and provided feedback on the tower massing and liner units. The DRB will continue to review the plans for this development at future work sessions and official meetings.

I. OVERVIEW

The applicant, Alder Branch Realty Limited Partnership, LLLP; represented by JM Zell Partners, is requesting the Design Review Board’s (DRB) review and commentary on the revised design of the low-rise liner units proposed with the first phase of the Carlyle Plaza Two development.

Since this development is located within Carlyle Plaza Two, the DRB’s approval is required prior to approval of the Final Site Plan.

General Project Description & Summary of Issues

Phase 1 of the Carlyle Plaza Two development in South Carlyle (Block 32) includes the South Residential Tower and the low-rise liner units along Bartholomew Street in addition to a portion of the parking garage to support these buildings, the related open space on top of the garage, and the terraced deck between the garage and the Alexandria Renew tank/field. The purpose of this current application is solely focused on the design of the low-rise liner units that face Bartholomew Street. The applicant previously received the DRB’s approval of the South Residential Tower design and site improvements at the January 2018 meeting, at which time the applicant was in the process of redesigning the structure of the low-rise liner units as a cost savings measure; therefore, its current design has not yet been reviewed by the Board.

The applicant assured Staff that the revisions to the low-rise liner units were to affect the internal structure of the building only, with no visible exterior changes to the design of the building façade as previously approved (with conditions) by the DRB in July of 2016.

However, the current application proposes a number of changes to the design of the low-rise unit building which do not meet the intent of the originally approved design. As a result, the primary issues to be discussed in the Staff Analysis section of this report include:

- West Façade Depth:
 - Depth between the front and back planes
 - Glass setback
 - Depth at balconies
- West Façade Materials and Expression
- Revised Building Height
- Elevator Overrun/Screening
- Elimination of Planters and Other Unique Details

I. BACKGROUND

Project Evolution

With the Carlyle Plaza Two approval in 2012, the City Council approved the general site configuration, design guidelines, infrastructure, and allowed the Design Review Board (DRB) to review and approve the final design, height, and floor area of each of the buildings. In April of 2013, the Carlyle DRB approved the original design by FxFowle for the South Residential Tower. Prior to approval, the DRB reviewed the design several times at meetings in November 2012, December 2012, and February 2013. In July 2016, the DRB approved the massing, form, scale, and general architectural character of the residential tower and low-rise residential liner as designed by Arquitectonica. Prior to approval, the DRB reviewed the design several times at work sessions in March, April, and June of 2016.

The DRB reviewed modifications to the approved South Residential Tower design several times at meetings in January, March, and September of 2017. The changes primarily included revisions to the building height, roof plan, balcony and pilotis design, building materials, and façade setbacks. Additionally, the DRB reviewed the landscape design at a work session in November 2017 and provided comments regarding tree well design on Bartholomew Street, accessibility of the playground, and the opportunity to emphasize views from the pool terrace. The DRB then reviewed and approved the design of the South Residential Tower and site improvements at the Board meeting in January 2018.

Site Context

The entire Carlyle Plaza Two site includes about 6 acres of land located south of Eisenhower Avenue, between Holland Lane to the east and John Carlyle Street and Bartholomew Street to the west. The Alexan Carlyle, an existing five-story residential building is west of the southern portion of the site, and the future Carlyle Plaza One office building will be west of the northern portion of the site. The Alexandria Renew expansion site is immediately south of this property and is an integral piece of the overall development.

Phase 1, where the South Residential Tower will be located, is on the southwestern portion of the overall Carlyle Plaza Two site. It is bounded by Holland Lane to the east and Bartholomew Street to the west. The future extension of Savoy Street marks the northern boundary of the phase. The future extension of Limerick Street is the southern boundary of the applicant's property, and this phase will include a connection to a portion of the terraced deck on the northeast portion of the Alexandria Renew site. Today, the Alexandria Renew building and multipurpose field construction is complete.

III. PROJECT DESCRIPTION

The 4-story low-rise residential "liner unit" building is located immediately south of the 34-story South Residential Tower. The two structures appear connected in elevation; however, they are separated by a party-wall with no access between the two uses. The low-rise building provides an active-use liner between the above-grade parking garage and the Alexan Carlyle apartment building located on the west side of Bartholomew Street. The overall geometry of this building is a simple, rectangular form consisting of 4 floors and two volumes linked together by a central elevator lobby. The two volumes are identical, containing a front and back façade plane with primary frontage on Bartholomew Street. The front plane begins just north of the center of each volume and creates a series of steps that rise vertically at the second, third, and fourth floors, and horizontally to the south along the width of the window glazing.

A total of eight units are proposed within this low-rise residential building. Four two-story duplex units occupy the first and second floors while the third and fourth floors contain four single-level loft units. The four duplex units have primary access from Bartholomew Street provided by a set of steps that connect the public streetscape to private terraces. The four loft units have elevator access from a central, ground-floor lobby provided at the level of the sidewalk. There is a ten-foot-wide breezeway on the east side of the building which separates the low-rise units from the structured parking garage.

The South Residential Tower and the liner units together provide a total of 368 units (tower: 360 units; low-rise component: 8 units) with approximately 100,000 square feet of parking garage space. The low-rise building, as currently proposed, measures a total height of 48 feet with an additional 10-foot high elevator bulkhead, and a gross floor area of 15,948 square feet.

IV. STAFF ANALYSIS

As described above, a number of changes from the approved architectural design of the low-rise residential liner units are proposed in the current application. Staff believes the proposed changes do not meet the intent of the previously approved design and the Board's conditions of approval. For the Board's reference, side-by-side exhibits (Figures 1 through 5) are provided in the Appendix of this report which illustrate a direct comparison of the low-rise liner unit design approved by the DRB in July 2016 and the design proposed in the current submission. A drawing scale was not provided on the

illustrations included in applicant's current submission and several key dimension labels are missing; therefore, the dimensions noted in the following paragraphs in reference to the current design are approximate. Staff offers the following analysis of the remaining issues for the Board's consideration:

West Façade Depth

Depth between the front and back planes

The primary, west-facing, façade of the low-rise liner units is comprised of two planes defined by an offset between the face of the building materials. The front plane forms a series of steps that cascade across this façade providing both horizontal and vertical movement that relates to the cascading effect of the glazing pattern proposed on the South Residential Tower (see Figure 6).

As represented in Figure 1, a 6-inch depth between the front and back planes was proposed in the concept presented to the DRB in July 2016. At that time, the Board approved of the design with the condition that this depth be increased to 12 to 16 inches between the front and back planes. The currently proposed design appears to measure to a depth of approximately 2-inches, which is significantly less than the depth stipulated in the DRB's approval.

Glass setback

Another significant contributor to a sense of depth on the west building façade is the distance between the face of the window wall system and the face of the masonry. The originally approved design, as represented in Figure 2, illustrates a dimension of 3 feet between the face of the masonry and the window wall at the lobby entrance. Additionally, Figures 3 and 4 illustrate a distance of 1 foot between the façade masonry and the typical window wall at the duplex and loft units in the approved design.

