

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 Senior Living, LLC

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

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

ARCHITECT/DESIGNER Name: Perkins Eastman

Address: One Thomas Circle NW Suite 200, Washington DC 20005

Phone: 202-971-4969 Email Address: f.basaran@perkinseastman.com

PROPERTY OWNER Name: 765 John Carlyle Senior Living, 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 to minor modifications to the previously approved design of the South 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):

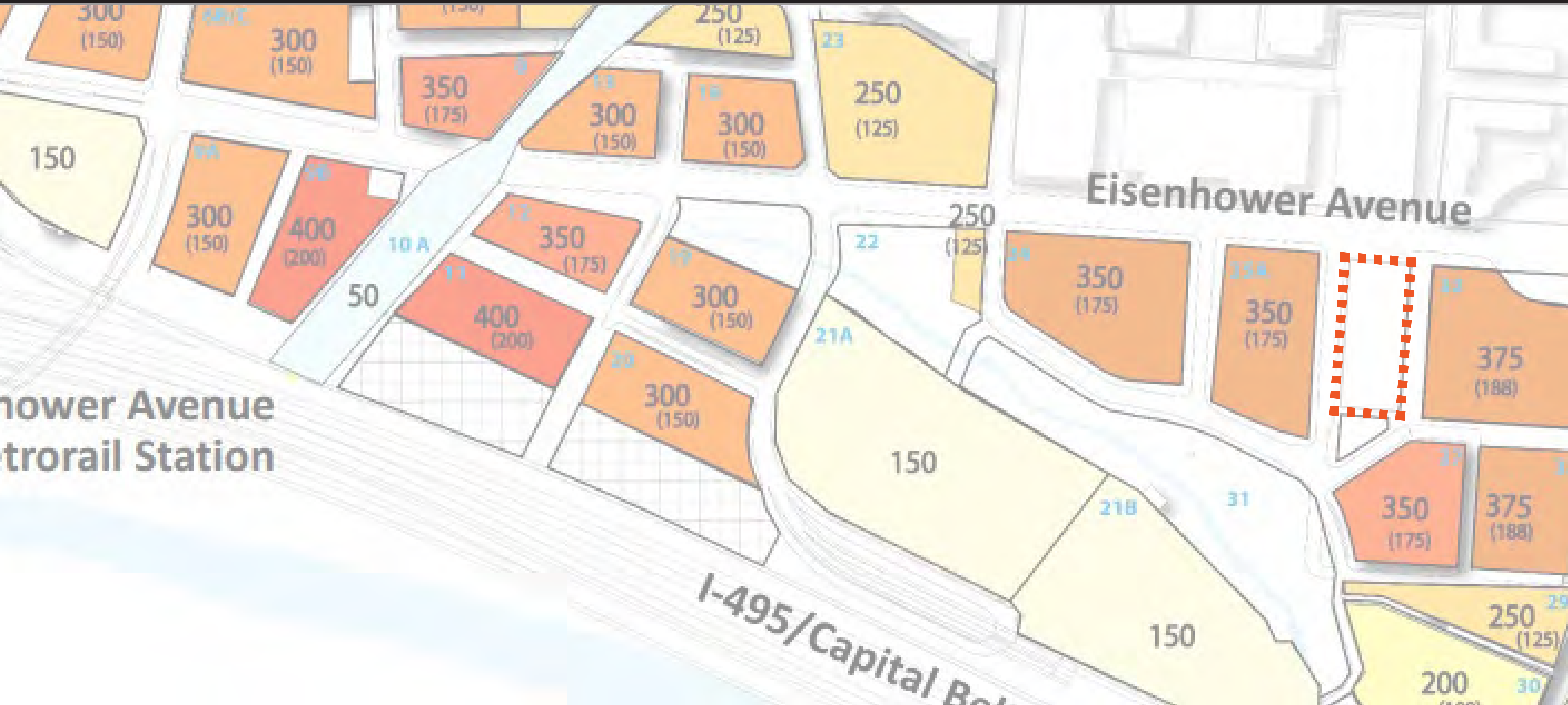
_____ If located within the Carlyle CDD, information required by the *Carlyle Design Guidelines* and the *Carlyle Streetscape Design Guidelines*

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

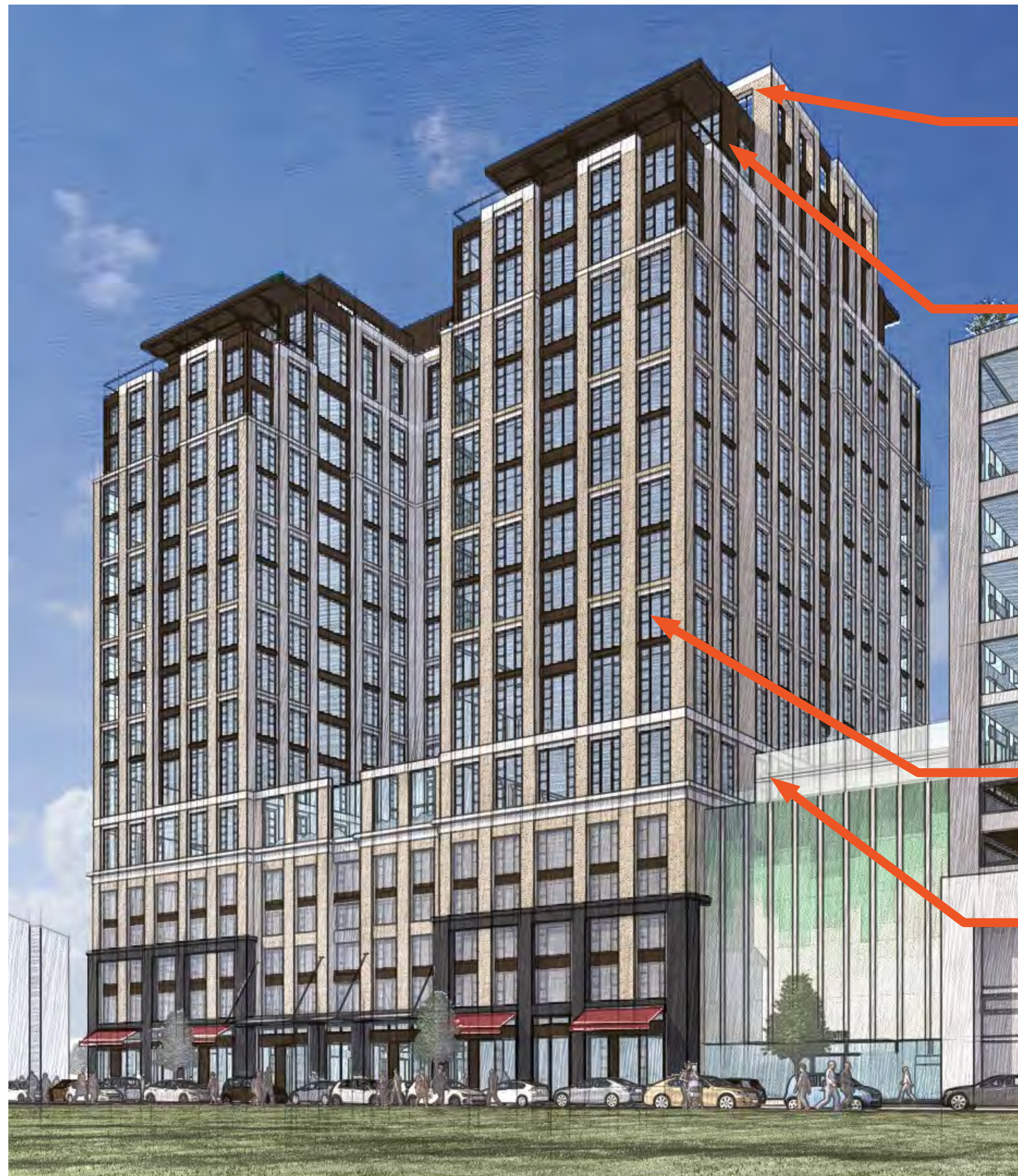
DECEMBER 01, 2021
DESIGN REVIEW BOARD SUBMISSION

PERKINS —
EASTMAN
Human by Design

765 JOHN CARLYLE - SOUTH TOWER



PROPOSED MODIFICATIONS



PREVIOUS

6 MECHANICAL YARD SCREEN ADJUSTMENTS

5 MATERIALS AT THE TOP OF THE BUILDING: DARK METAL VS DARK BRICK

4 ADDED FLOOR

3 CHANGED FLOOR HEIGHTS

2 WINDOW PATTERN: SECONDARY MULLIONS VS FEWER MULLIONS

1 EXTERIOR WALLS MOVED OUT FOR SENIOR LIVING AND MATERIALS CHANGED FROM GLASS TO GLASS AND LIGHT BRICK



PROPOSED

NORTHEAST VIEW OF SOUTH TOWER - PROPOSED AND PREVIOUS

*Previous building materials and colors are unchanged unless noted as new.



PREVIOUS 6TH FLOOR PLAN

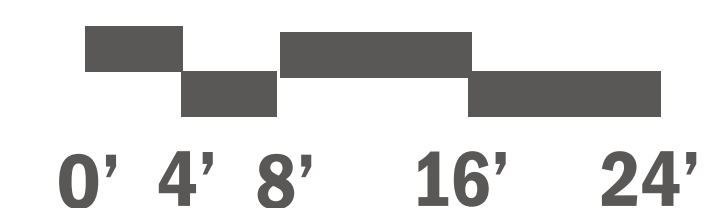
PROPOSED 6TH FLOOR PLAN

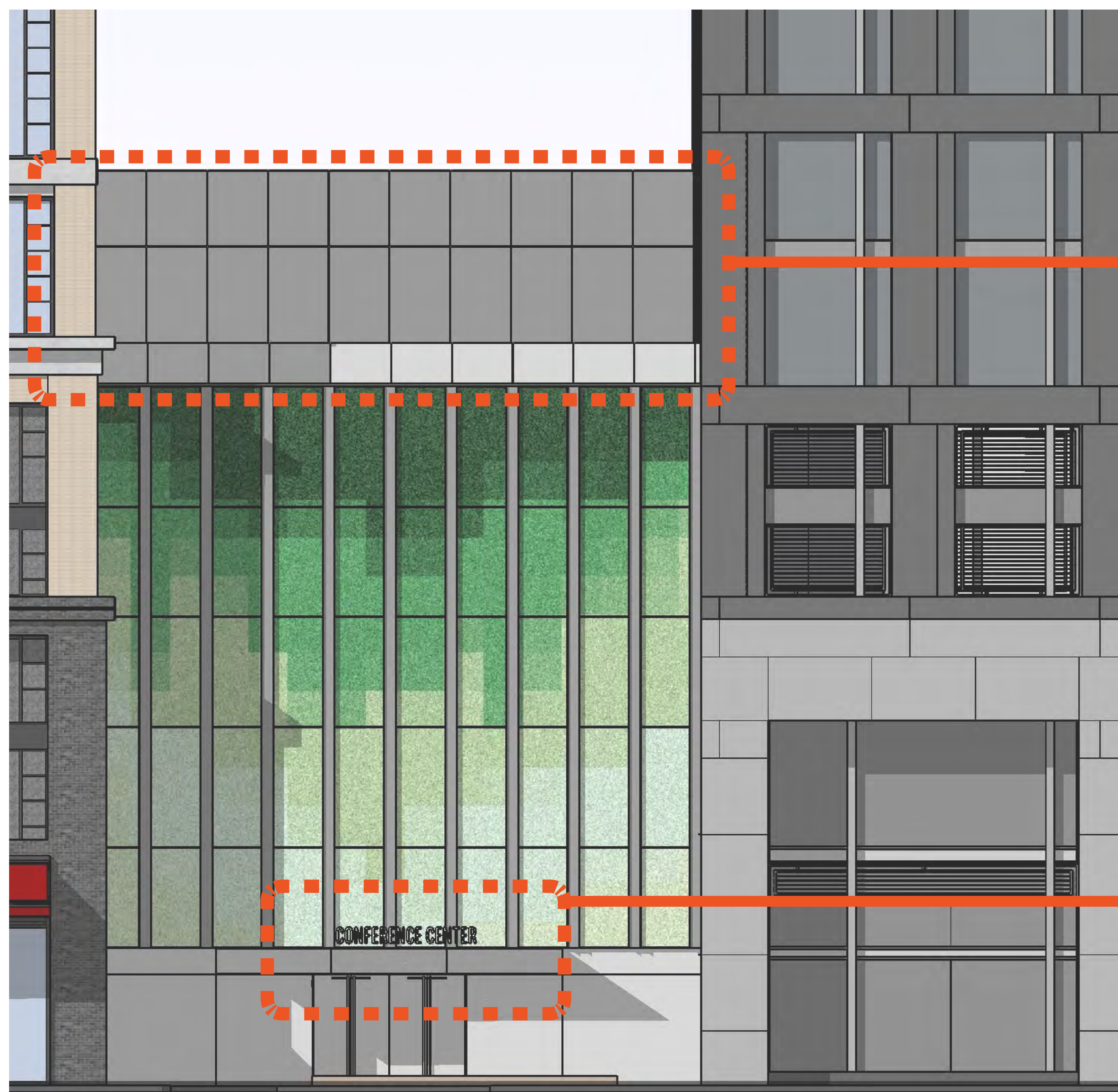
**CURRENT 7TH FLOOR PLAN
(CONNECTOR ROOF)**

