

# Carlyle/Eisenhower East Design Review Board (DRB) Application

PROJECT NAME: Carlyle Block P BLOCK: P

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

APPLICATION FOR REVIEW OF: *(Check one)*

- Building     Concept     Final  
 Sign  
 Awning  
 Other: \_\_\_\_\_

APPLICANT Name: Jonathan P. Rak, McGuireWoods LLP, on behalf of 765 John Carlyle MOB, LLC

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

Phone: 703-7125411 Email Address: jrak@mcguirewoods.com

ARCHITECT/DESIGNER Name: SmithGroup

Address: 1700 New York Avenue, NW, Suite 100 Washington, DC 20006

Phone: 202-974-0705 Email Address: christopher.woody@smithgroup.com

PROPERTY OWNER Name: 765 John Carlyle MOB, LLC  
(if different from APPLICANT)

Address: 1055 Thomas Jefferson Street, NW Suite 600, Washington, DC 20007

Phone: 202-295-3364 Email Address: wbrewer@trammellcrow.com

DESCRIBE THE REQUEST BRIEFLY: Approval of minor modifications to the previously approved design of the North Tower of Carlyle Block P.

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: 1/6/22

Applicant Printed Name: Jonathan P. Rak

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

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

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

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

Site plan/architecture:

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

# **Carlyle/Eisenhower East Design Review Board (DRB)**

## **Application Checklist for Buildings in FINAL REVIEW\*:**

- N/A Detailed physical building model at appropriate scale
- 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
- 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
- N/A Additional materials requested by the DRB or materials required by conditions of approval (if applicable): List: \_\_\_\_\_

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

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

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

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

\_\_\_\_\_ Color Site plan at a measurable scale showing:

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

\_\_\_\_\_ Large-scale elevations and sections with enlarged details

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

\_\_\_\_\_ Street-level perspective photomontages in color (daytime view)

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

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

Design guidelines (provide information needed to assess compliance):

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

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



# 765 JOHN CARLYLE

MEDICAL OFFICE BUILDING AND PODIUM  
DESIGN REVIEW BOARD SUBMISSION  
DECEMBER 07, 2021

# PROPOSED MODIFICATIONS



**PREVIOUS**  
7 Floors of Medical Office Building



**PROPOSED**  
5 Floors of Medical Office Building

- REVISED PH SCREEN WALL
- MOB REDUCED FROM 7 FLOORS TO 5 FLOORS
- INCREASED FLOOR HEIGHTS AT THE P5 LEVEL AND 6<sup>TH</sup> FLOOR
- METAL PANEL SPANDRELS AND VERTICAL MULLIONS ADDED TO "ZIPPER"
- REVISED PRECAST COURSING AT ARCADE ALONG JOHN CARLYLE
- PRECAST CONCRETE FRAMING TO DIFFERENTIATE POTENTIAL RETAIL BAYS

View of Northeast Corner





REVISED  
PENTHOUSE  
SCREEN WALL

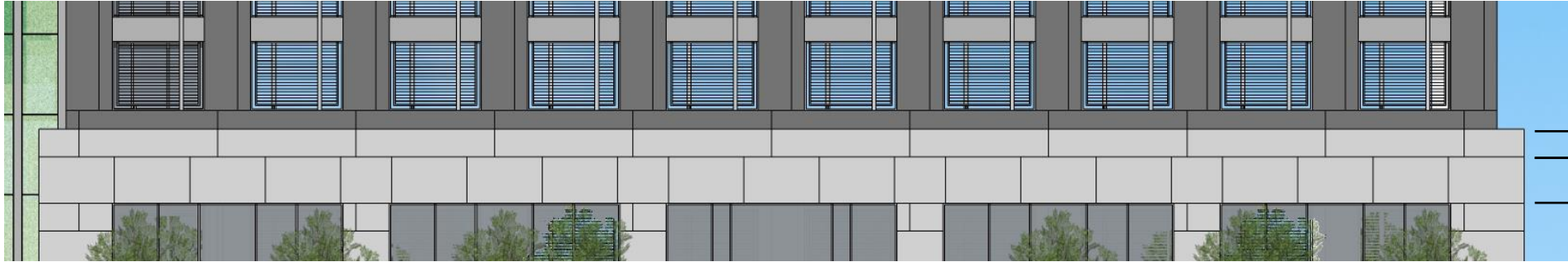
REVISED  
PRECAST  
COURSING



**PREVIOUS**  
7 Floors of Medical Office Building

**PROPOSED**  
5 Floors of Medical Office Building

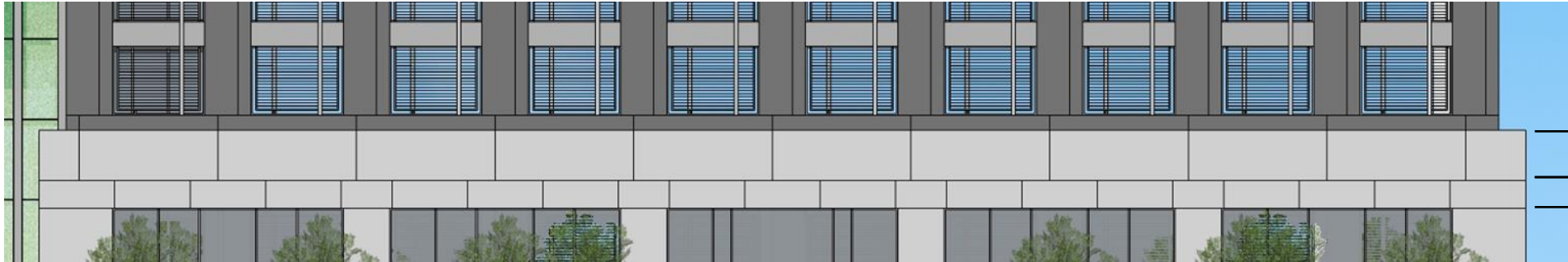
EAST ELEVATION



THIN COURSE  
THICK COURSE

PREVIOUS  
PRECAST COURSING – EAST FAÇADE ARCADE

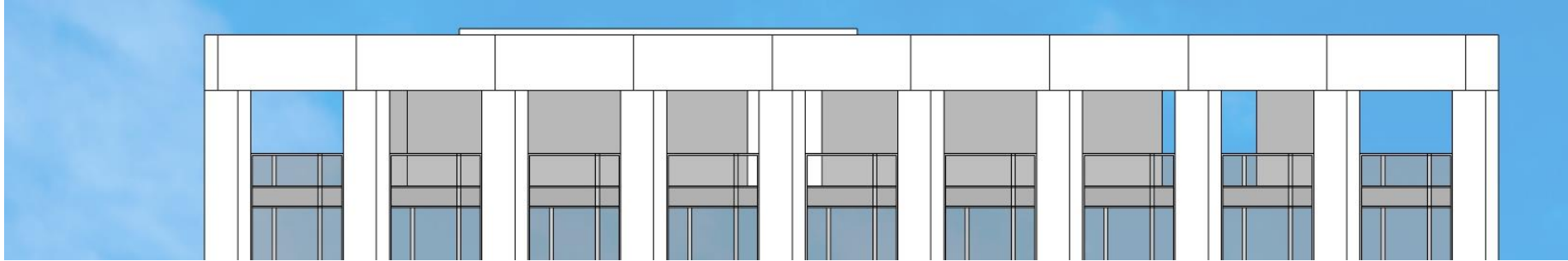
PRECAST CONCRETE  
COURSING REVISED TO MATCH  
CONDITIONS AT TYPICAL  
WINDOW HEADS AND TOP OF  
PENTHOUSE SCREEN WALL