The current design proposes approximately 2 feet between the face of the window wall of the lobby and the face of the masonry. Additionally, the distance between the face of the masonry and the window wall at the duplex and loft units is minimal, appearing to measure between 2 and 3 inches.

Depth at balconies

The third significant change to the depth of the west building façade is the reduced distance between the edge of the balconies and the face of the masonry. The approved design, as shown in Figures 3 and 4, proposed 2 feet of depth between these building elements. Planters were proposed within this setback at some of the residential units which further enhanced the complexity and texture of the façade, and helped to tie the low-rise façade visually to the terraced private yards below.

The current design provides approximately 6- to 8-inches between the edge of the balconies and the face of the masonry. Additionally, the approved planters had provided both relief and interest to the façade, but have been removed from the current proposal, resulting in a very different feel to the quality of the architecture. The overall result is a

flattened façade appearance with little or no variation in depth between building elements.

West façade materials and expression

The approved west façade employed a secondary design strategy to highlight the contrast between the front, stepped masonry plane and the secondary surface which is intended to serve as its foil: a strongly contrasting pattern shift from a distinct, vertically scored pattern on the front plane to a horizontal texture on the back plane. Both of these patterns were large-scale; although not specifically dimensioned, the individual rectangles which made up both patterns scaled at around 4 inches wide x 24 inches long, and created a rich contrast to reinforce the change in plane and the cascade pattern. The move was all the more successful because it used the same texture, simply rotated ninety degrees, to achieve this contrast. The most recent materials proposed consist of two standard-size bricks (2 ¼" high) one with a smooth surface and nominal 12" length, and the other with a small-scale (1/4" o.c.) vertically scored face and nominal; 8" length. Although both are proposed to be installed in a stack-bonded pattern, staff does not believe that these two materials or their proposed pattern will achieve anything near the strong and elegant contrast that was seen in the approved elevations (see Figures 5 and 6, below). Staff supports the Applicant's effort to achieve reasonable cost savings, but believes another solution needs to be found for the cladding of this façade which retains the strength and clarity of the approved design.

Revised Building Height

The total building height measured from the finished floor of the duplex units to the main roof was 50'-6" at the time of the DRB's approval in July 2016. Now, the proposed building height is 48 feet when measured from the same points. Although a 2 and one-half foot difference in height may seem insignificant, it is apparent that this reduced height has negative effects on the proportions of the west building façade and the overall relationship of the low-rise building to the South Residential Tower (see Figure 5).

Firstly, one consequence of reducing the building height is the effect on the double and single height windows which face Bartholomew Street and Limerick Street. The shape of the glazing appears nearly square in the revised design, rather than rectangular as originally approved. The rectangular proportion of the approved glazing is a more elegant proposal which contributes to the overall success of the façade's design.

Further, the top of the low-rise liner building aligned with the top of the 5th floor glazing on the South Residential Tower in the approved design. This was a successful relationship that reinforced the clean lines and geometry of the overall project and created a smooth transition of the South Tower to the ground. Now, the top of the low-rise liner building is noticeably/substantially below the top of the South Tower's 5th floor glazing, creating a somewhat broken transition between the two buildings. Although a 2-foot increase to the height of the 5th floor was approved by the Board in March 2017, the

applicant did not communicate a revision to its relationship with the low-rise liner building, which is under no height restriction.

Elevator Overrun/Screening

The currently proposed design includes a 12-foot high elevator penthouse that extends above the top elevation of the low-rise liner building roof. The bulkhead is square in form, and located off-center of the vertical glazing which defines the elevator lobby of each floor.

While the proposed method of screening the bulkhead is not shown in this submission, it is evident (see Figure 5) that the bulkhead as shown is not integrated into the overall architectural expression and materials palette of the building which is a requirement of the Eisenhower East and Carlyle Plaza Two Design Guidelines.

Elimination of Planters and Other Unique Details

The originally approved design incorporated planters with the west building façade, as well as other unique details such as custom hand railings at the steps which lead to the duplex terraces, and stepped planters that offer privacy in-between the terraces, and between the terraces and the public streetscape.

As mentioned above, the approved design incorporated planters into the 2-foot setback between the balconies and the façade masonry, as well as at the top of the building. These planters provided texture, depth, and enhanced interest to the façade in addition to screening at the roof level. Elimination of this feature also diminishes the original intent of the liner units as a garden-like residence.

The approved design also included unique details that are now replaced with generic elements such as in the case of the hand railings at the steps that connect the public sidewalk to the duplex terraces. The former design was a sleek metal railing which complemented the architecture and surrounding garden-like features. Now, the railing proposed is bulky in design and no longer feels unique to the site. While this one specific detail may not outwardly appear to have a significant affect, such changes in aggregate with the other revisions equate to a lower apparent quality of design overall for the low-rise liner units than what was originally intended and approved.

V. ANALYSIS NARRATIVE

Staff believes that the current design of the residential low-rise liner units does not conform to the design approved by the Board in July 2016 and stipulated conditions. Therefore, Staff offers the following comments as recommendations to the Board to explore with the applicant:

1. Maximize the depth between the front and back planes of the west façade to comply with the DRB's condition of approval for a 12- to 16-inch depth between planes.

2. Provide a design and material solution that achieves a strong contrast between the front and back planes of the west façade as previously designed. This goal may be achieved by utilizing a material with a similar scale (unit size) to the previously approved materials with a contrasting pattern.
3. Increase the depth between the face of the window wall system and the face of the façade masonry to conform with the approved design.
4. Increase the depth between the edge of the balconies and the face of the façade masonry.
5. Provide a solution that aligns the top elevation of the low-rise liner building with the top of the South Residential Tower's 5th floor glazing. Subsequently, revise the shape of the single and double height glazing on the liner units to be in better proportion within the overall façade. These goals could be achieved by adding incrementally to the floor-to-floor heights in the building.
6. Per the Eisenhower East and Carlyle Plaza Two Design Guidelines, provide a solution that screens the elevator bulkhead in a way that is integrated into the overall architectural expression and materials palette of the building.
7. Incorporate planters within the building façade and at the top of the building as originally proposed and approved by the Board in July 2016.
8. Maintain quality design of site elements such as handrails, lower planters and other features visible from public view.

VI. CONCLUSION

Staff recommends the applicant continue to work on the low-rise liner unit building design subject to Staff's analysis and the comments provided within the Analysis Narrative to produce a design that satisfies the intent of the Board's original approval and conditions provided in July 2016.