ALTERATIONS TO APPROVED DESIGN:

- Residential facade has solid elements to accommodate demising walls
- Planted terraces on 6th and 7th floors
- EAST/WEST facades on 6th level have been pushed outward to accommodate residential units inside

1 CONNECTOR CHANGES

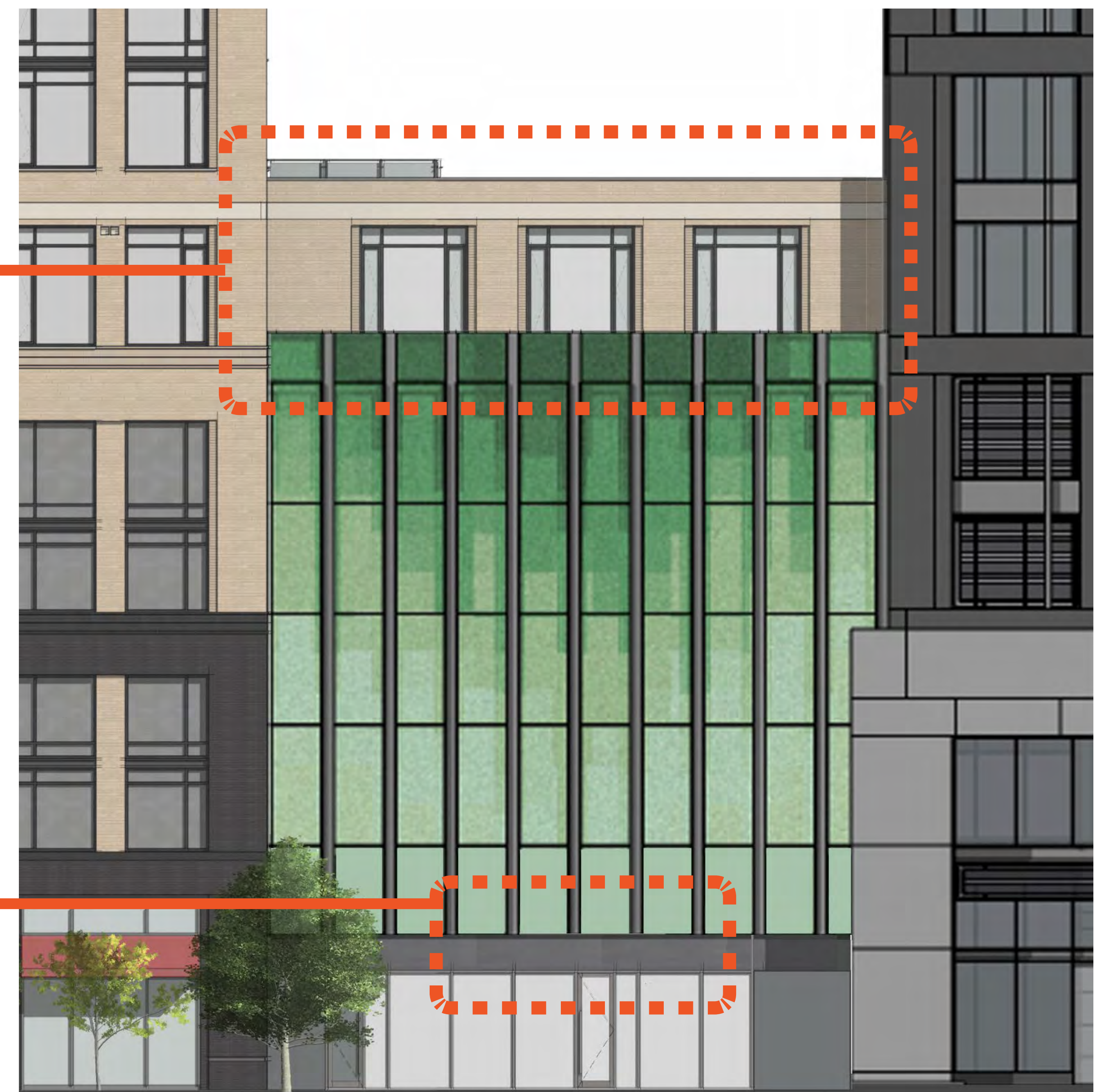




PREVIOUS ELEVATION

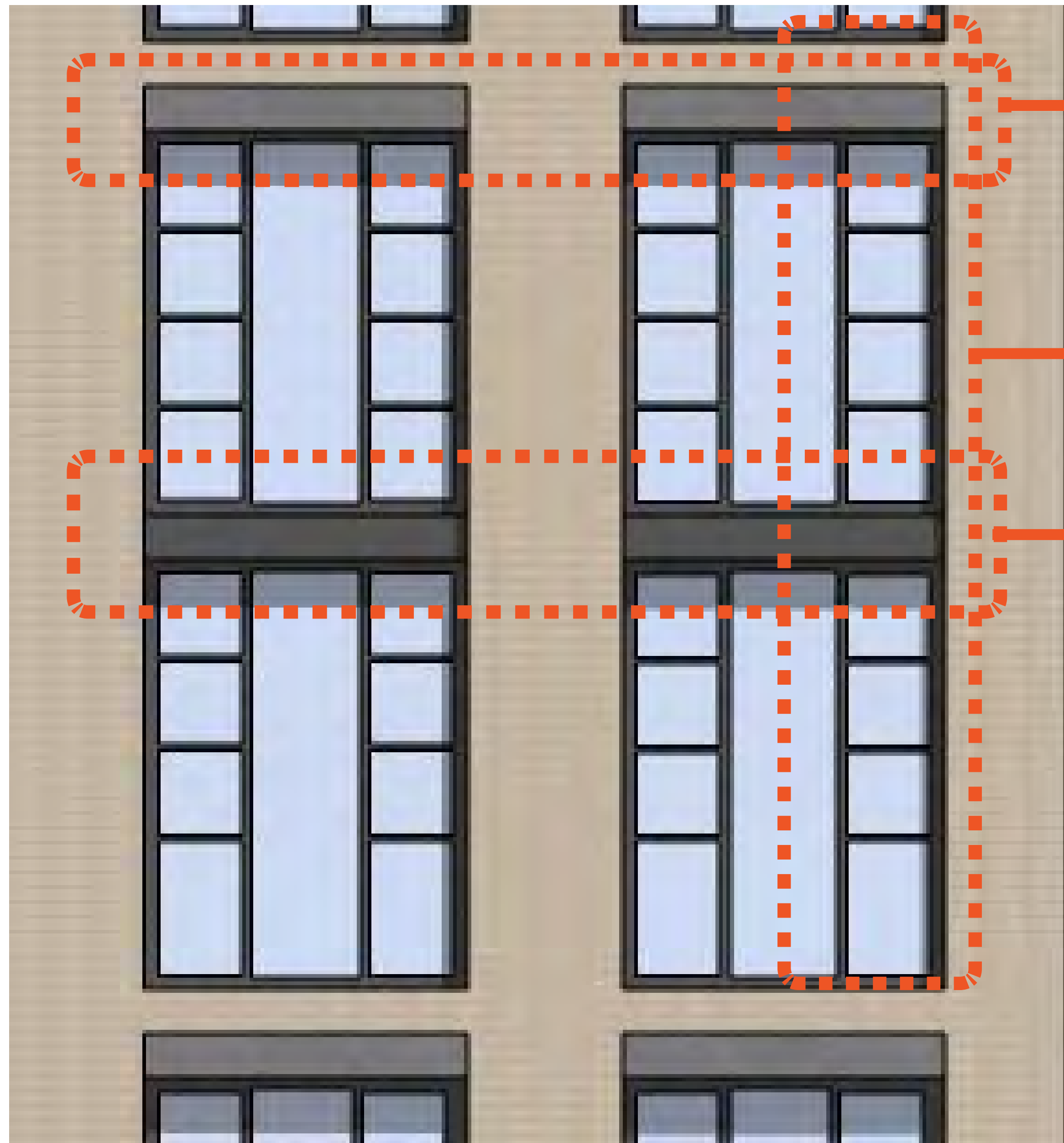
CHANGED FROM GLASS TO
GLASS AND LIGHT BRICK
AND RAISED PARAPET

REMOVED CANOPY



PROPOSED ELEVATION

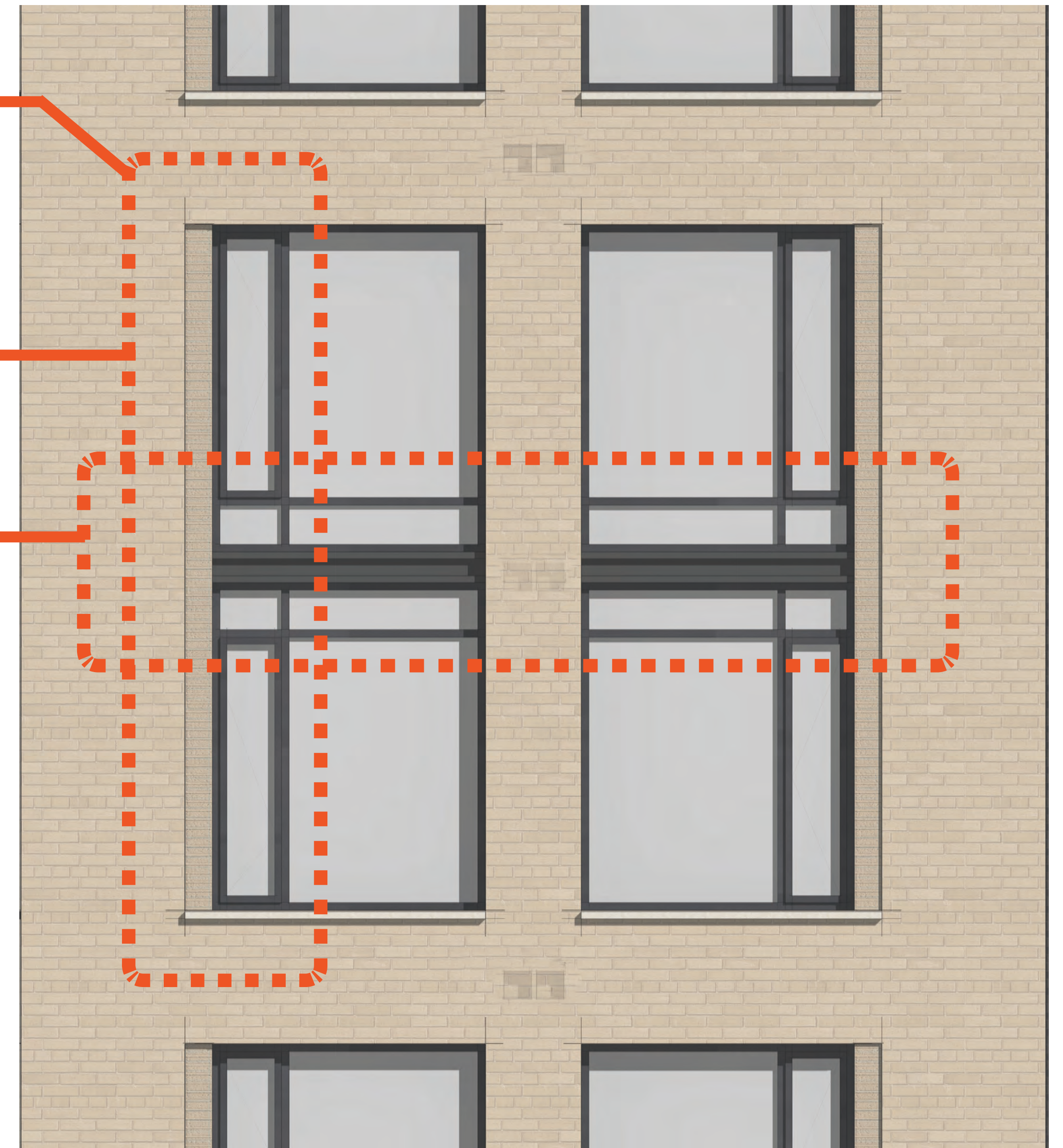
1 CONNECTOR CHANGES