THICK COURSE  
THIN COURSE

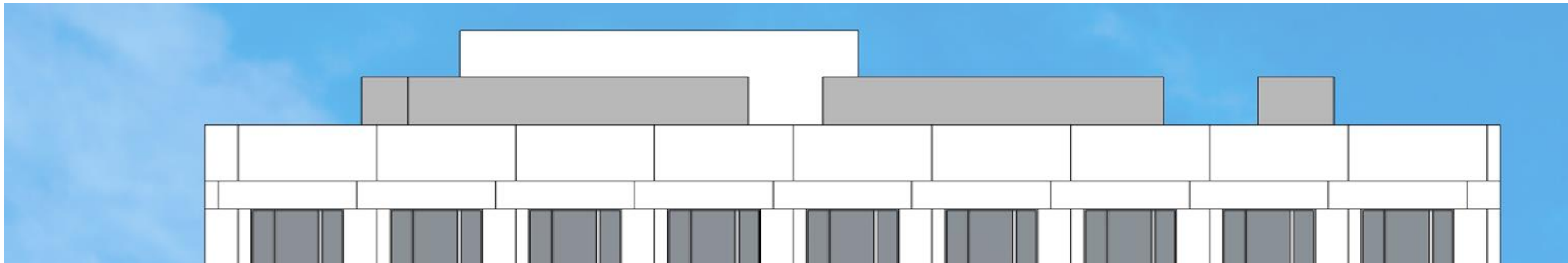
PROPOSED  
PRECAST COURSING – EAST FAÇADE ARCADE

ENLARGED ELEVATIONS – ARCADE



THE PREVIOUS SCREEN WALL EXTENDED ABOVE THE MAIN ROOF SLAB BY 17'-0" WITH OPENINGS THAT PROVIDED VIEWS OF THE MECHANICAL ROOF TOP UNITS BEYOND

PREVIOUS  
PENTHOUSE SCREEN WALL



THE PROPOSED PENTHOUSE SCREEN WALL HAS BEEN LOWERED TO 8'-0" ABOVE THE ROOF SLAB AND THE OPENINGS REMOVED TO SHIELD THE VIEW OF THE MECHANICAL EQUIPMENT FROM A DISTANCE

PROPOSED  
PENTHOUSE SCREEN WALL

ENLARGED ELEVATIONS – PENTHOUSE SCREEN WALL





View of Northeast Corner with Previous Penthouse Screen Wall





View of Northeast Corner with Proposed Penthouse Screen Wall





**PREVIOUS**  
7 Floors of Medical Office Building



**PROPOSED**  
5 Floors of Medical Office Building

REVISED SPANDREL CONDITION

INCREASED FLOOR HEIGHTS

PRECAST CONCRETE FRAMING TO DIFFERENTIATE POTENTIAL RETAIL BAYS

NORTH ELEVATION



THE PREVIOUS RETAIL  
STOREFRONT CONSISTED OF A  
SINGLE PLANE OF GLAZING

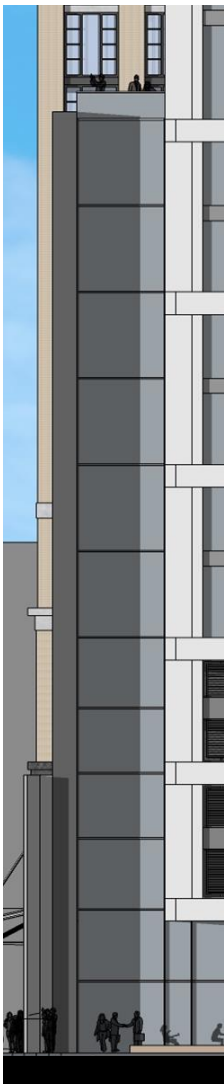
PREVIOUS  
NORTH RETAIL STOREFRONT



THE PROPOSED PRECAST  
CONCRETE FRAME ALLOWS  
FOR BETTER DISTINCTION  
BETWEEN RETAIL BAYS

PROPOSED  
NORTH RETAIL STOREFRONT

ENLARGED ELEVATIONS – NORTH FAÇADE RETAIL



PREVIOUS  
NO SPANDRELS AT SLABS



PROPOSED  
METAL PANEL SPANDRELS

LEVELS 6 AND 7 WERE NOT  
ALIGNED WITH THE FLOOR  
SLABS IN THE SENIOR LIVING  
TOWER.

LEVELS 6 AND 7 HAVE BEEN  
RAISED TO ALIGN WITH THE  
SENIOR LIVING TOWER SLAB  
ELEVATIONS.



PREVIOUS



PROPOSED

ENLARGED ELEVATIONS – NORTH FACADE





Potential Building Signage

# SUPPORTING IMAGES

**ZONING SUMMARY**

**PROJECT LOCATION**  
LOT 72, BLOCK - P

THE PROJECT IS BOUNDED BY EISENHOWER AVENUE TO THE NORTH, HOOFF'S RUN DRIVE TO THE WEST, AN APARTMENT BUILDING TO THE SOUTH, AND THE EXTENSION OF JOHN CARLYLE STREET TO THE EAST

**AREA TABULATIONS**

TOTAL SITE AREA = 2.18 AC (94,905 SF)\*  
 TOTAL EXISTING IMPERVIOUS AREA = 0.00 AC (00,000 SF)  
 TOTAL PROPOSED IMPERVIOUS AREA = 2.14 AC (93,110 SF)  
 TOTAL DISTURBED AREA = 3.77 AC (164,322 SF)