VII. APPENDIX

Figure 1 – Low Rise Duplex Entry Comparison

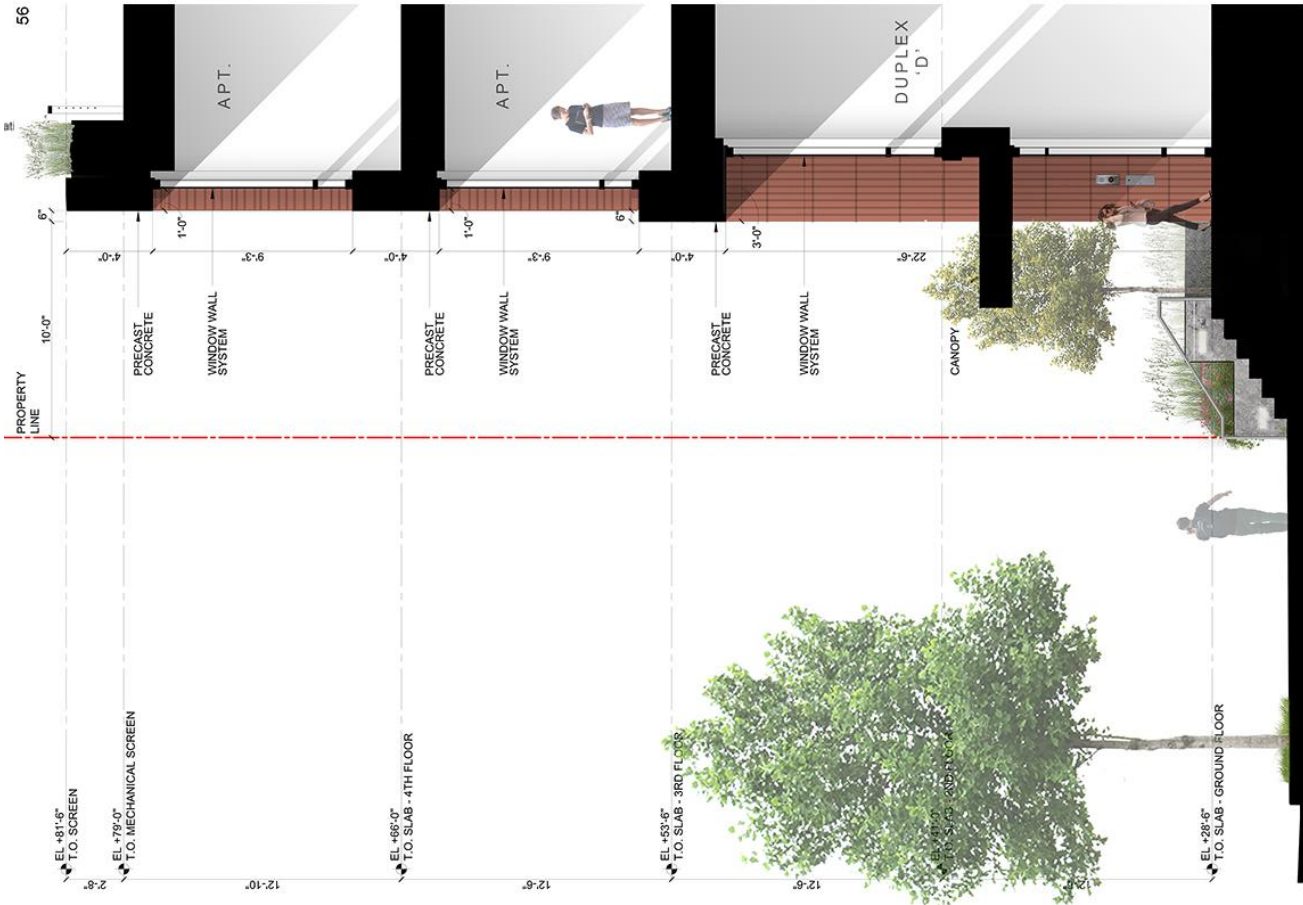
Figure 2 – Low Rise Lobby Entry Comparison