RECESSED SOLDIER COURSE BRICK ON SIDE IN LIEU OF WINDOW HEADER

MULTI-PANE WINDOW BECOMES FOUR PANES WITH OPERABLE PANE

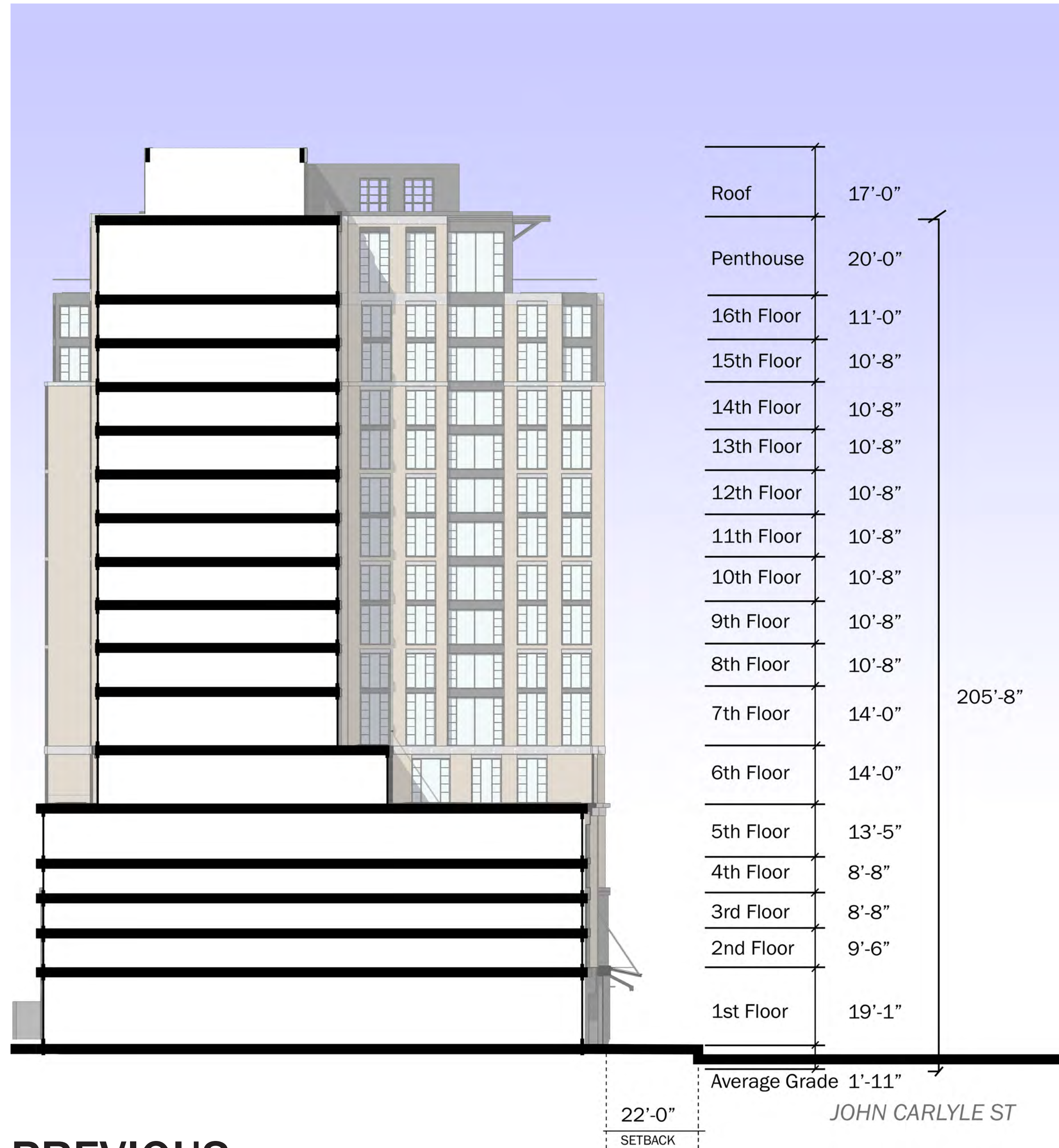
WINDOWS REMAIN PAIRED WITH DARK METAL SLAB COVERS BETWEEN WINDOWS



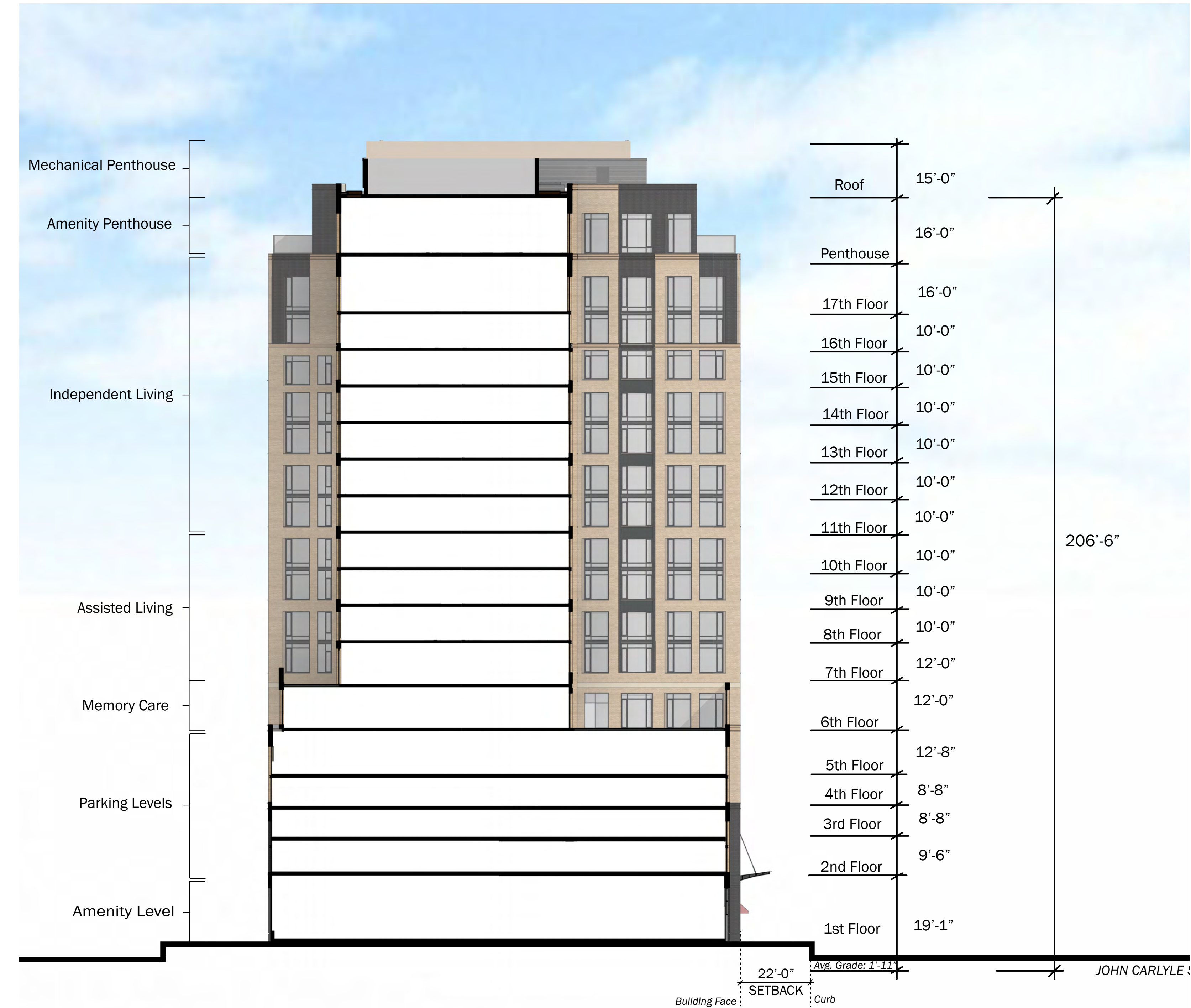
PREVIOUS

PROPOSED

2 WINDOW CHANGES



PREVIOUS



PROPOSED

3 FLOOR TO FLOOR HEIGHT COMPARISON



PREVIOUS

WINDOW PATTERN
REVISED AT FLOOR 15
FOR ADDED FLOOR



PROPOSED

4 ADDITIONAL FLOOR

*Previous building materials and colors are unchanged unless noted as new.