\*INCLUDES BUILDING AND JOHN CARLYLE STREET

**ZONING TABULATIONS**

**ZONE OF SITE:** CDD#1 WITH CARLYLE SUP #2006-0042

**USE:** **EXISTING** **PROPOSED**  
 VACANT OFFICE - SENIOR LIVING - RETAIL

**LOT AREA:** 85,693 SF

**GROSS FLOOR AREA:**

| LEVEL        | GROSS FLOOR AREAS (sf) |                |                |               |               | EXCLUSIONS SENIOR LIVING | EXCLUSIONS OFFICE | EXCLUSIONS PARKING | TOTAL NET GFA  |
|--------------|------------------------|----------------|----------------|---------------|---------------|--------------------------|-------------------|--------------------|----------------|
|              | OFFICE                 | SENIOR LIVING  | PARKING        | RETAIL        | PH            |                          |                   |                    |                |
| GROUND       | 11,434                 | 22,125         |                | 12,025        |               | 6,160                    | 3,836             |                    | 35,588         |
| P1           |                        |                | 47,767         |               |               |                          |                   | 47,767             | 0              |
| P2           |                        |                | 48,152         |               |               |                          |                   | 48,152             | 0              |
| P3           |                        |                | 48,182         |               |               |                          |                   | 48,182             | 0              |
| P4           |                        |                | 47,401         |               |               |                          |                   | 47,401             | 0              |
| 6            | 19,145                 | 22,571         |                |               |               | 3,452                    | 1,432             |                    | 36,832         |
| 7            | 19,270                 | 21,274         |                |               |               | 4,443                    | 1,472             |                    | 34,629         |
| 8            | 19,270                 | 18,744         |                |               |               | 1,723                    | 1,510             |                    | 34,781         |
| 9            | 19,270                 | 18,744         |                |               |               | 1,723                    | 1,549             |                    | 34,742         |
| 10           | 15,400                 | 18,744         |                |               |               | 1,723                    | 1,549             |                    | 30,872         |
| PH-NORTH     |                        |                |                |               | 1,005         |                          | 1,005             |                    | 0              |
| 11           |                        | 18,746         |                |               |               | 1,801                    |                   |                    | 16,945         |
| 12           |                        | 18,746         |                |               |               | 1,801                    |                   |                    | 16,945         |
| 13           |                        | 18,746         |                |               |               | 1,801                    |                   |                    | 16,945         |
| 14           |                        | 18,746         |                |               |               | 1,801                    |                   |                    | 16,945         |
| 15           |                        | 18,746         |                |               |               | 1,801                    |                   |                    | 16,945         |
| 16           |                        | 18,746         |                |               |               | 1,801                    |                   |                    | 16,945         |
| 17           |                        | 18,746         |                |               |               | 1,801                    |                   |                    | 16,945         |
| PH-SOUTH     |                        |                |                |               | 15,784        | 1,528                    |                   |                    | 14,256         |
| <b>TOTAL</b> | <b>103,789</b>         | <b>253,424</b> | <b>191,502</b> | <b>12,025</b> | <b>16,789</b> | <b>33,359</b>            | <b>12,353</b>     | <b>191,502</b>     | <b>340,315</b> |

|                         |                                    |   |
|-------------------------|------------------------------------|---|
| <b>FLOOR AREA RATIO</b> | <b>EXISTING</b><br>N/A             | <b>PROPOSED</b><br>3.59 (FULL BLOCK P SITE)   |
| <b>OPEN SPACE</b>       | <b>REQUIRED</b><br>40% = 26,277 SF | <b>PROVIDED</b><br>GROUND LEVEL 13,114 SF<br>SIXTH FLOOR 4,484 SF<br>ROOF TERRACE 10,000 SF<br>TOTAL PROVIDED 27,598 SF = 42% |

|  |             |         |         |                      |
|--|-------------|---------|---------|----------------------|
| <b>AVERAGE FINISHED GRADE</b>          | 30.07'      |         |         |                      |
| <b>HEIGHT</b>                          |             | STORIES | HEIGHT  | AVERAGE FINISH GRADE |
| TOTAL HEIGHT ALLOWED UNDER CARLYLE SUP |             | 10-15   | 200     |                      |
| TOTAL HEIGHT PROPOSED                  |             |         |         |                      |
|  | NORTH TOWER | 10*     | 121.01' | 30.07                |
|  | SOUTH TOWER | 18*     | 205.67' | 30.07                |
| TOTAL PROPOSED SUBGRADE PARKING LEVELS |             | 0       |         |                      |

\* LAST OCCUPIED LEVEL

**SETBACKS**

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

|                 |                        |                        |
|-----------------|------------------------|------------------------|
| <b>FRONTAGE</b> | <b>REQUIRED</b><br>N/A | <b>PROPOSED</b><br>N/A |
|-----------------|------------------------|------------------------|