Figure 3 – Duplex Balcony 1 Comparison

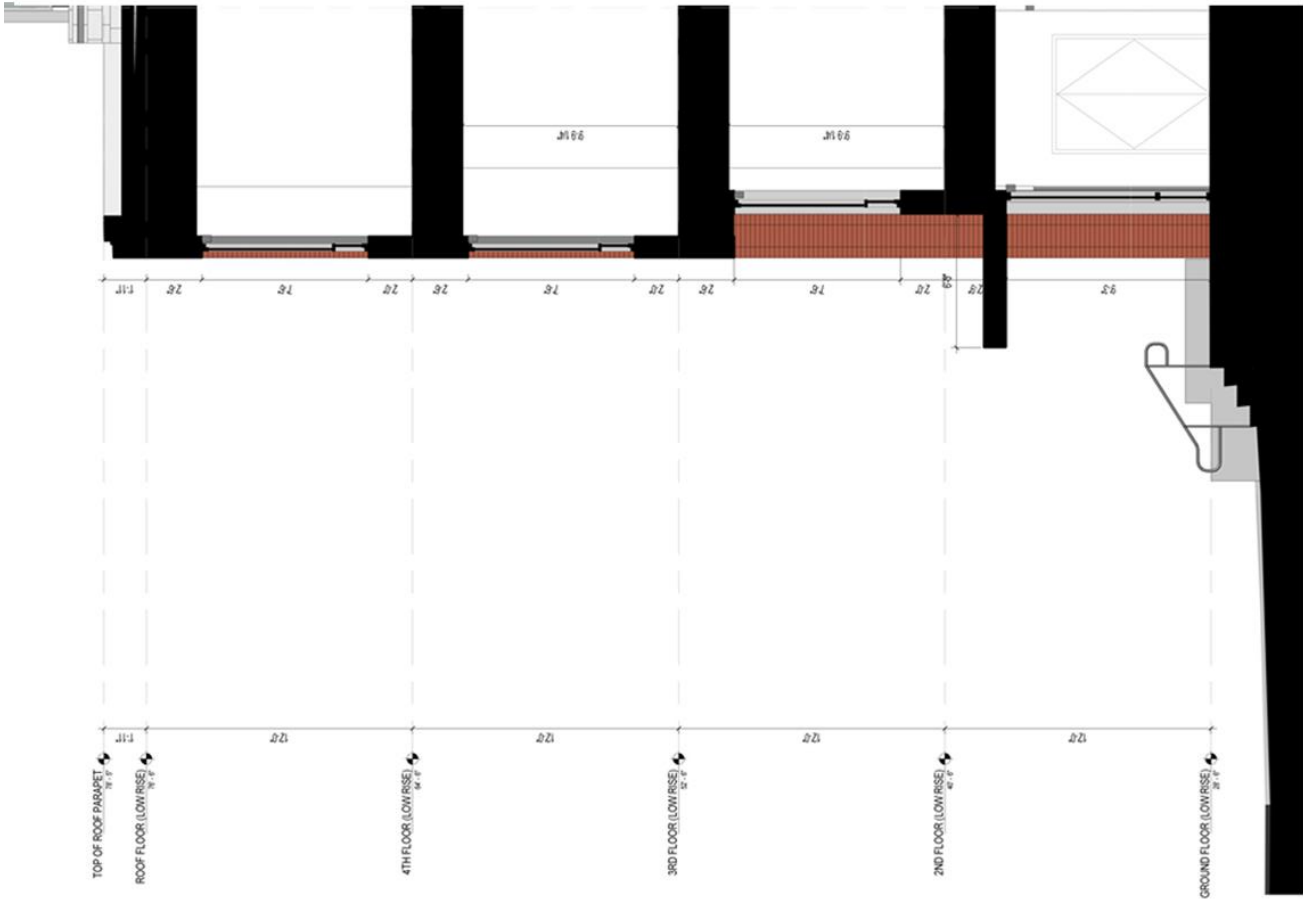
Figure 4 – Duplex Balcony 2 Comparison

Figure 5 – Low Rise Building Elevations Comparison