CHANGED FROM METAL TO FIBER CEMENT PANEL WITH COLOR TO MATCH LIGHT BRICK AND ELIMINATED OPENINGS

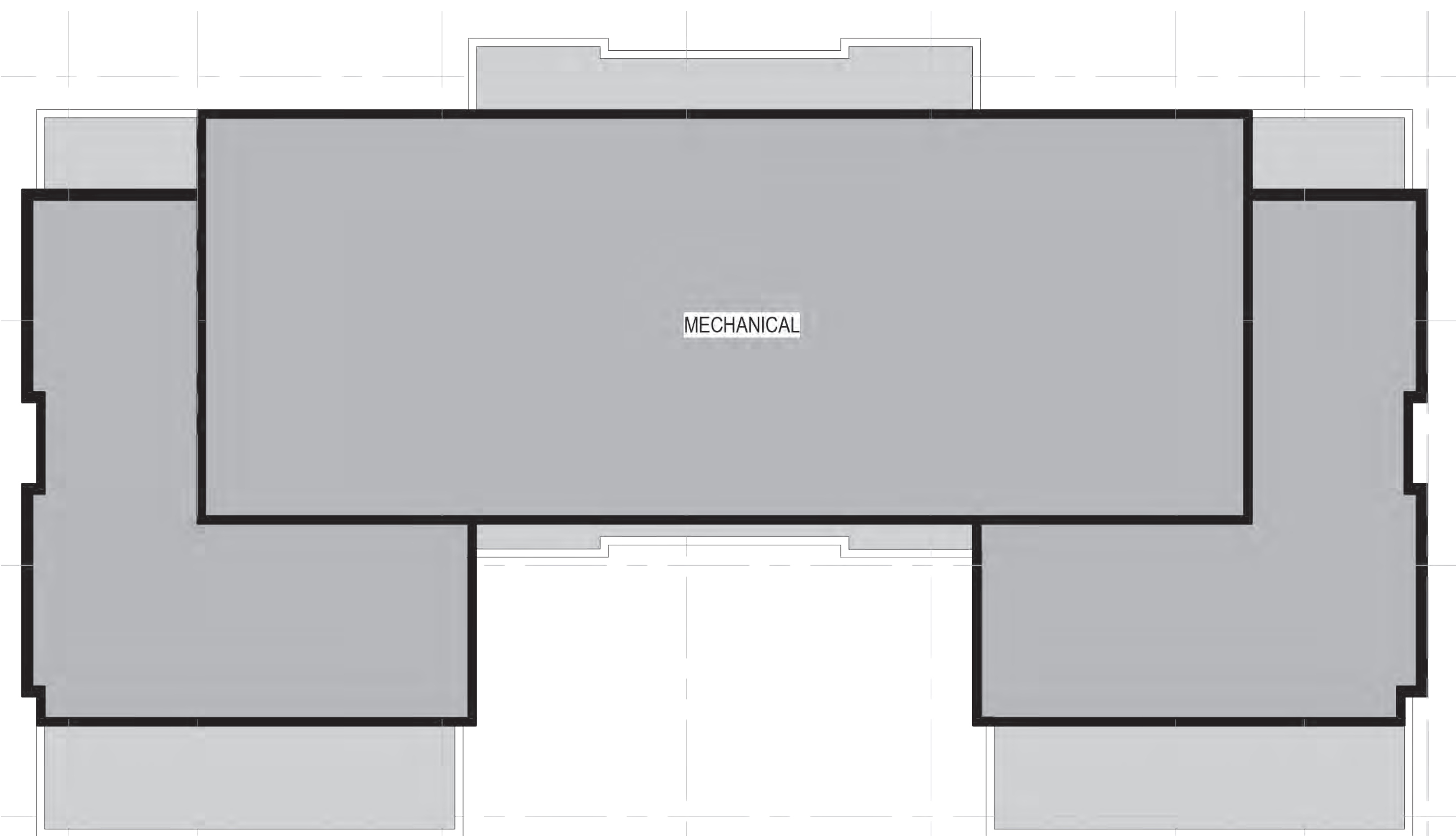


PREVIOUS

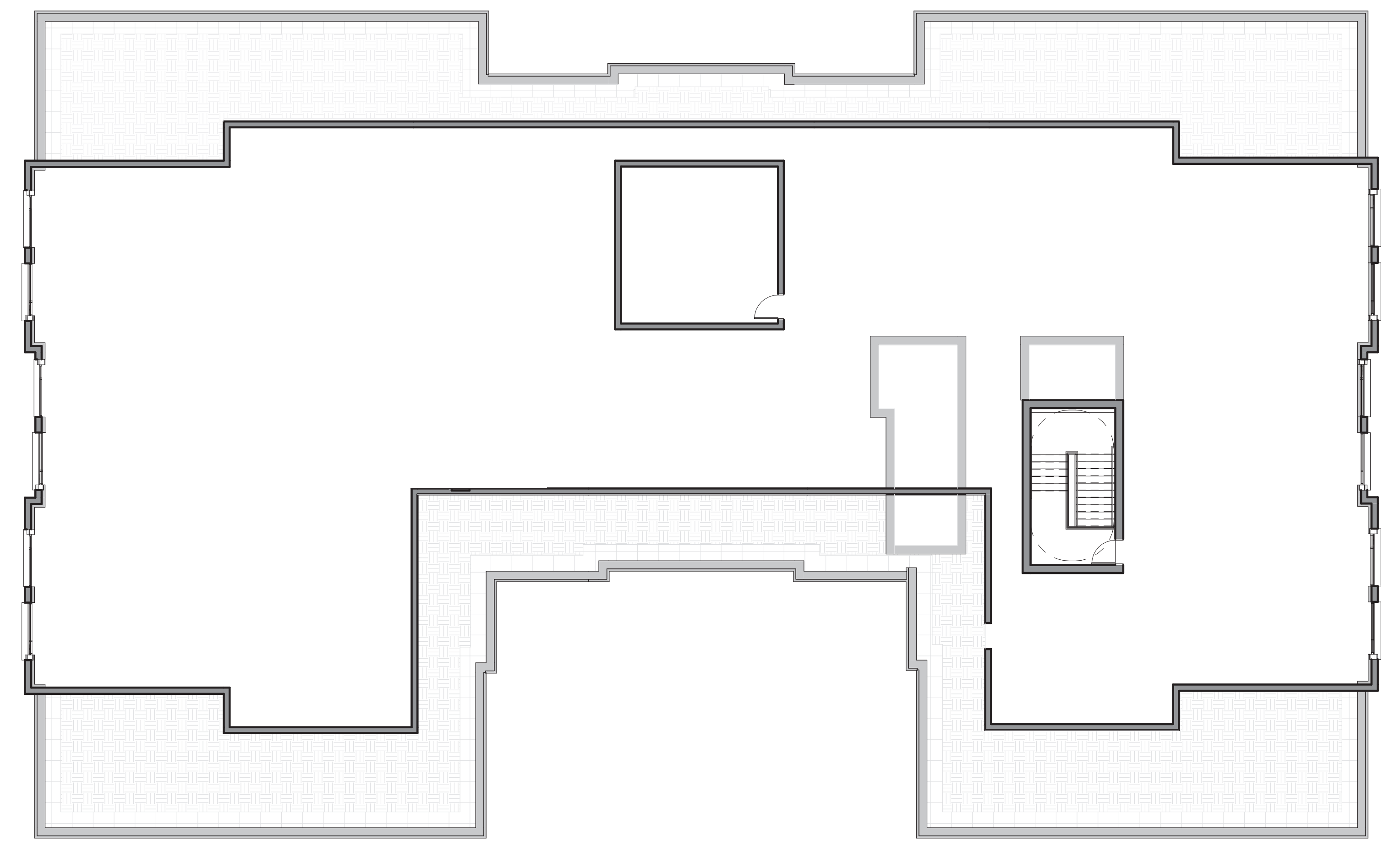
PROPOSED

5 TOP OF BUILDING MATERIAL CHANGES

*Previous building materials and colors are unchanged unless noted as new.



PREVIOUS MECHANICAL ENCLOSURE



PROPOSED MECHANICAL ENCLOSURE

ALTERATIONS TO APPROVE:

- Revised the layout to accomodate defined equipment
- Changed screen wall height from 17' to 15'