**PARKING REQUIRED**

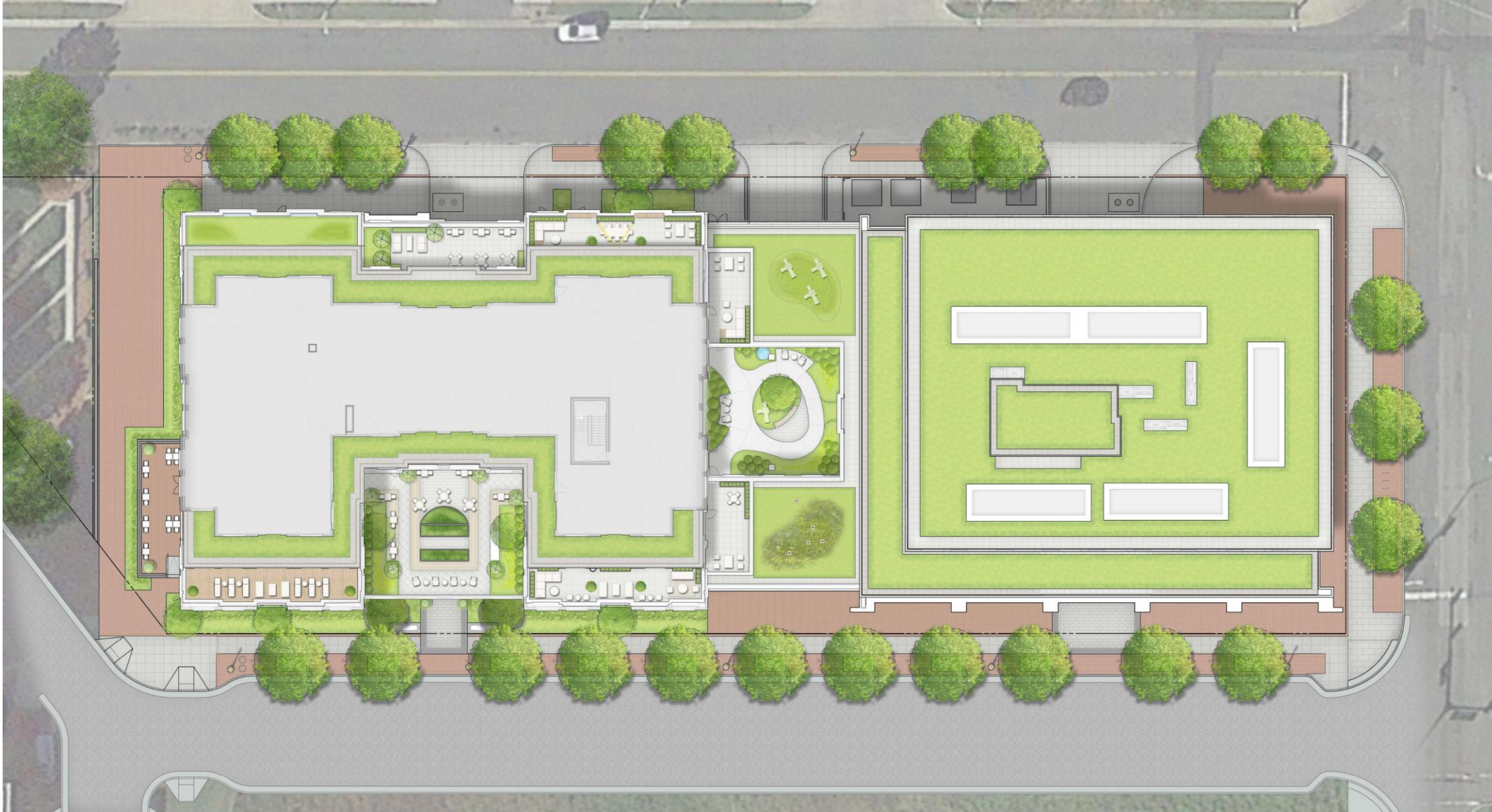
|                                     |               |                                   |                     |                    |                    |
|-------------------------------------|---------------|-----------------------------------|---------------------|--------------------|--------------------|
| <b>WITHIN ENHANCED TRANSIT AREA</b> |               |                                   |                     |                    |                    |
|                                     | <b>Min</b>    | <b>Max</b>                        | <b>Area (GROSS)</b> | <b>Min Parking</b> | <b>Max Parking</b> |
| <b>Office</b>                       | 0.25/1000 SF  | 1.5/1000 SF                       | 103,789             | 26                 | 156                |
| <b>Retail</b>                       | 0.25/1,000 SF | 3/1,000 SF                        | 12,025              | 4                  | 37                 |
|                                     |               | <b>Office/Retail Sub-Total</b>    |                     | <b>30</b>          | <b>193</b>         |
|                                     | <b>Min</b>    | <b>Max</b>                        | <b># of Units</b>   | <b>Min Parking</b> | <b>Max Parking</b> |
| <b>Senior Living</b>                | 1 per 2 units | N/A                               | 186                 | 93                 | N/A                |
|                                     |               | <b>Senior Living Sub-Total</b>    |                     | <b>93</b>          | <b>N/A</b>         |
|                                     |               | <b>Total Parking Requirements</b> |                     | <b>123</b>         | <b>N/A</b>         |

|                         |                  |
|-------------------------|------------------|
| <b>PARKING PROVIDED</b> | COMPACT 259      |
|                         | STANDARD 150     |
|                         | ADA 14           |
|                         | ADA VAN 5        |
|                         | <b>TOTAL 428</b> |

|                       |                      |                      |
|-----------------------|----------------------|----------------------|
| <b>LOADING SPACES</b> | <b>REQUIRED</b><br>2 | <b>PROVIDED</b><br>2 |
|-----------------------|----------------------|----------------------|

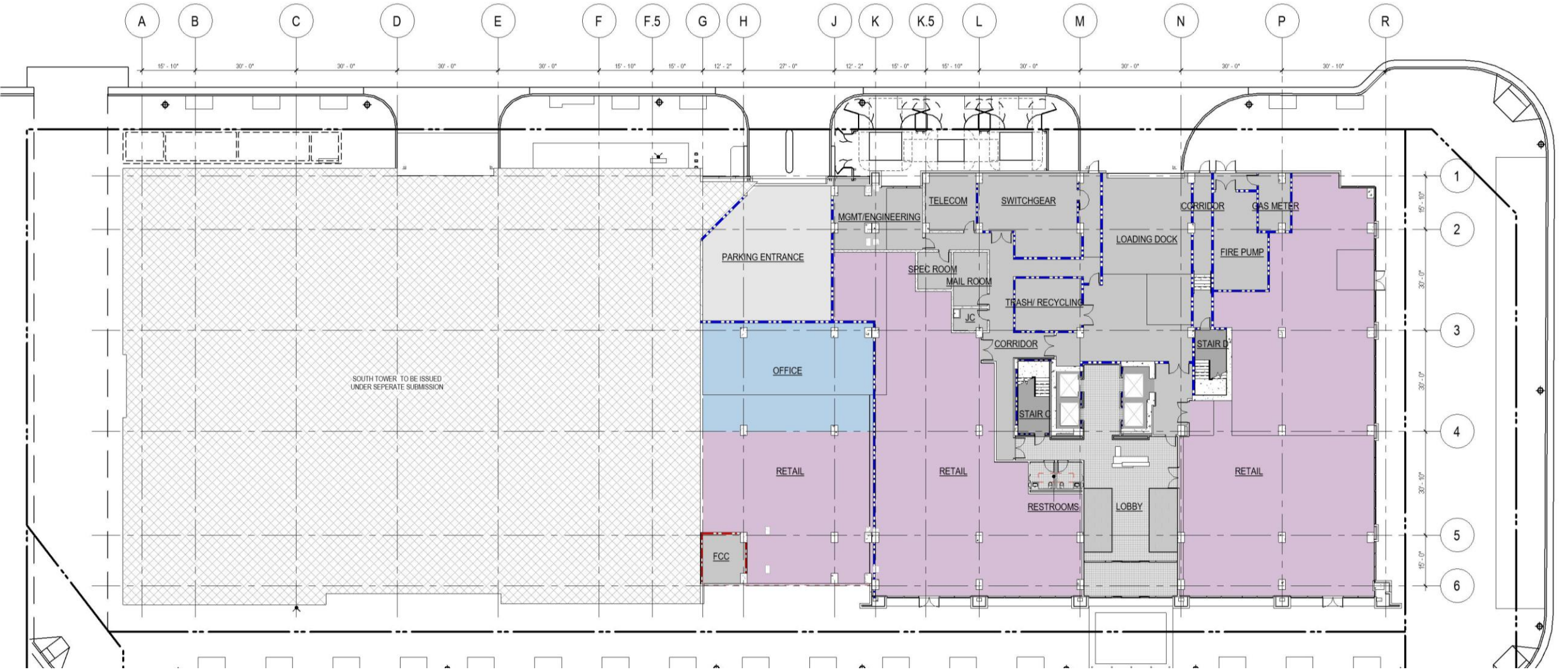
|                       |                        |
|-----------------------|------------------------|
| <b>DWELLING UNITS</b> | TOTAL UNITS 186        |
|                       | UNITS PER ACRE 85.3211 |