Figure 6 – Previously Approved Low Rise Building Elevation

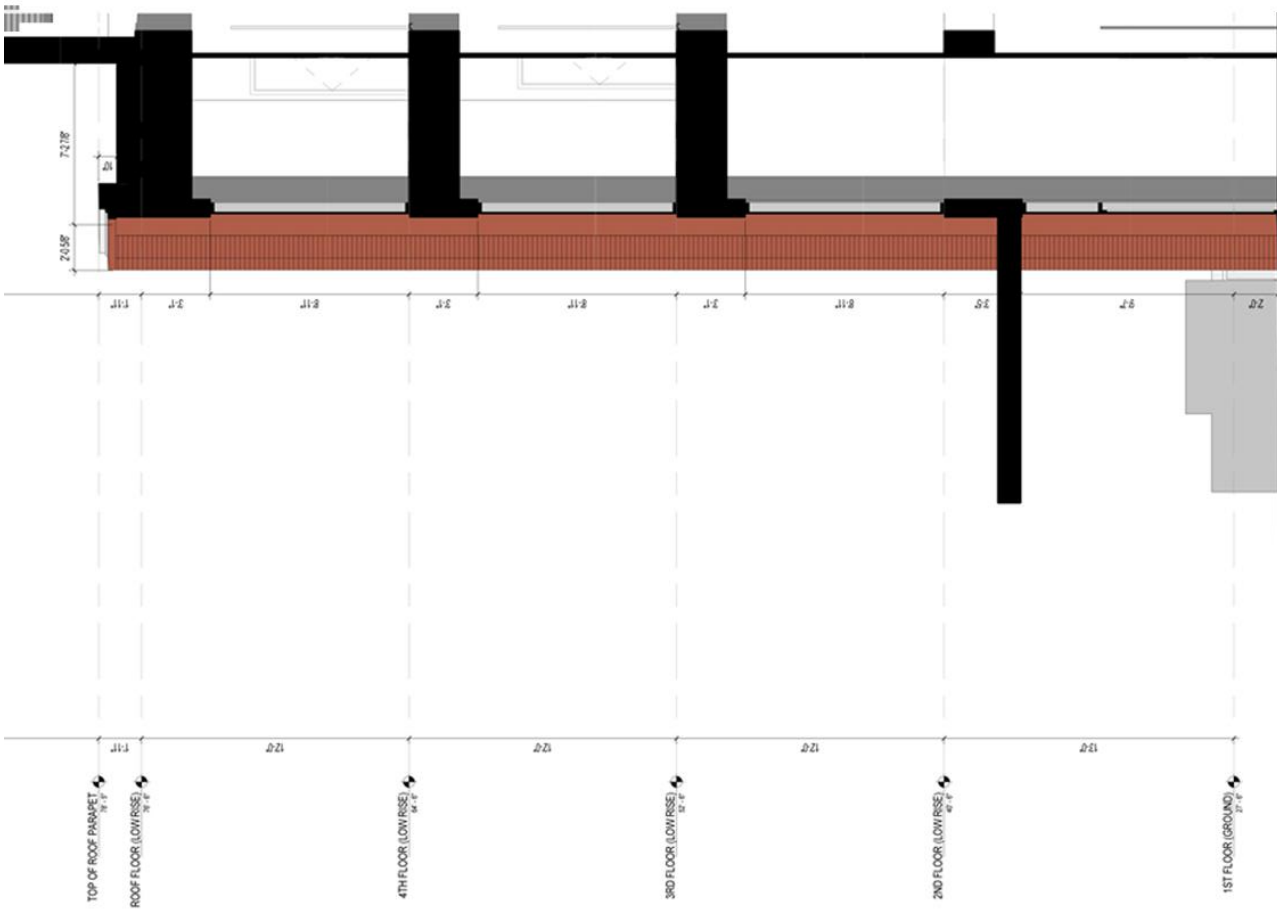


JULY 2016 - DRB APPROVED

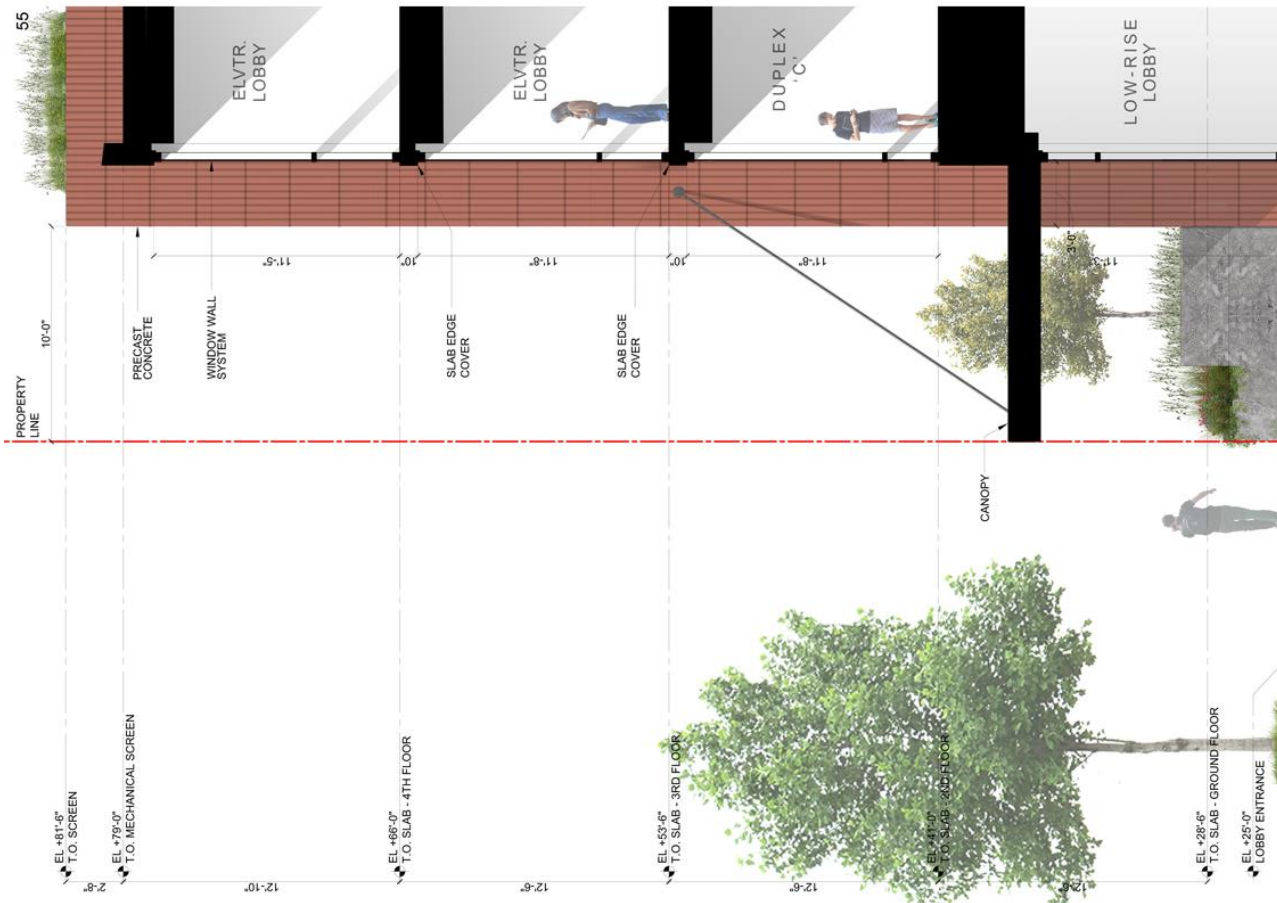


MARCH 2018 - PROPOSED