6 TOP OF BUILDING: ENCLOSURE AND HEIGHT CHANGE

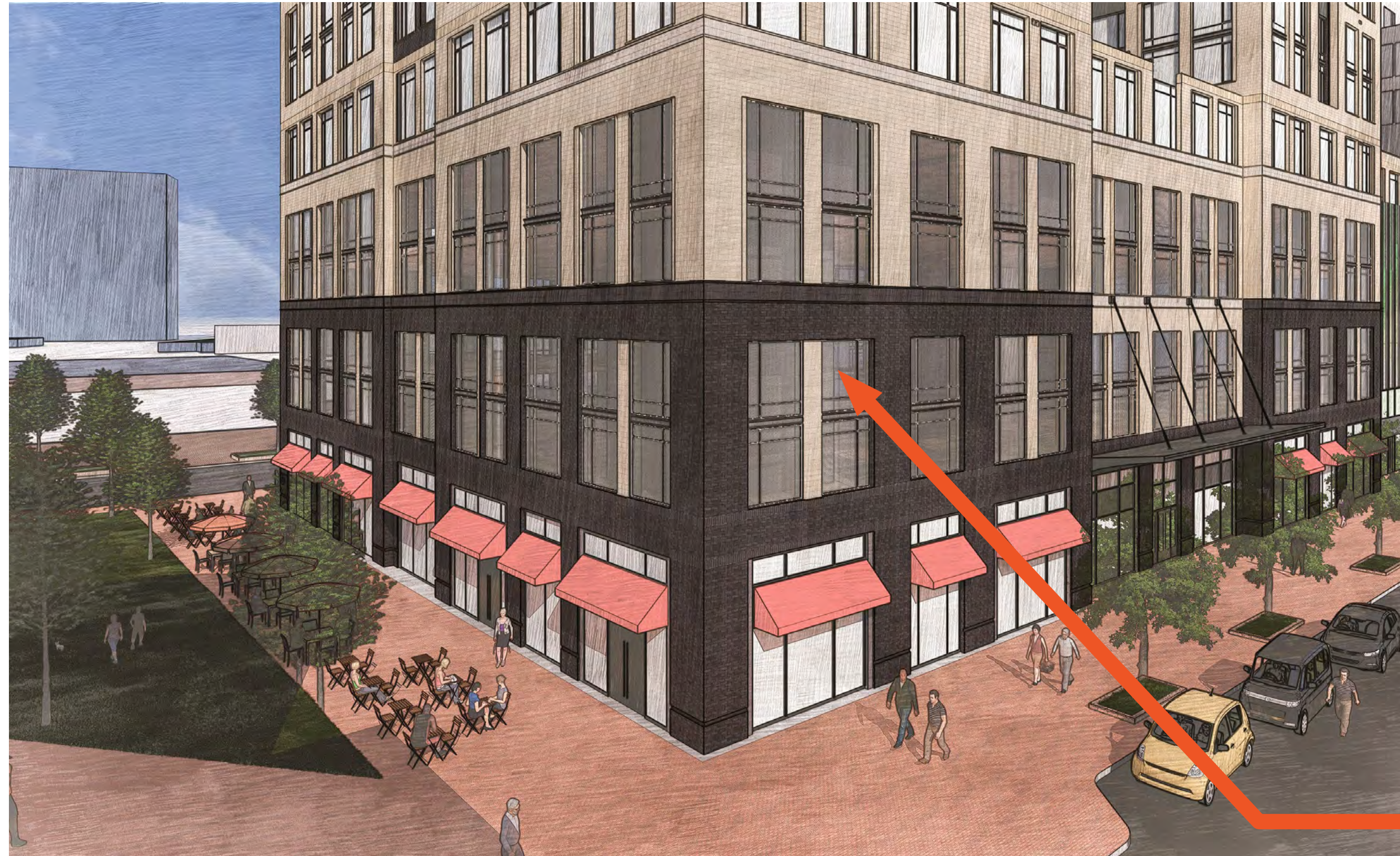




LIGHT BRICK



DARK BRICK

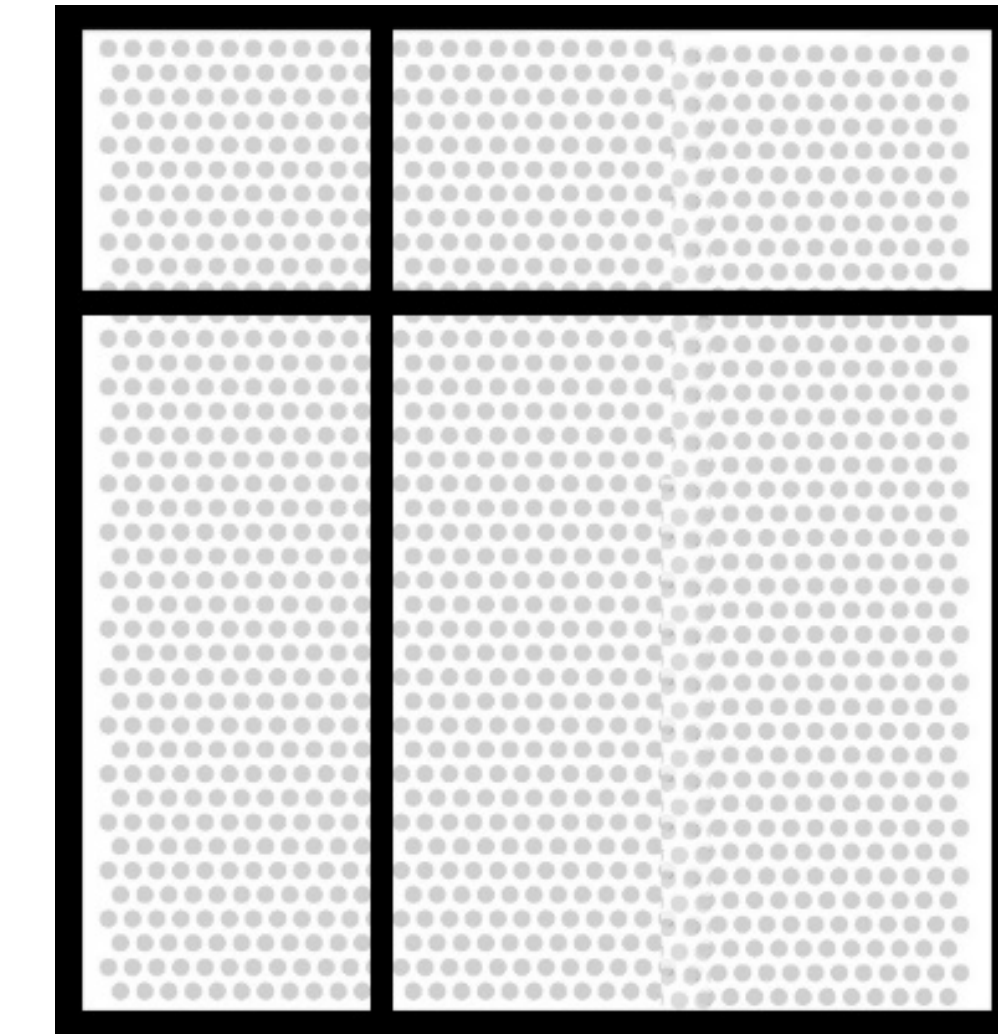


PROPOSED



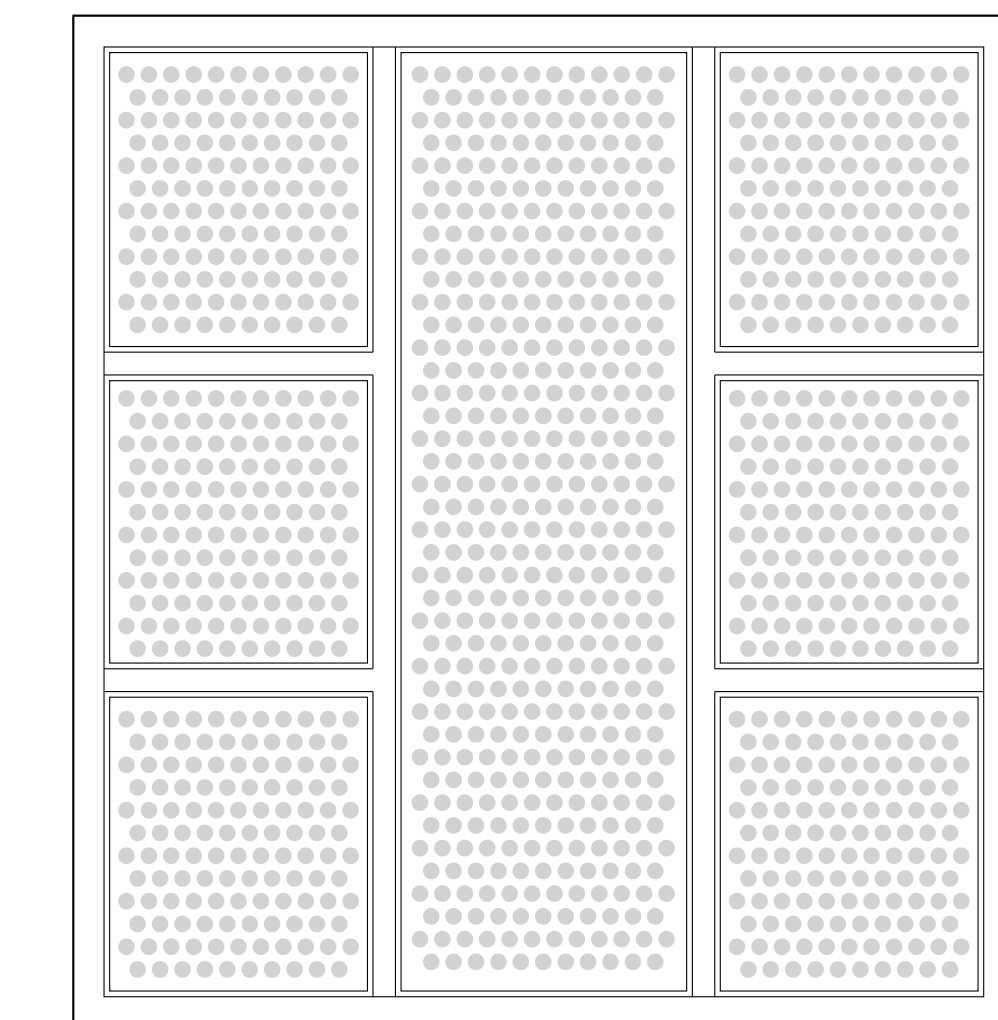
PREVIOUS

NEW



PROPOSED MODIFICATION: CHANGE WINDOW FRAME FROM MULTI-PANE TO FOUR PANE TO MATCH THE WINDOW CHANGES ABOVE

PREVIOUS



PREVIOUS APPROACH: PEFORATED PANEL PATTERN MODELS WINDOW FRAME

BUILDING MATERIALS - LOWER FLOORS

*Previous building materials and colors are unchanged unless noted as new.