LANDSCAPE PLAN





GROUND FLOOR PLAN



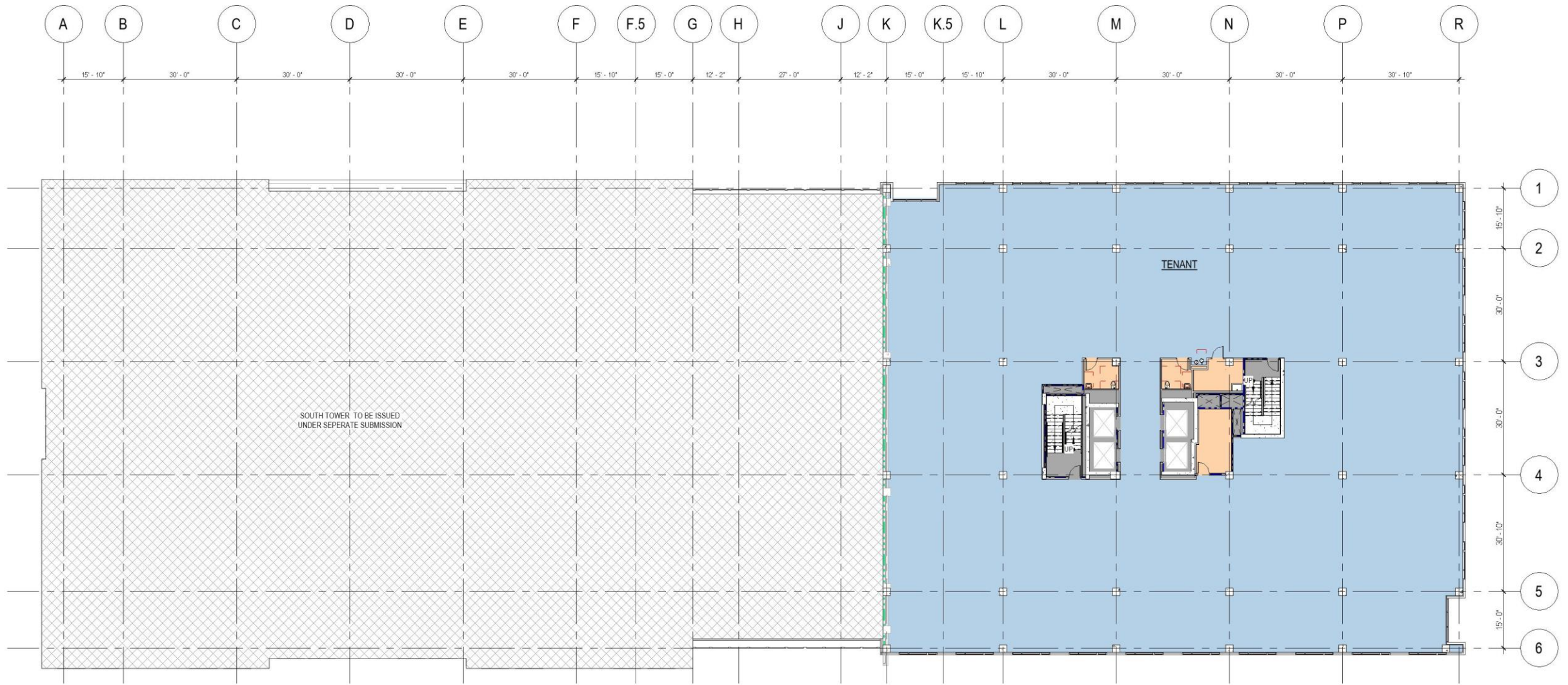


P2 LEVEL PLAN

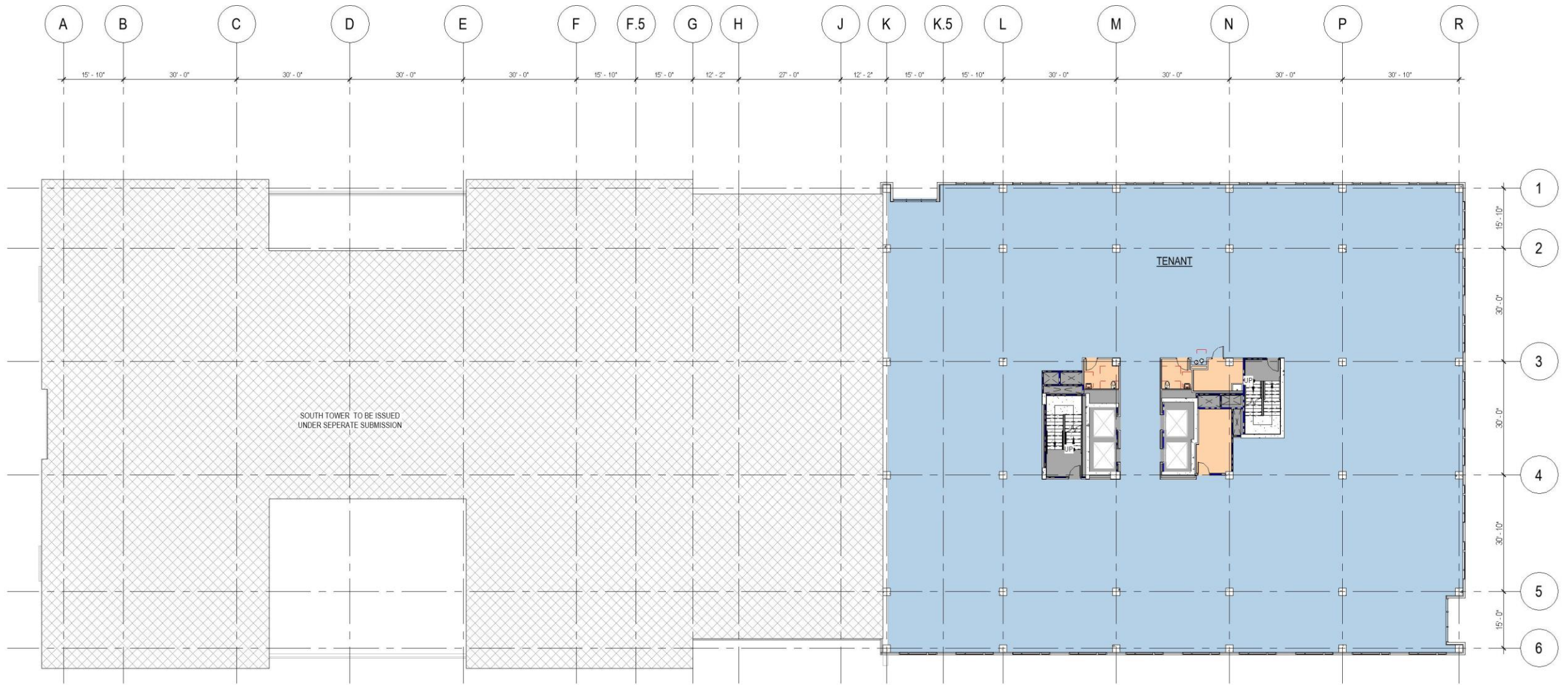


P3-P5 LEVEL PLAN



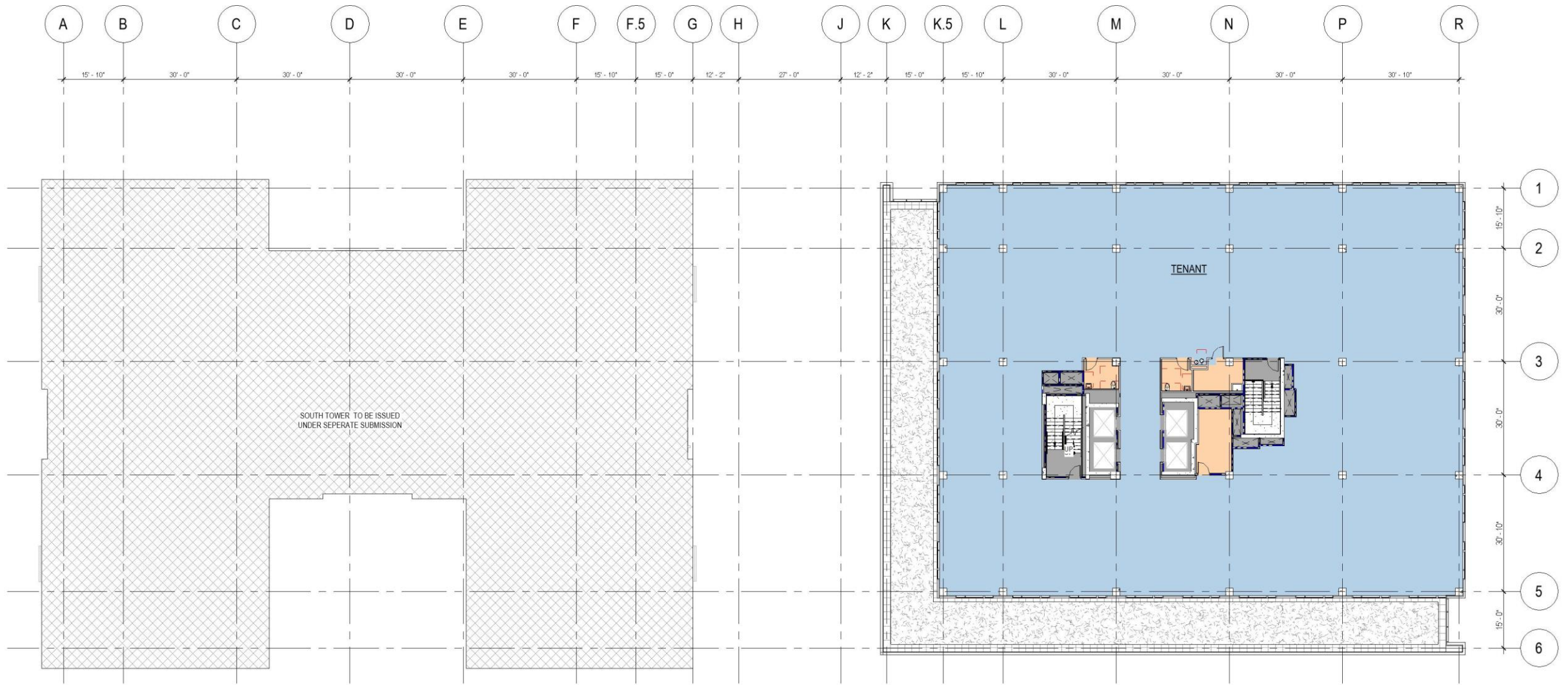


6<sup>TH</sup> FLOOR PLAN

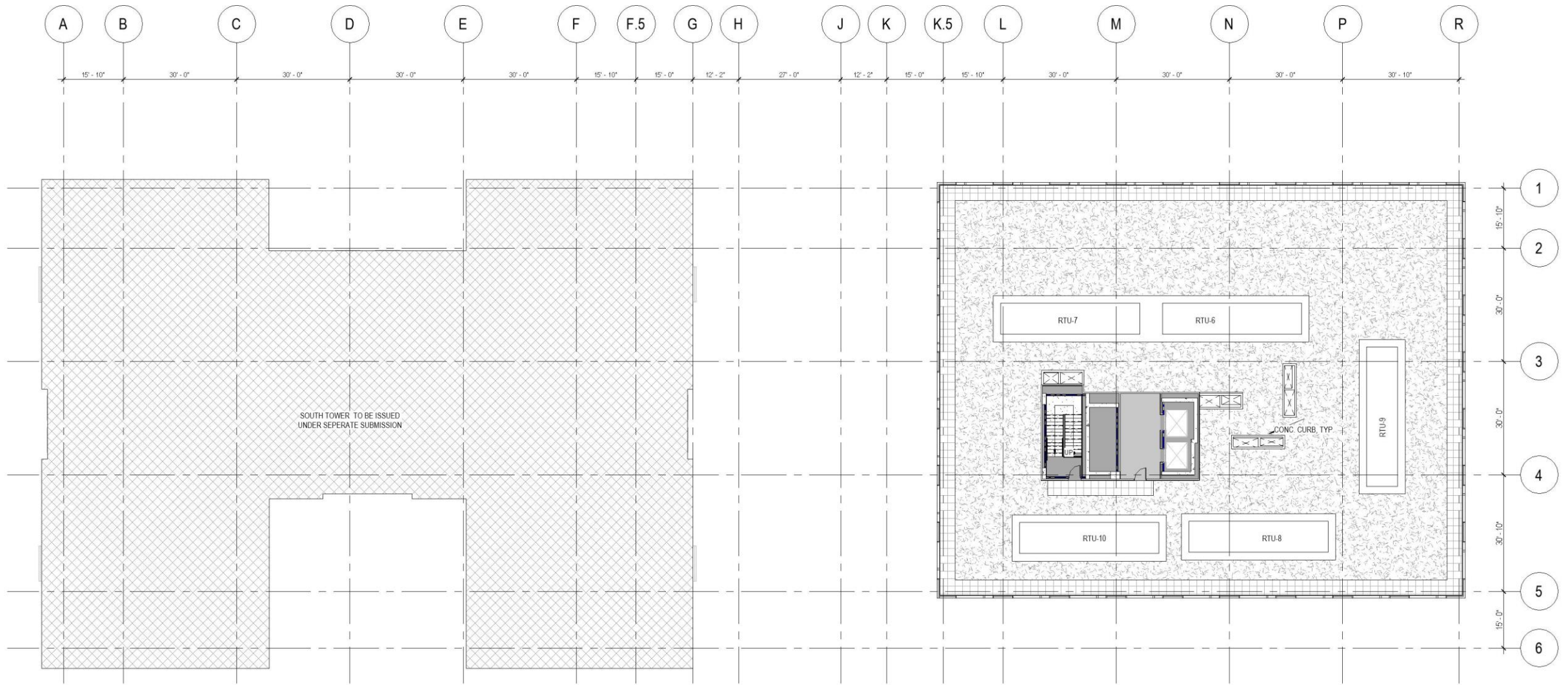