Figure 1-Low Rise Duplex Entry

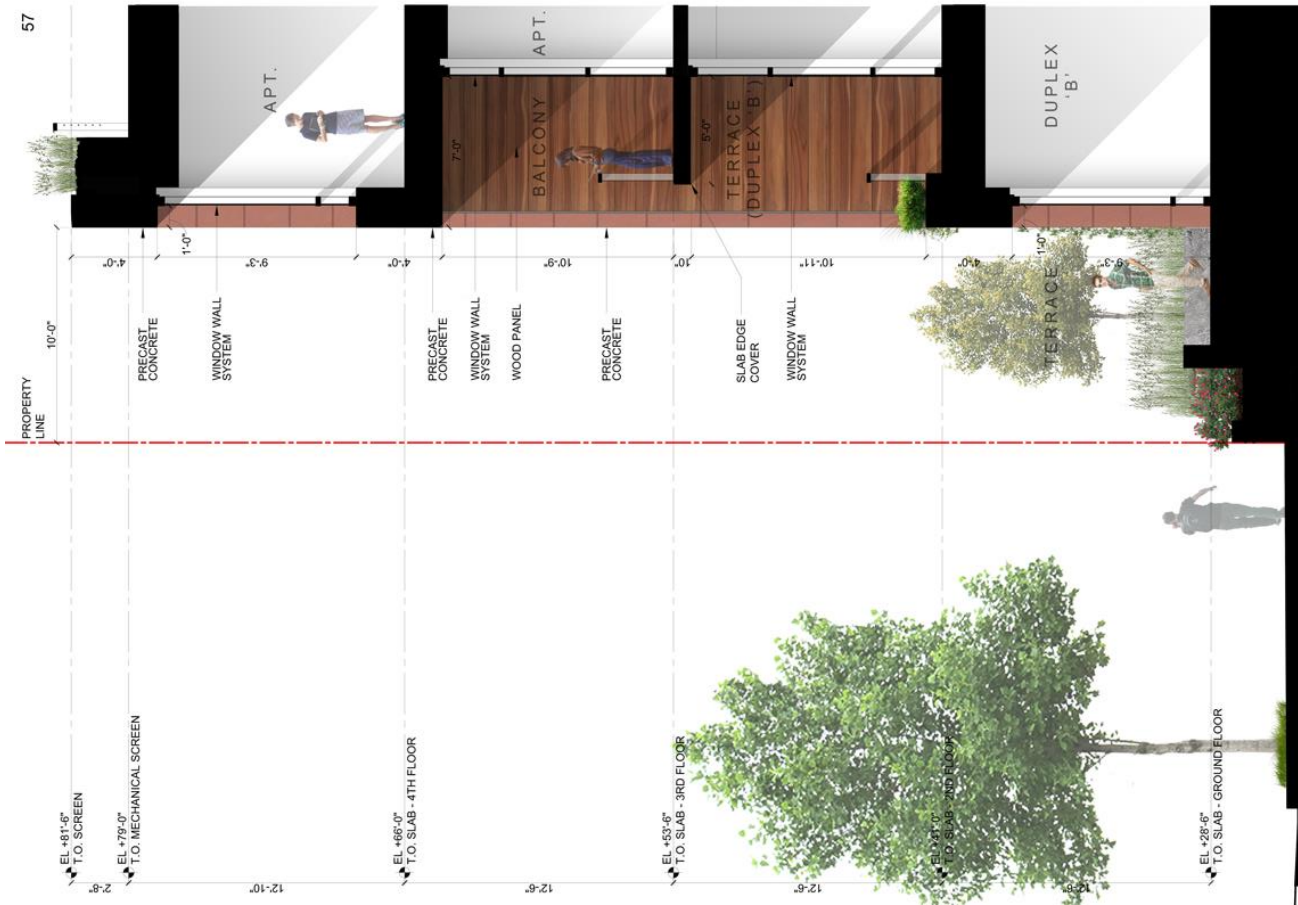


MARCH 2018 - PROPOSED

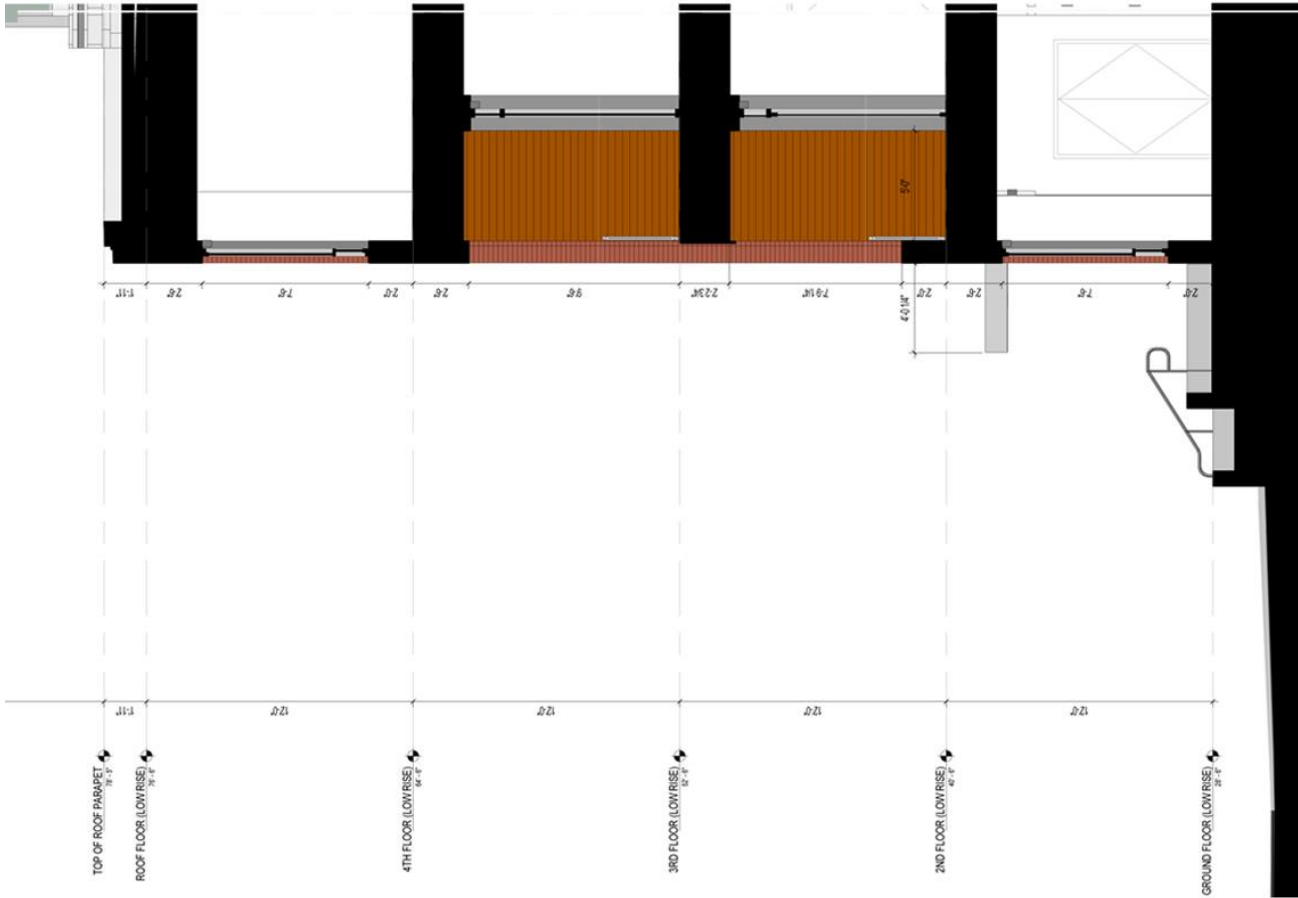


JULY 2016 - DRB APPROVED