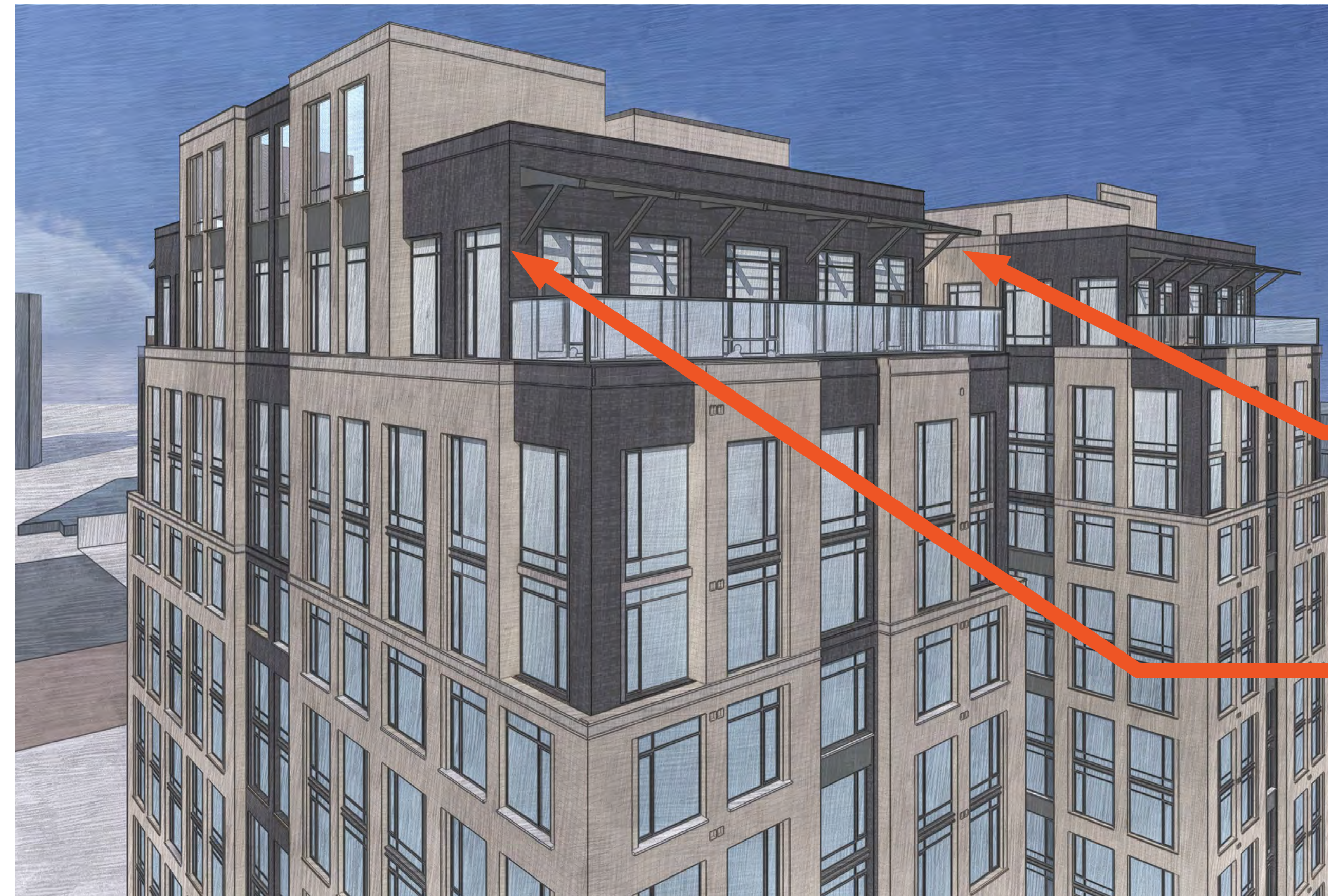
DARK METAL SLAB EDGE COVERS, CANOPY, AND WINDOW FRAMES



LIGHT BRICK



DARK BRICK



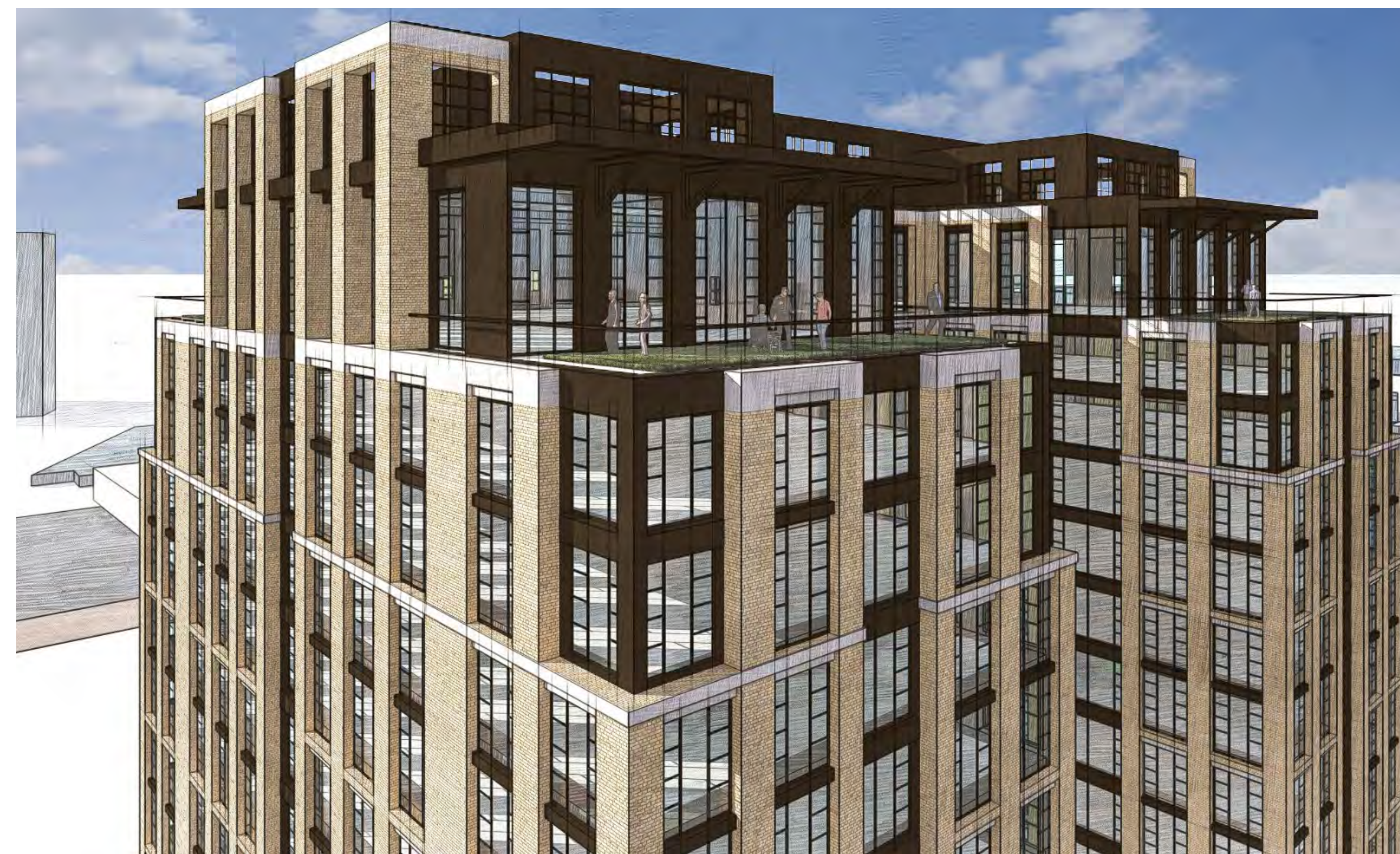
PROPOSED

NEW



FIBER CEMENT PANEL AT MECHANICAL YARD - COLOR TO MATCH LIGHT BRICK

DARK METAL PANEL CHANGED TO DARK BRICK ON 16, 17 & 18TH FLOORS



PREVIOUS

BUILDING MATERIALS - UPPER FLOORS

*Previous building materials and colors are unchanged unless noted as new.



NORTHEAST VIEW OF SOUTH TOWER - PREVIOUS



NORTHEAST VIEW OF SOUTH TOWER - PROPOSED

- NEW Fiber Cement @ Mechanical Penthouse
- Light Brick @ Mechanical Penthouse
- Metal Canopy
- NEW Dark Brick @ Penthouse
- NEW Glass Wind Screen
- Dark Metal Panel
- Window
- Light Brick
- Light Brick
- Cornice
- Entry Canopy
- Perforated Metal Screen
- Dark Brick
- Fabric Awnings
- Storefronts



0' 4' 12' 32'

EAST ELEVATION PROPOSED

*Previous building materials and colors are unchanged unless noted as new.



WEST ELEVATION PROPOSED

*Previous building materials and colors are unchanged unless noted as new.



SOUTH ELEVATION PROPOSED

*Previous building materials and colors are unchanged unless noted as new.

Perforated Metal Screen

Dark Metal Panel

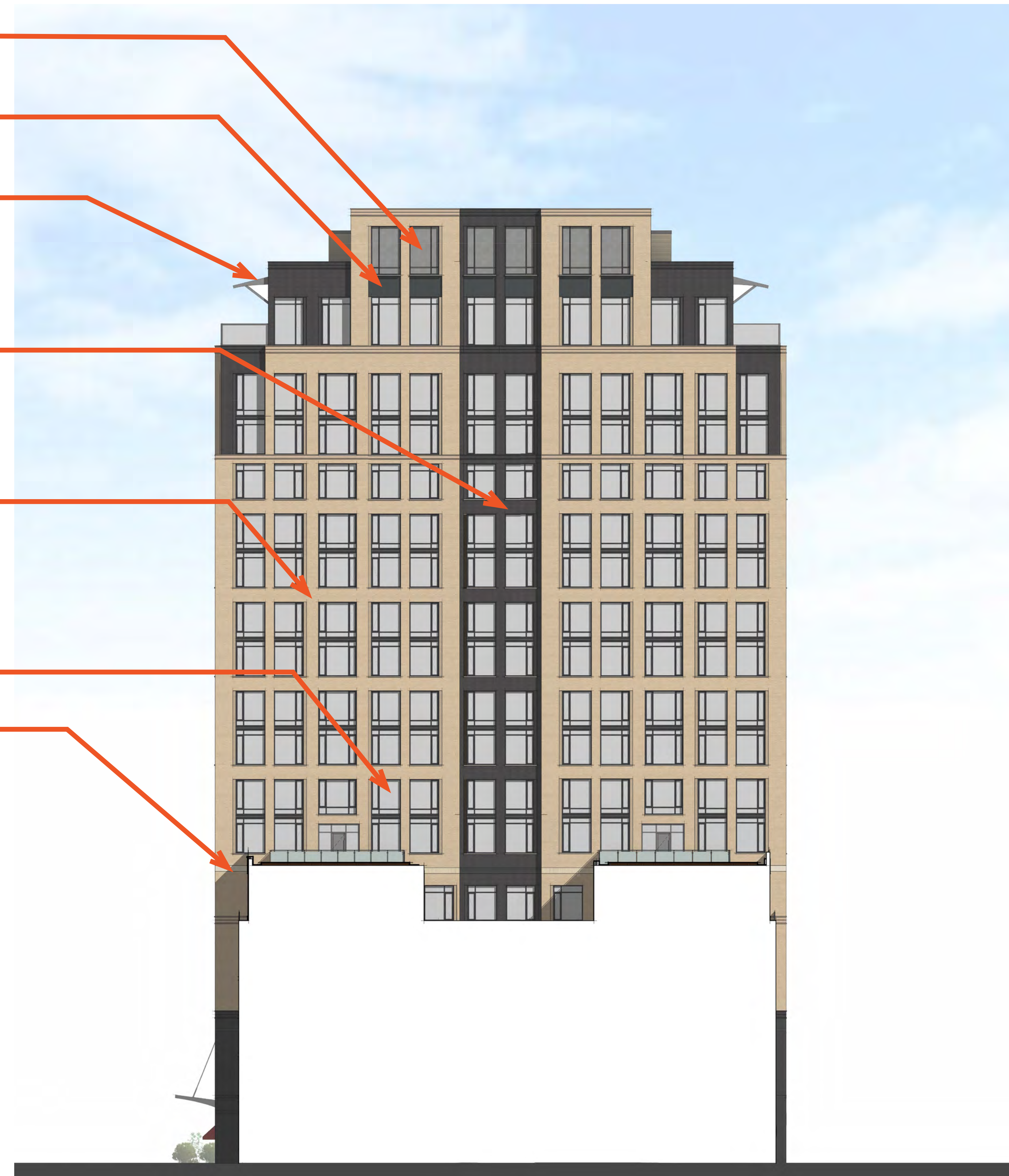
Metal Canopy

Dark Brick

Light Brick

Window

Cornice



0' 4' 12' 32'

NORTH ELEVATION PROPOSED

*Previous building materials and colors are unchanged unless noted as new.

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** VACANT **PROPOSED** 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
TOTAL	103,789	253,424	191,502	12,025	16,789	33,359	12,353	191,502	340,315

FLOOR AREA RATIO

EXISTING

N/A

PROPOSED

3.59 (FULL BLOCK P SITE)

OPEN SPACE

REQUIRED

40% = 26,277 SF

PROVIDED

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

AVERAGE FINISHED GRADE

30.07'