7<sup>TH</sup> – 9<sup>TH</sup> FLOOR PLAN





10<sup>TH</sup> FLOOR PLAN

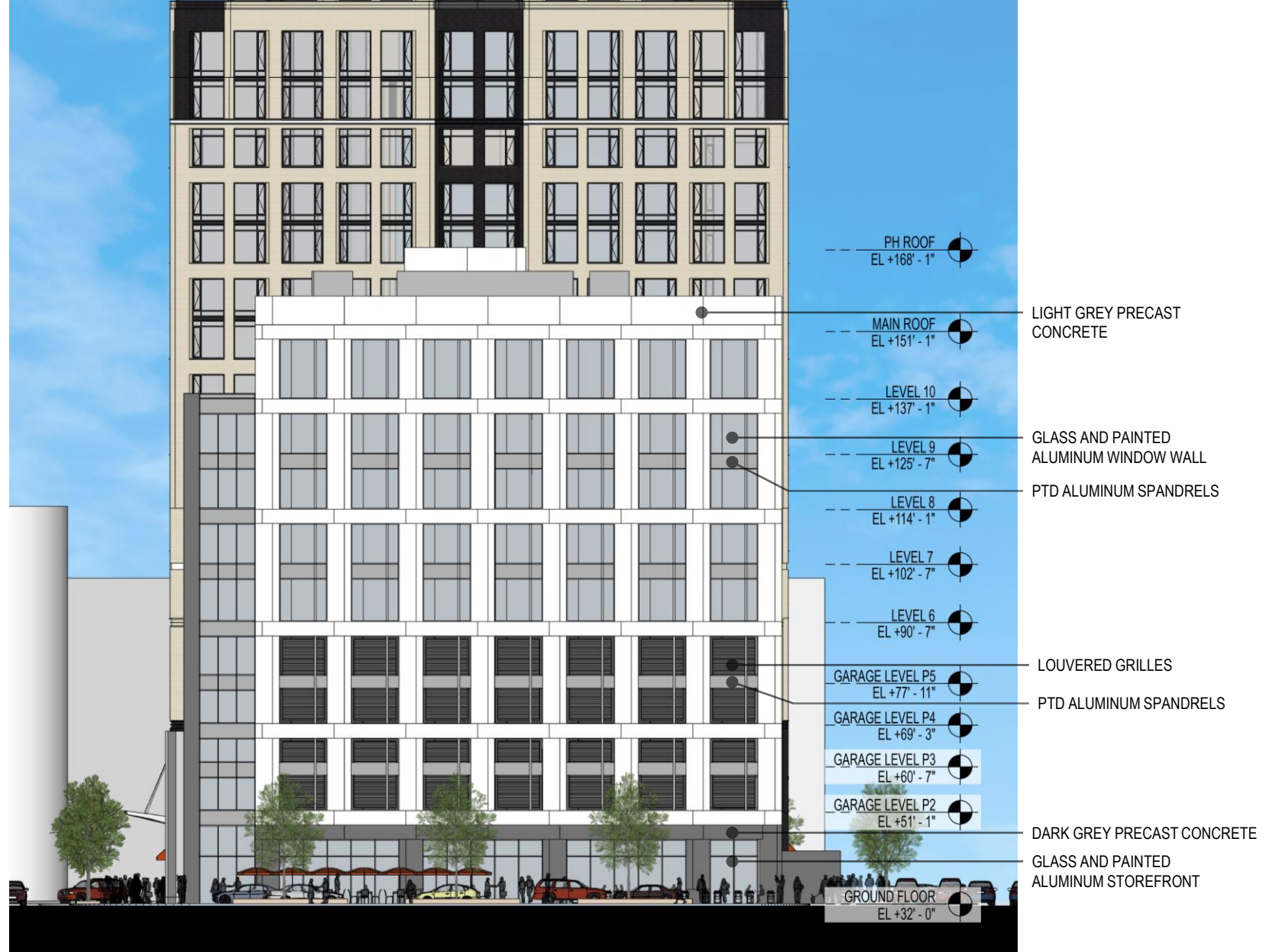


PENTHOUSE LEVEL PLAN





EAST ELEVATION



NORTH ELEVATION





WEST ELEVATION





Light Grey Precast

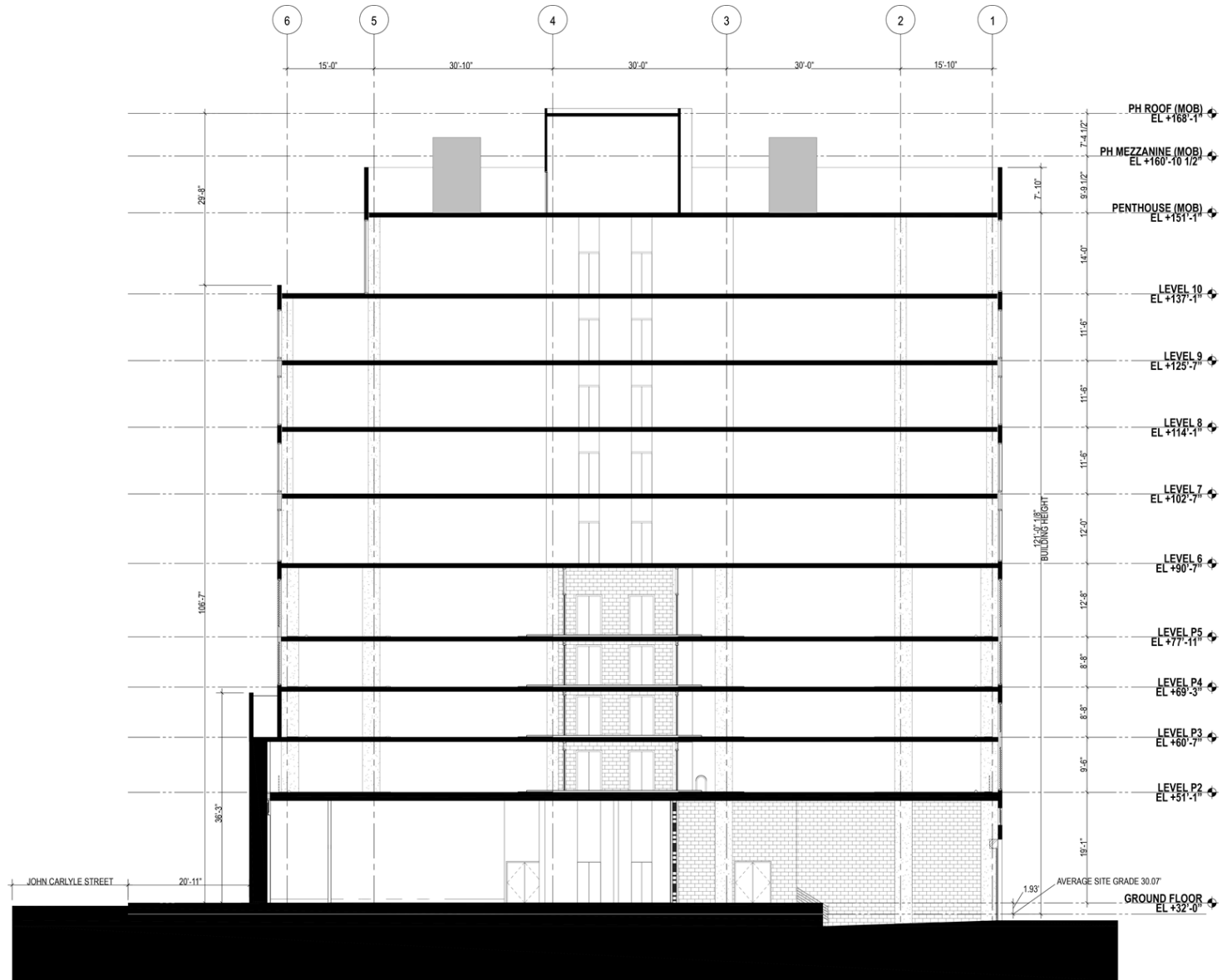