Figure 2-Low Rise Lobby



JULY 2016 - DRB APPROVED



MARCH 2018 - PROPOSED

Figure 3 – Duplex Balcony 1

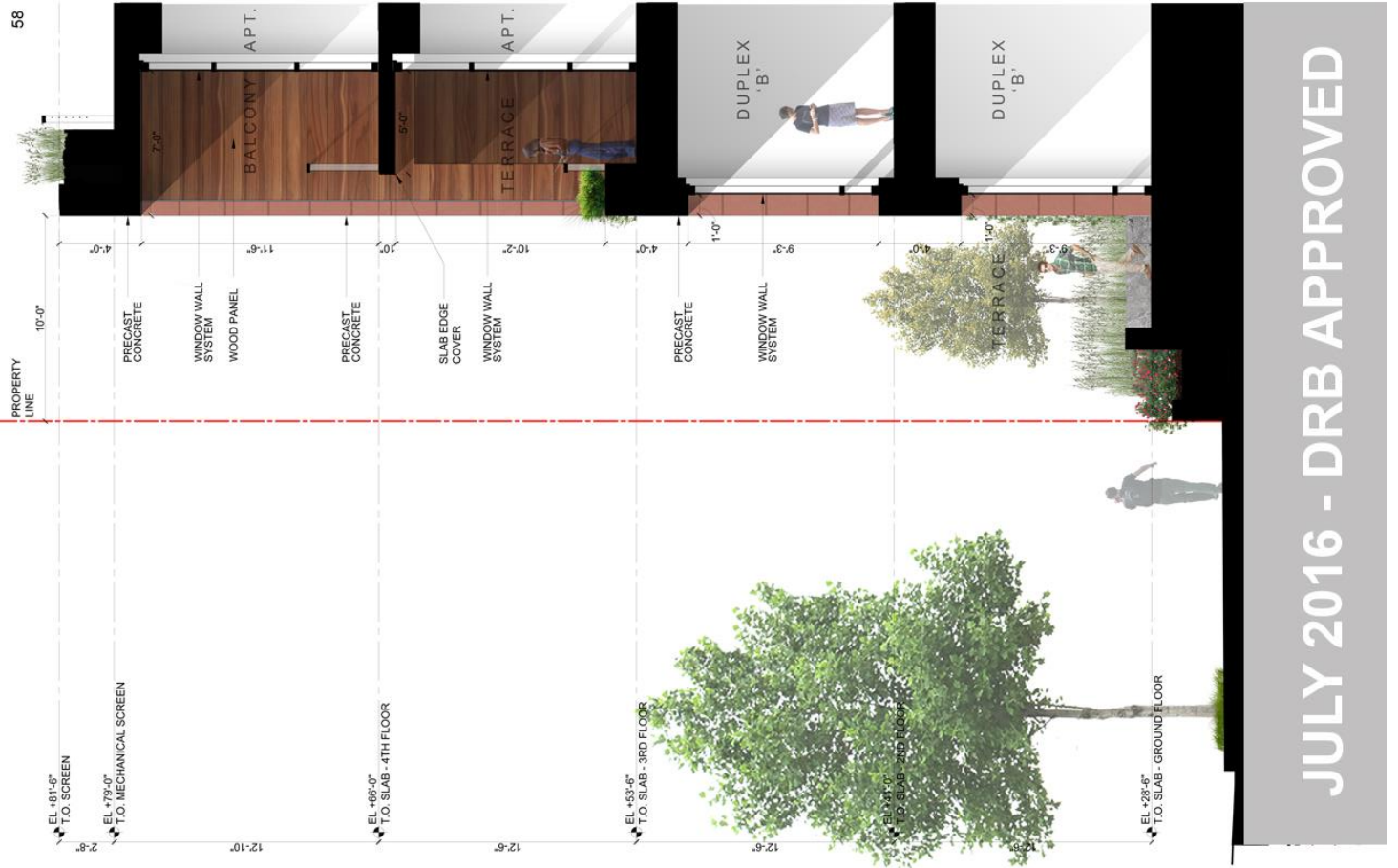
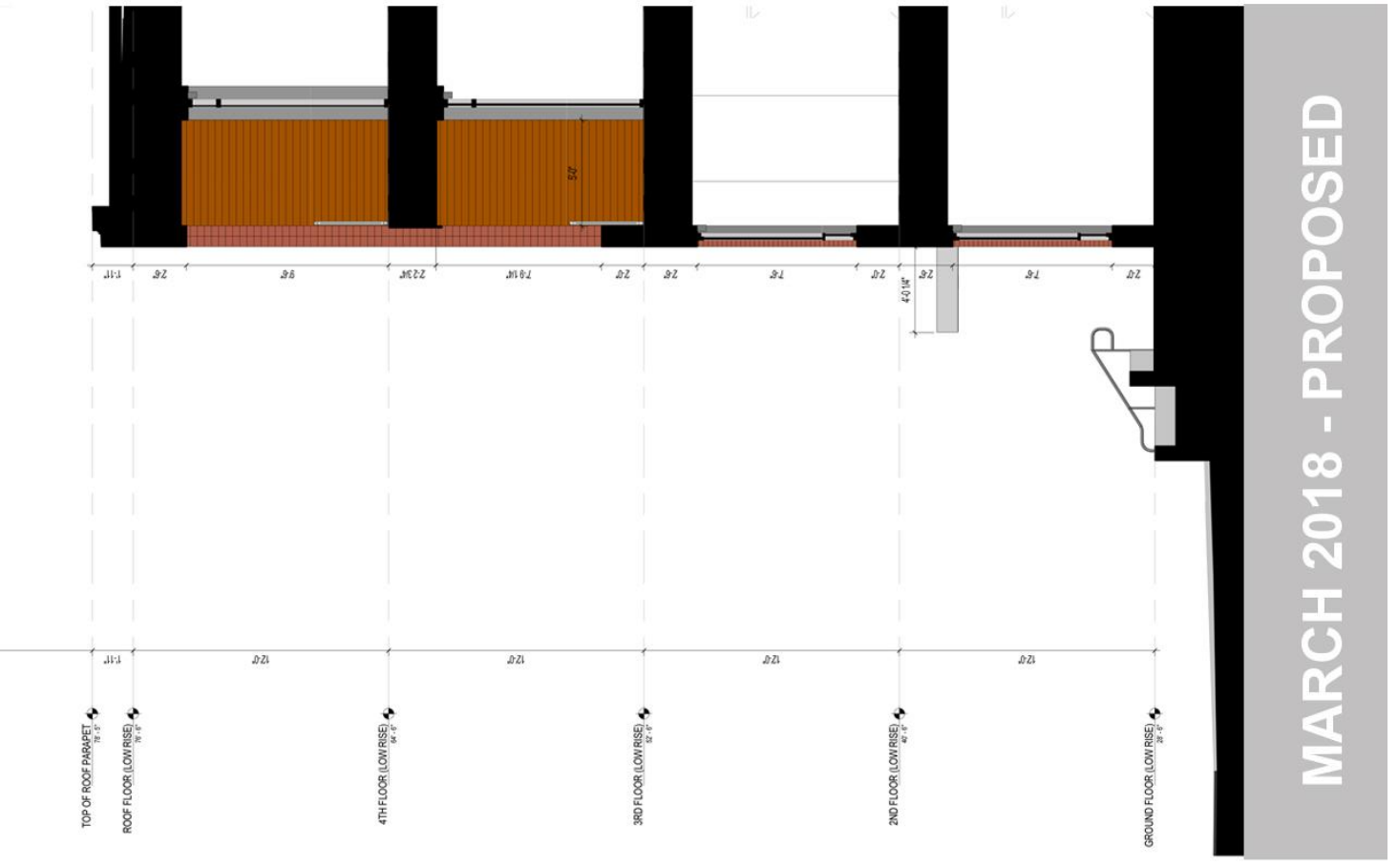