HEIGHT

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

* LAST OCCUPIED LEVEL

SETBACKS

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

FRONTAGE

REQUIRED

N/A

PROPOSED

N/A

PARKING REQUIRED

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

PARKING PROVIDED

COMPACT	259
STANDARD	150
ADA	14
ADA VAN	5
TOTAL	428

LOADING SPACES

REQUIRED

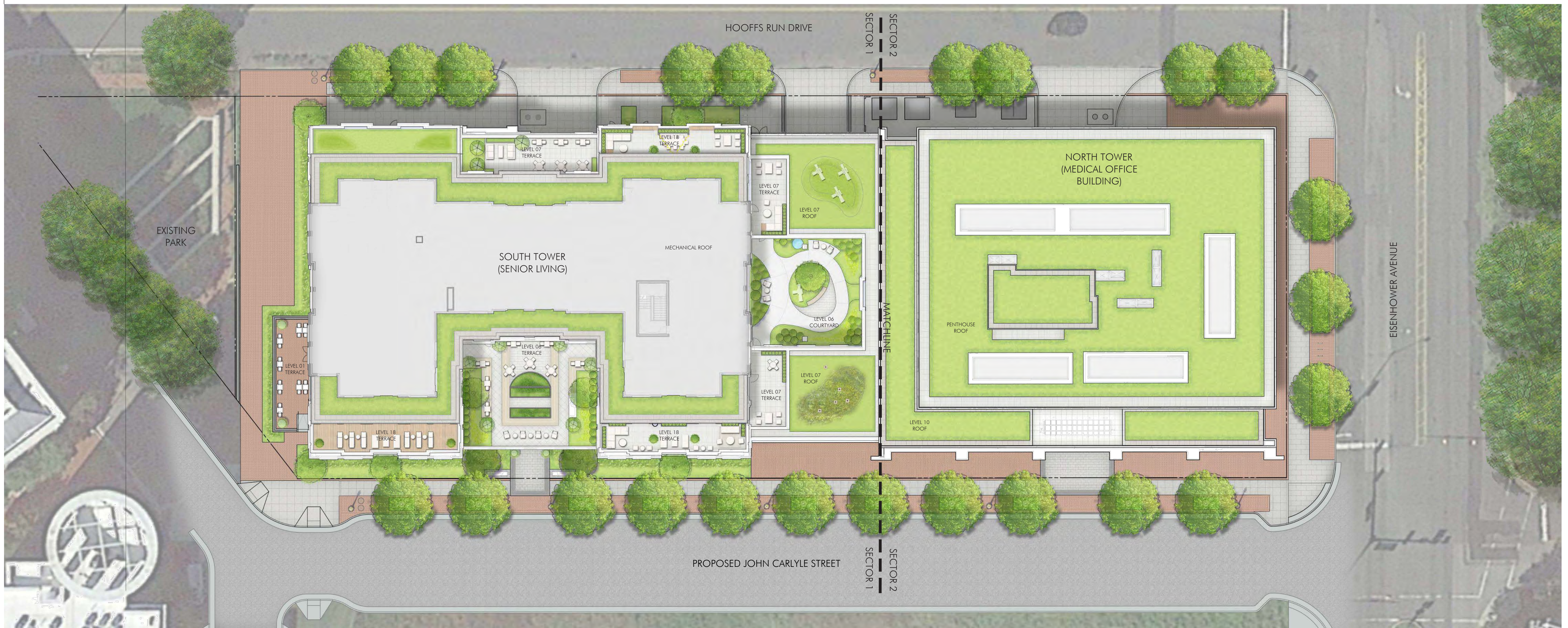
2

PROVIDED

2

DWELLING UNITS

TOTAL UNITS 186
 UNITS PER ACRE 85.3211



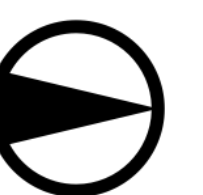
OVERALL LANDSCAPE PLAN



GROUND FLOOR

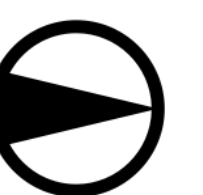


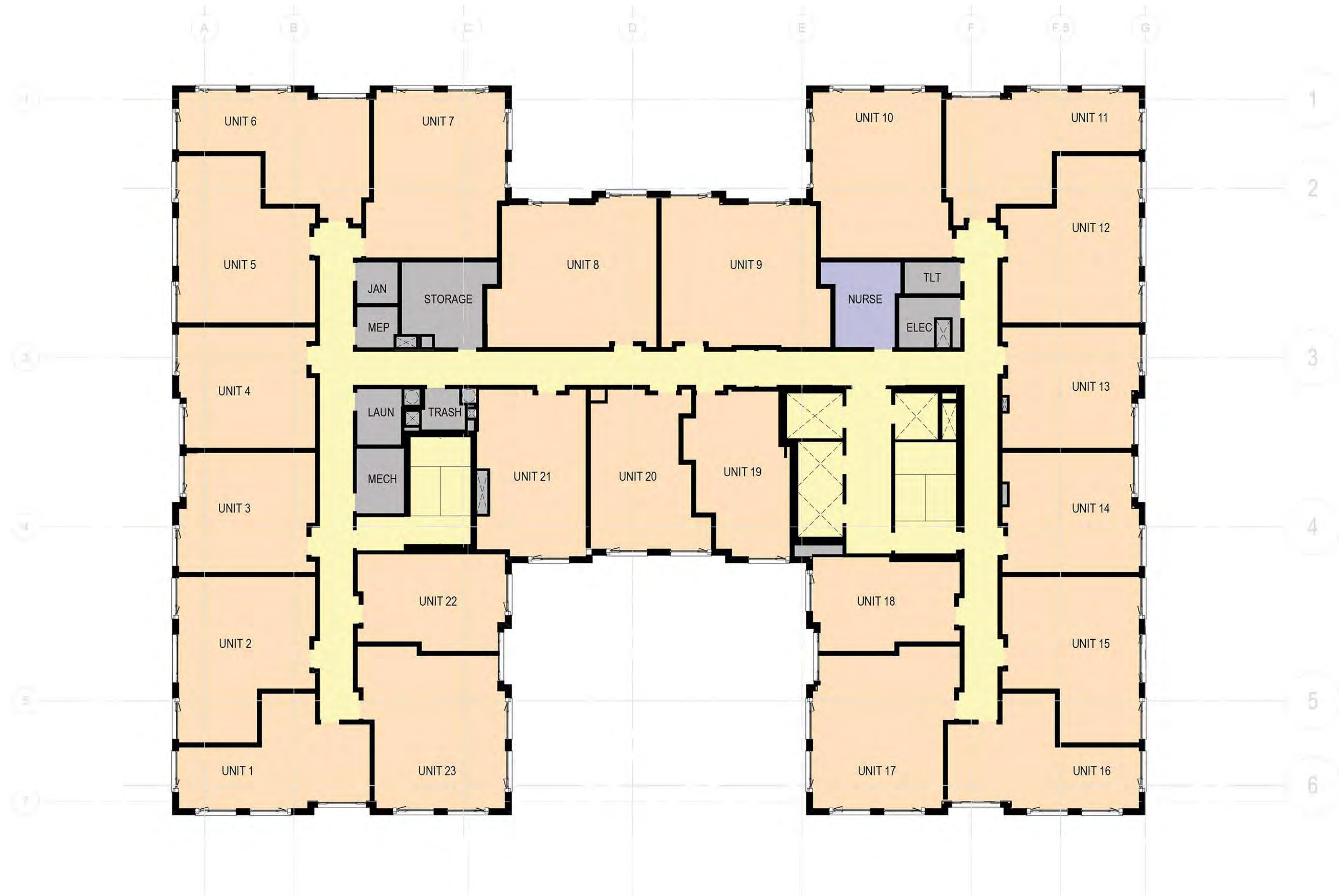
6TH FLOOR - MEMORY CARE



