



Docket Item #1
Design Review Board Case #2010-0001
Carlyle Block O – 601 Holland Lane

Application	General Data	
Project Name: Carlyle Block O	Site Area:	2.44 ac
	Zone:	CDD#1
	Proposed Use:	Mixed-use residential/retail*
	Gross Floor Area:	305,937 sf
Location: 601 Holland Lane	Small Area Plan:	Eisenhower East
Applicant: Post Carlyle II LLC, represented by Catharine Puskar of Walsh, Colucci, Lubeley, Emrich & Walsh, PC		

Purpose of Application
Approval of building design revisions.
Staff Reviewers: Tom Canfield, AIA tom.canfield@alexandriava.gov Natalie Sun, AICP, LEED AP natalie.sun@alexandriava.gov

*A Special Use Permit (SUP) application is currently under review to convert the approved retail floor area into residential use.

I. RECOMMENDATION AND SUMMARY OF ISSUES

Post Carlyle II LLC is requesting Design Review Board (DRB) approval of revisions to the DRB approved building design for two proposed residential buildings at 601 Holland Lane on Block O in Carlyle. Staff recommends that the DRB **approve** the proposed design revisions with the staff conditions.

The proposed revisions include:

1. Redesign of the John Carlyle Street and Emerson Avenue building façades at the northwestern portion of the low-rise building in conjunction with a SUP amendment proposal (currently under staff review) to convert this space from retail into residential use.
2. Redesign of the tower element at the southwestern corner of the low-rise building.

II. PROJECT FACTS AND FIGURES

Project Background

This application is related to the approved Final Site Plan (DSP#2005-0013) for this project. The building design has been reviewed by the DRB and received final DRB approval on March 14, 2007. At the March hearing, the applicant proposed several design revisions. Reflecting these revisions, the Block O design guidelines were approved by the DRB on July 17, 2007.

Project Location

Block O is located in the southeastern portion of Carlyle. The Block O site consists of 2.44 acres and is currently occupied by a gravel lot. Block O is bounded to the north by Emerson Street, to the south by Eisenhower Avenue, to the east by Holland Lane and to the west by John Carlyle Street.

Project Details

Block O consists of approximately 332 residential units within a four-story building and a 14-story residential tower, with a total of 305,937 square feet of development. 5,946 square feet of this is approved for ground-floor retail along John Carlyle Street at Emerson Avenue. However, the applicant would like to obtain approval to convert this retail space into residential units, which is the subject of a Special Use Permit amendment application that has been filed with the City. This project also has approval for 425 underground parking spaces located on Block O.

III. STAFF ANALYSIS

Redesign of retail facades

The applicant is interested in converting the approved retail located along John Carlyle Street and Emerson Avenue at the northwestern portion of the low-rise building into residential space. Staff is currently reviewing the SUP amendment application for this request. At this time, staff does not have a formal recommendation on that request; however, staff is recommending that the

DRB approve the proposed façade revisions in concept contingent on future approval by the Planning Commission and City Council for the use change.

Although staff does not have fundamental objections to the proposed façade redesign, staff is noting that there are errors and inconsistencies in the submitted drawings, warranting revision and further staff review. On the west elevation shown on Sheet A15 (Proposed) and the north elevation shown on Sheet A14 (Proposed), the floor plans were not revised in coordination with the elevation. Additionally, it is unclear from the elevation where doors, stoops, and/or terraces are located. Staff is recommending that the applicant submit revised sheets addressing these errors and enlarged elevations showing the detail of these facades.

Open tower element at the Eisenhower Avenue and John Carlyle Street intersection

The open tower element located at the southwest corner of the low-rise building where Eisenhower Avenue meets John Carlyle Street has previously been discussed by staff and the DRB. Previous approvals called for a minimum 80-foot building height at this corner of the low-rise building in order to be more in scale with future development across Eisenhower Avenue. In 2007, the required minimum height was reduced in conjunction with a decision to build a five-story building at this corner. Due to wind loads, the applicant is now requesting a further reduction in the required minimum height for this tower to 66.5 feet (absolute height measured from adjacent grade). Staff does not have objections to the requested height revision.

However, staff has some concerns about the revised building design of this corner and is recommending a few minor revisions. The previously approved design accommodated translucent glass panels at the crown of the tower. Also due to wind load issues, the applicant is proposing metal mesh in lieu of glass. Staff does not object to the requested change in material for the crown element, but is concerned about how a lantern effect will be achieved with the metal mesh. As lighting will be provided for this tower, staff is requesting that the applicant provide a new drawing depicting the illuminated night view for staff review and consideration.

The previously approved design appeared to have a dimensional, embedded quality to the tower element. The angled corner buttress-like forms appeared to be integral, whereas the currently proposed design lacks this expression. The outermost forms appear to be afterthoughts, where in the previous design they contributed to a bundled effect. Staff is recommending that the tower design be revised to elongate the corner metal features to achieve similar proportions and expression for the tower design to that depicted in the March 2007 approval, and consider reinstating some form of horizontal banding to link these features as accomplished in the March 2007 proposal.

IV. CONCLUSION

Staff recommends that the DRB **approve** the proposed design revisions with the following conditions:

1. Within 30 calendar days of this hearing date, revise the DRB submission approved by the DRB on March 17, 2007, per the following conditions, and submit three (3) 11x17 copies and a 120 dpi pdf file of the revised plan set for staff review and administrative approval.
2. For the southwest corner of the low-rise building:

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- a. Revise the tower design to elongate the corner metal features to achieve similar proportions and expression for the tower design to that depicted in the March 2007 approval, and consider reinstating some form of horizontal banding to link these features as accomplished in the March 2007 proposal.
 - b. Incorporate lighting for the tower, and provide a new drawing depicting the illuminated night view.
 - c. Revise the building design to reinstate the approved windows within the proposed metal bays where metal is currently shown.
3. For the proposed residential facades at the northwestern corner of the low-rise building, staff is recommending that the applicant submit revised sheets addressing the plan/elevation discrepancies and enlarged elevations showing the detail of these proposed residential facades.
4. Subject to the approval of the filed SUP amendment application to convert the approved retail use on Block O to residential use, submit a blacklined-copy of the Block O design guidelines within 30 calendar days of City Council approval of that amendment for staff review and administrative approval.