Dark Grey Precast





Proposed View of Northwest Corner



PROPOSED EAST-WEST SECTION

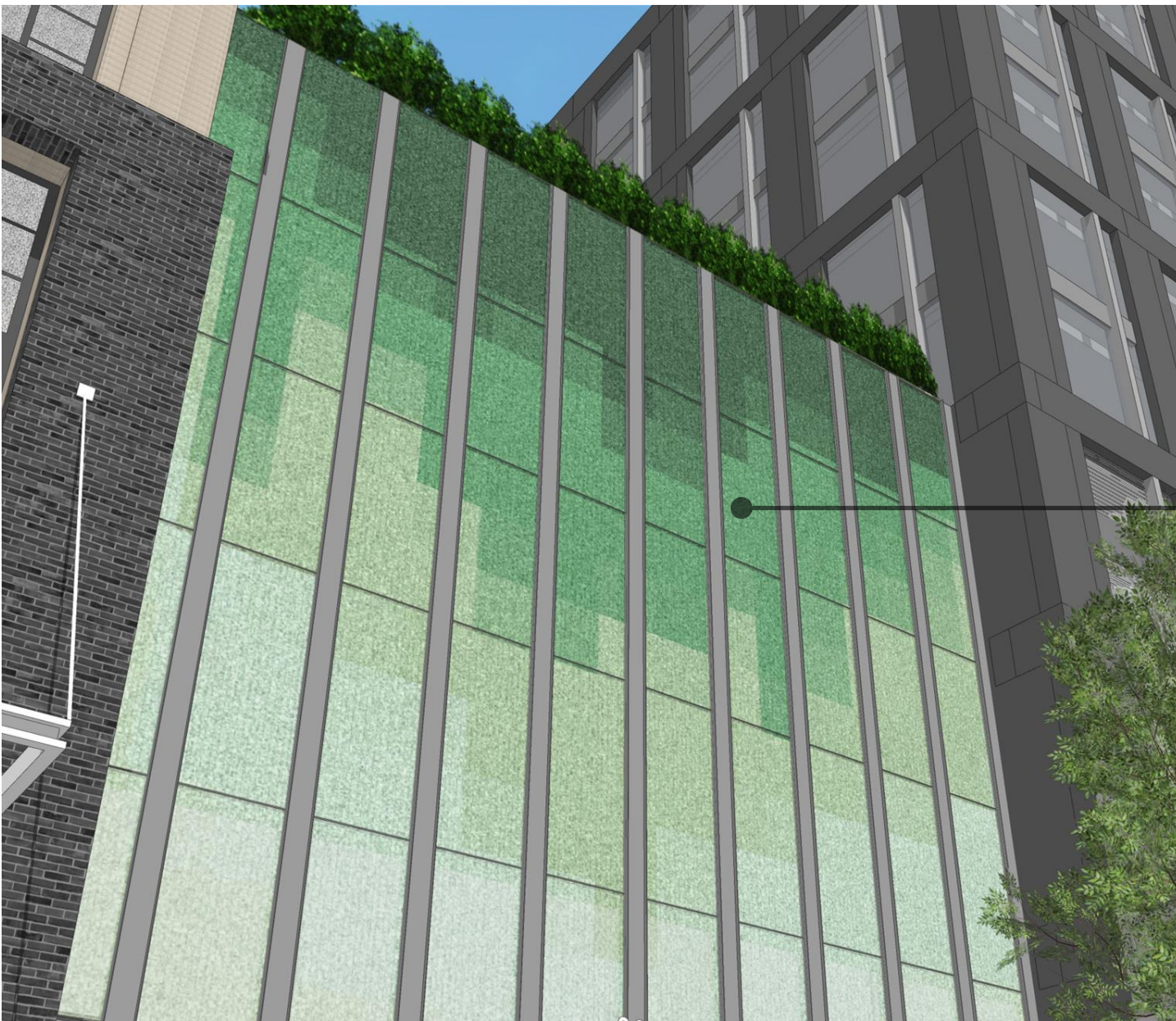


SUBMITTED FOR SEPARATE APPROVAL



EAST ELEVATION





## Biomorphic Patterns

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



**Moss**

Code: 90097  
Brilliant

Code: 90227  
Satin



**Green**

Code: 90004  
Brilliant

Code: 90204  
Satin



**Lime**

Code: 90017  
Brilliant

Code: 90217  
Satin



**Emerald**

Code: 90008  
Brilliant

Code: 90208  
Satin

CONNECTOR CLADDING OPTION 1 – CHAIN LINK MESH