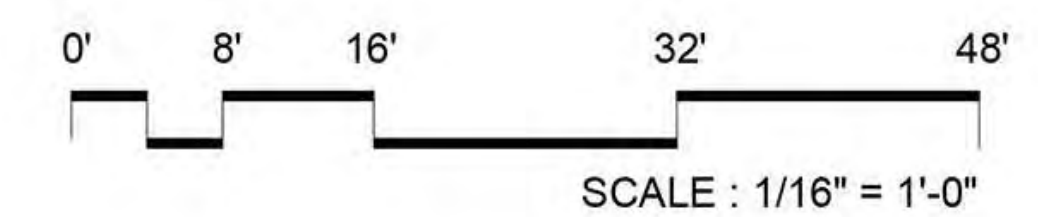


7TH FLOOR - ASSISTED LIVING AMENITY





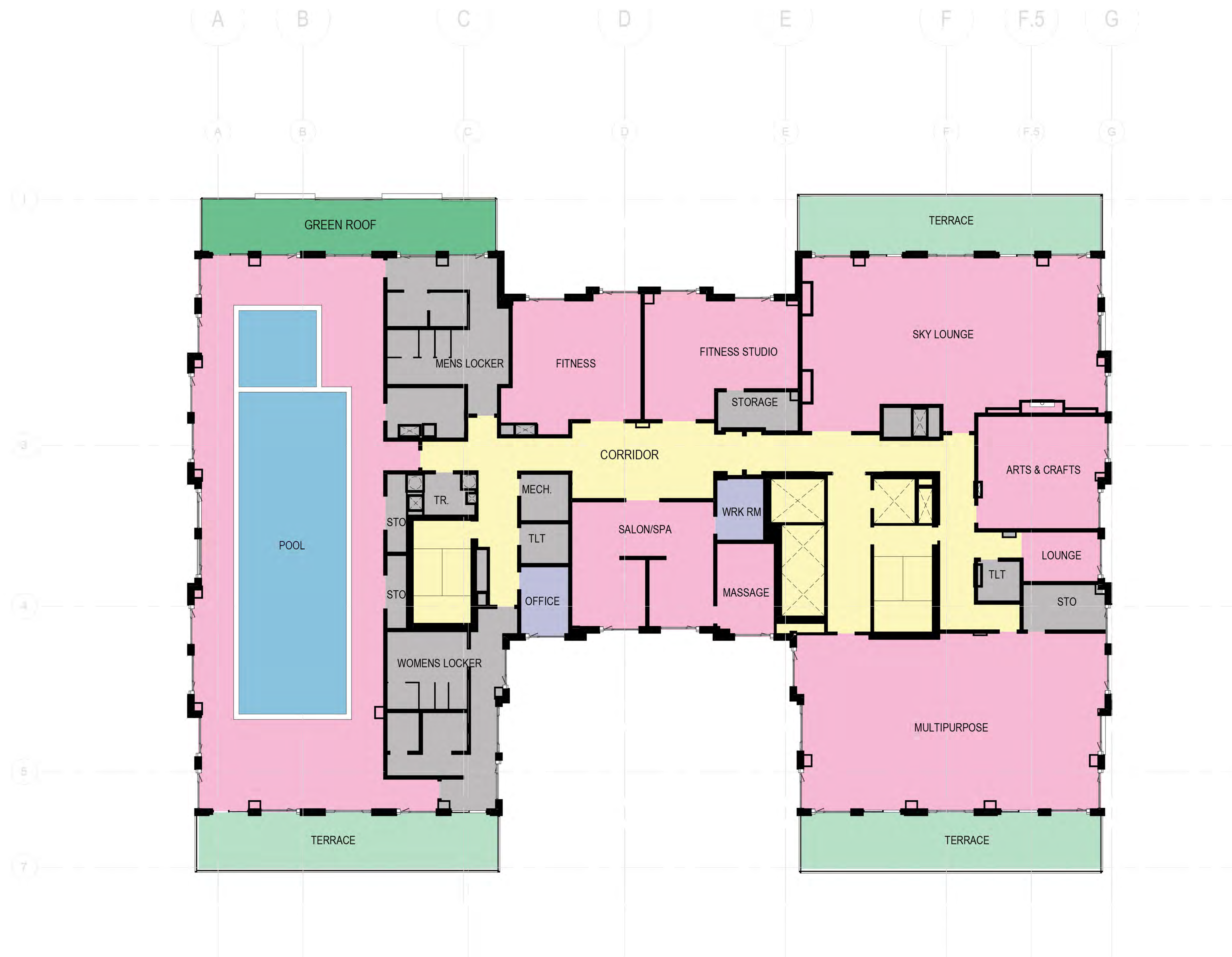
8TH - 10TH FLOOR - ASSISTED LIVING





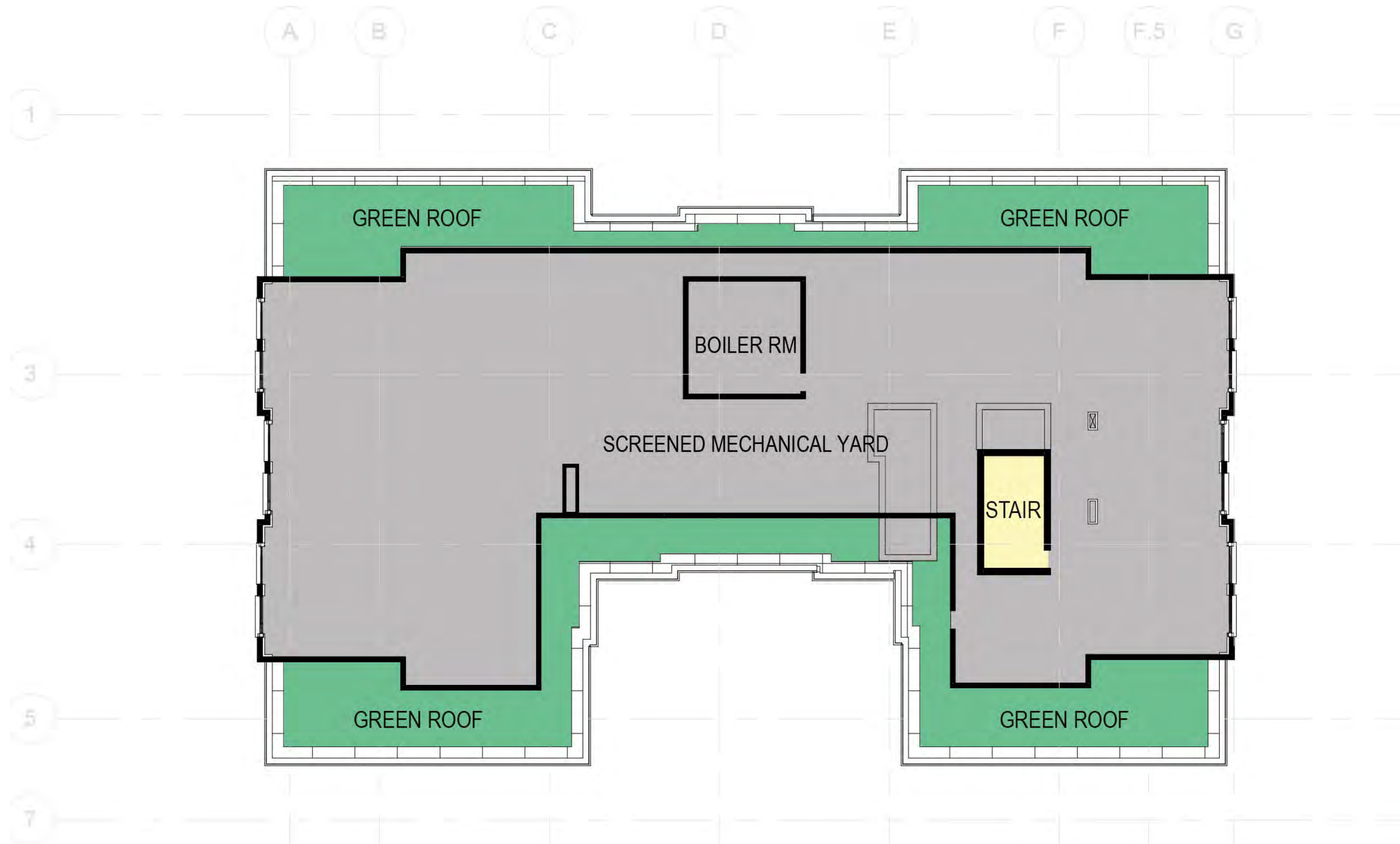
11TH - 17TH FLOORS - INDEPENDENT LIVING



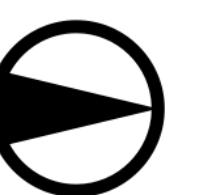
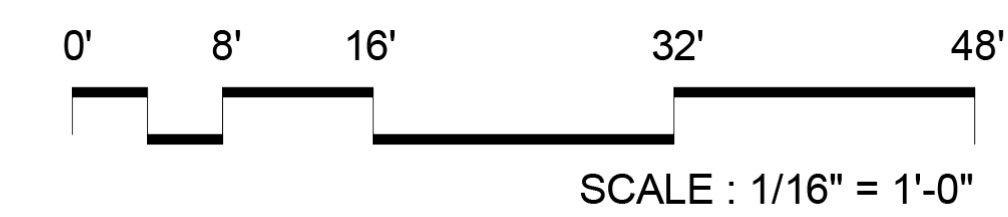


18TH FLOOR - PENTHOUSE AMENITY



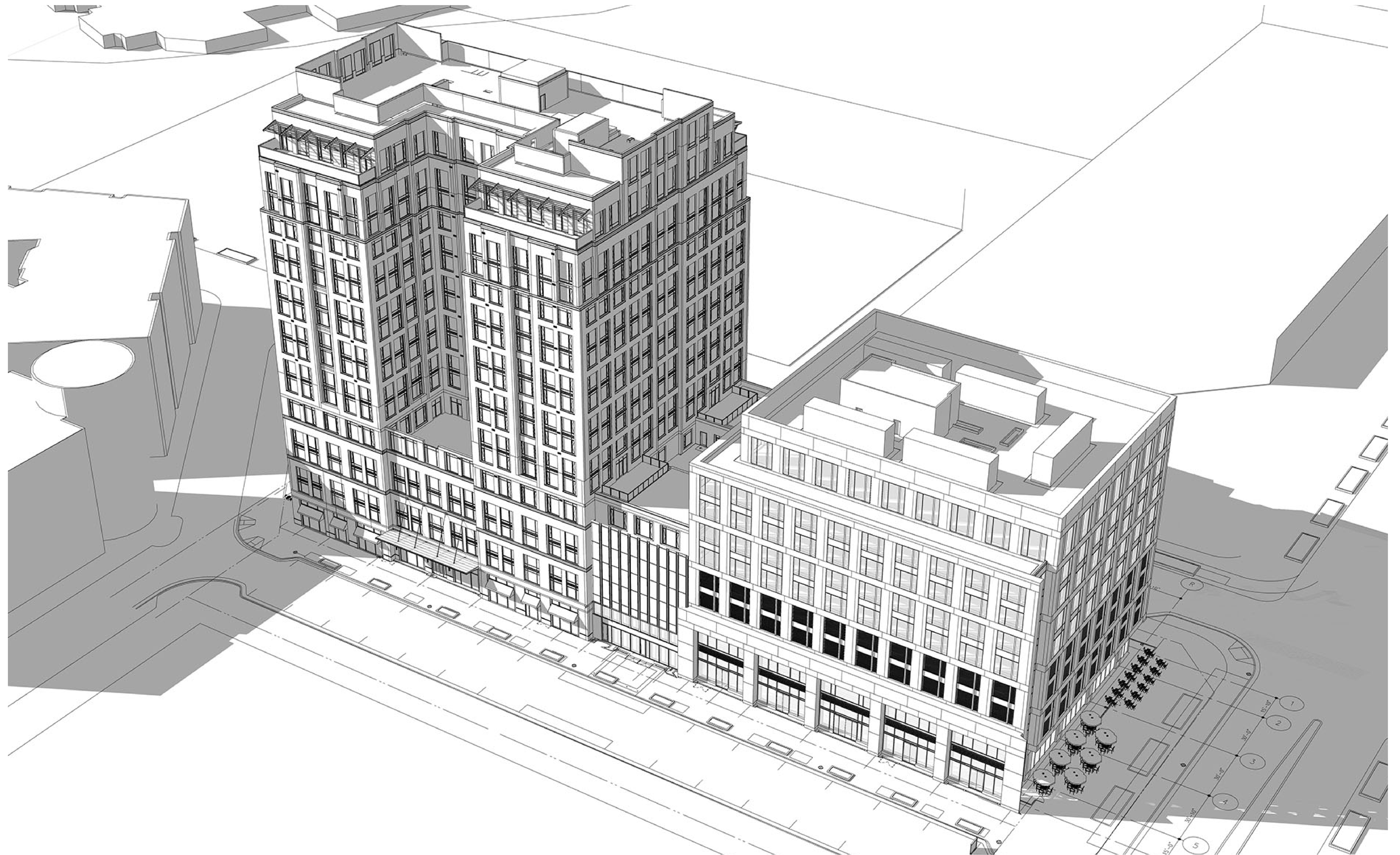


19TH FLOOR - MECHANICAL YARD





SOUTHEAST VIEW OF SOUTH TOWER



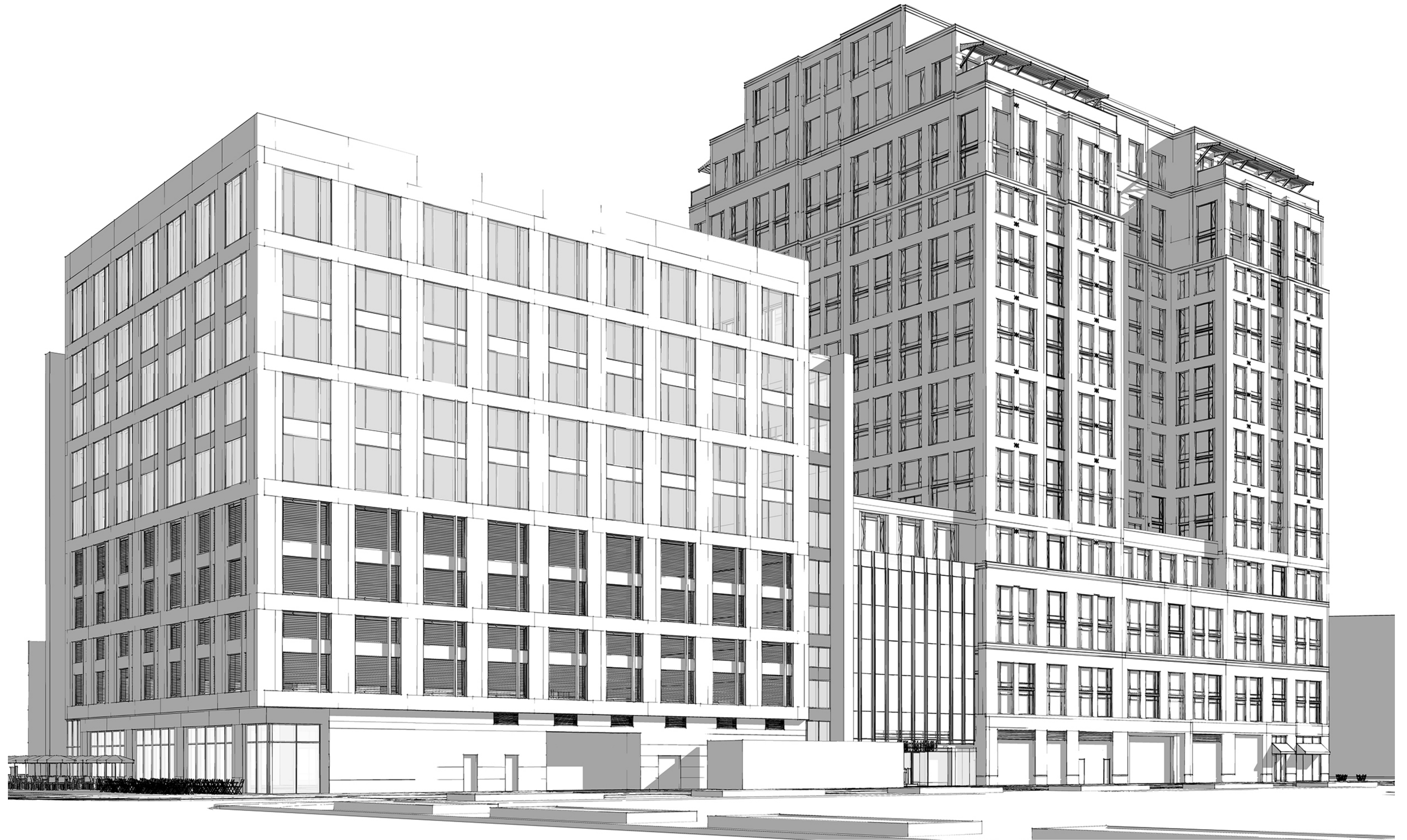
EAST AERIAL PERSPECTIVE



EAST FACADE PERSPECTIVE



WEST AERIAL PERSPECTIVE



WEST FACADE PERSPECTIVE



SOUTH AERIAL PERSPECTIVE



SOUTH FACADE PERSPECTIVE