Figure 4 – Duplex Balcony 2



MARCH 2018 - PROPOSED

JULY 2016 - DRB APPROVED



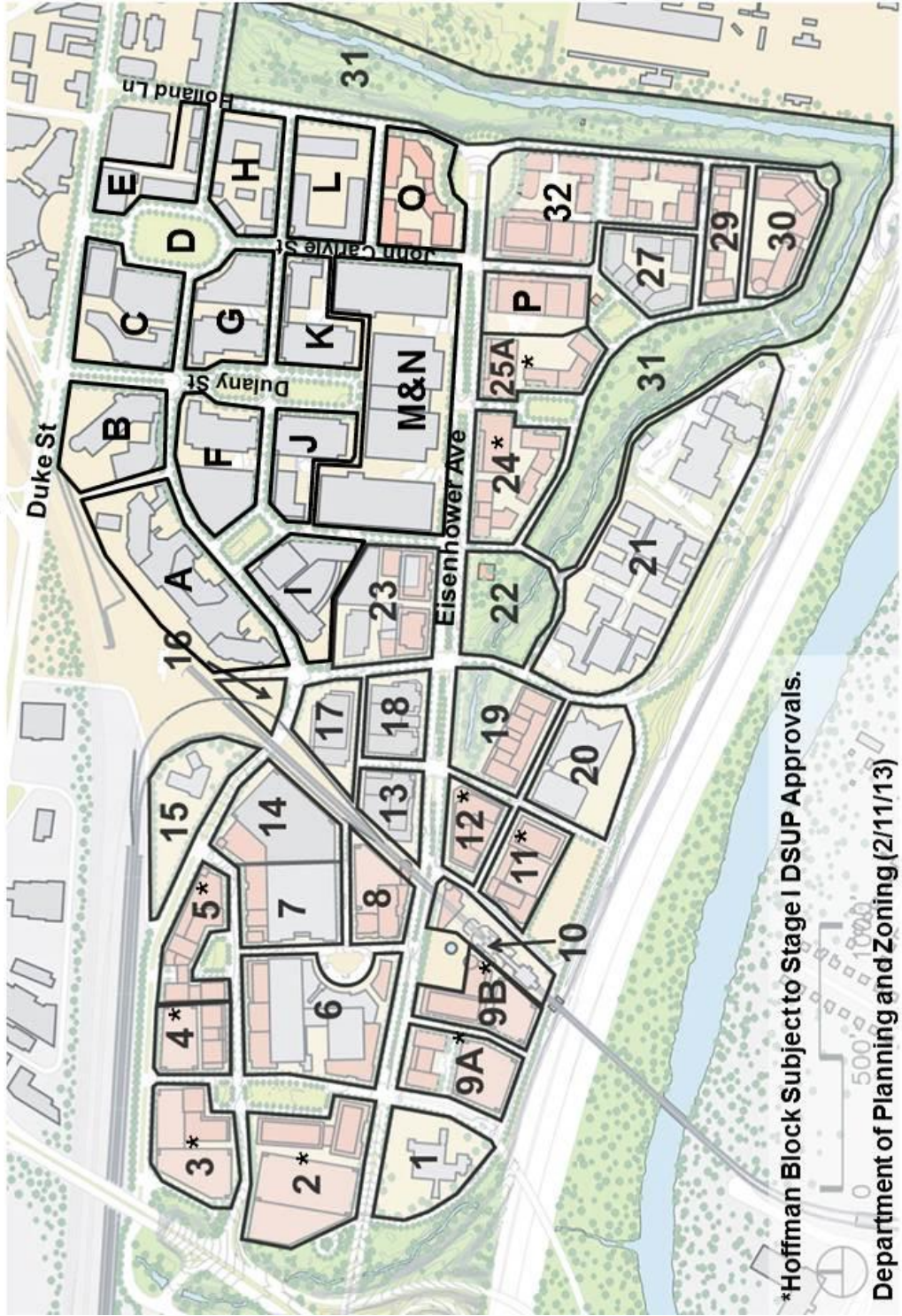
Figure 5 – Low Rise Building Elevations



JULY 2016 - DRB APPROVED

Figure 6 – Low Rise Building Elevation

Eisenhower East / Carlyle Blocks



City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 9, 2017

TO: MEMBERS OF THE CARLYLE/EISENHOWER EAST DESIGN REVIEW BOARD (DRB)

FROM: ROB KERNS; DIVISION CHIEF, PLANNING AND ZONING

SUBJECT: CARLYLE PLAZA II – SOUTH RESIDENTIAL TOWER NOVEMBER DRB SUBMISSION

The applicant of the Carlyle Plaza II –South Residential Tower made a submission to the DRB on October 17, 2017 for review by the Board at the November 16, 2017 DRB meeting. The submission is confined to illustrative graphics which describe the landscape design intent for the public and private open spaces.

City staff recommends that the DRB review the submitted materials as a work session or discussion as the applicant’s design team has stated that they continue to work through the structural engineering and cost considerations of the project. These considerations may result in changes to the landscape, particularly of the upper terraces, and would then necessitate reconsideration by the DRB if an action is taken. Additionally, we have reviewed the playground area with our internal ADA and playground safety staff, and find that there are significant concerns with its layout, equipment, and access and do not believe that this area is ready for design consideration at this time. Staff offers the following comments in consideration of this submission as points of discussion for the work session:

- The Bartholomew Streetscape:
 - The streetscape paving materials should reflect the City’s standard concrete/brick hybrid detail.
 - Staff believes the use of stone paving at the main lobby is a successful design gesture to emphasize the entrance. This material may be allowed upon review by T&ES and with a maintenance agreement.

- As stated in the Carlyle Plaza South Design Guidelines, the street tree wells should be sized according to the Eisenhower East Design Guidelines.
 - Accordingly, tree grates are not supported on non-retail streetscapes.
 - The overhang at the lobby entrance should be shown to indicate its relationship to the streetscape elements.
 - Provide the size, scale, and overall design intent of the public art piece.
- 5th Floor Terrace and Low Rise Building Roof:
 - The program of the “Front Porch” is not communicated and requires further study.
 - Staff encourages the applicant to refine the paving material palette. The “Pool Terrace Paving” exhibit shows a continuous material throughout the entire terrace, while other plan sheets show varying colors and patterns of materials. The materials selected should be high-quality materials with slip resistance around the pool terrace, and stain resistance on the amenity terrace near the grill and dining areas.
 - 16th/26th Floor Terraces:
 - Given the limited size of the rooftop terraces, the applicant should enhance the indoor/outdoor relationship between the “Amenity Rooms” and the “Common Terraces” through the use of coordinated materials and furnishings.
 - The 4 foot railing to match the parapet and 6 foot high perforated metal screen wall do not offer sufficient privacy to the “Private Terraces.” Staff encourages the applicant to study alternatives to provide a more significant physical barrier between the public and private spaces.
 - The program of the “Common Terraces” should maximize view sheds and draw users to these points to take advantage views.
 - Elevated Park Playground:
 - As previously stated, Staff has significant concerns with the layout, equipment, and access within the play area, especially for disabled users. Condition #24 of the approved Development Special Use Permit provides specific guidelines for the play area design and lists regulatory guidelines that must be met. Staff suggests that the applicant revise the design of the play area to meet the requirements of this condition and the associated guidelines.

For future DRB submissions and reviews, City staff believes that it is important to focus on the primary architecture and conditions of approval first, prior to completing the landscape review. A number of architectural items are yet to be addressed by the applicant, including: 1) Staff’s direction to the applicant in the September DRB staff

report, 2) the DRB's comments at the September meeting, and 3) two of the DRB's conditions that were enacted with the July 2016 approval. The following list summarizes these items:

1) Staff's direction in the September 2017 staff report, which the Board agreed:

- *Utilize vision glass as presented in approved renderings, except for the portion concealing penthouse mechanical spaces.*
- *Staff continues to have concerns that the East/West slots are not sufficiently visually distinct from the surrounding architecture.*
- *Adjust balconies or units to eliminate privacy conflicts and the use of physical barriers within balconies.*
- *Resolve privacy issues between public and private terraces on 16th and 26th floors. Provide details requested (see above).*
- ~~*Return pilotis design to the approved version incorporating circular columns with consistent spacing.*~~ (Item resolved at September meeting)
- *Provide architectural lighting in the garage and provide visual barriers where the parking levels overlook the street.*
- *Identify the soffit material, patterning and any lighting used beneath the 16th and 26th floor projections.*
- *Provide a timeline for use of the "future staging area," describe and show screening provided.*
- *Show the overhangs of the building that create the "front porch" at the pool level in plan view by using a dotted line or other graphic convention.*

2) The DRB's action at this meeting in September:

*The DRB voted unanimously to **approve** the design of the pilotis (change from approved round to rectangular and different spacing) at the base of the east and south facades adjacent to the pool terrace. The Board agreed with Staff's recommendation to continue further design development of other design details as outlined in the staff report. The Board favored clear vision glass throughout the façade and was concerned that other techniques to cover the vertical and diagonal columns would disrupt the façade design. Balcony design overall is ongoing and the applicant will continue to work through details. Staff was concerned with balcony privacy conflicts on the south façade and between private and public areas on the two sky terraces. The Board noted the unique design challenge and opportunity of the garage entrance at Limerick Street and suggested further study regarding illumination and ceiling design, as well as measures to screen the high section of exposed garage along the north edge of the drive. The applicant will present architectural and landscape material selections at the next meeting.*

3) The DRB stipulated conditions with the original approval in July of 2016:

"2. Provide more setback depth between front and back planes for low-rise units (between 12-16" total difference)."

“3. Applicant will work to minimize visibility of the mullions to reduce contrast between metal and glass.”

Given that the content in the current submission does not include architectural information and subsequently does not address Staff’s comments and the DRB’s comments and conditions of approval, Staff recommends that the meeting on November 16, 2017 in regard to this application be held as a work session to discuss the landscape elements with no formal staff report or action by the Board.