

Design Review Board
Carlyle Plaza Two: Hotel/Residential Site

Application	General Data	
<p>Project Name: Carlyle Plaza Two – Master Plan and DSUP Amendments</p> <p>Location: 760 John Carlyle Street</p> <p>Applicant: Carlyle Plaza LLC , represented by Shalom Baranes Architects</p>	DRB Date:	July 16 , 2015
	Site Area (total project area):	6.23 acres
	Zone:	CDD#11
	Proposed Use:	Hotel and Residential
	Approved Gross Floor Area (total project area):	632,056 sf – Residential 755,114 sf – Office (with allowance for conversion of up to 250,000 sf to Hotel and 125,000 sf to additional Residential) 1,387,170 sf – Total
Purpose of Application:		
Request for DRB review of a phasing and massing study for the Carlyle Plaza Two plan, including a hotel/residential building to replace one of the approved office towers.		
Staff Reviewers: Thomas H. Canfield, AIA tom.canfield@alexandriava.gov Robert Kerns, AICP, robert.kerns@alexandriava.gov Gary Wagner, RLA, gary.wagner@alexandriava.gov Jim Roberts, james.roberts@alexandriava.gov		

I. OVERVIEW

Carlyle Plaza Two, LLC has submitted an application for DRB review to allow for development of a mixed hotel and residential building. Although the submission to be considered by the DRB at this stage concerns only one of the buildings within this project, preliminary massing and phasing changes to all the Carlyle Plaza Two buildings are envisaged.

The garage, open space, and maximum building footprints that were approved with the preliminary DSUP plan would not change with this amendment and the total floor area for the entire development would also not increase. This amendment allows for a different use and massing at the location of one of the originally approved office buildings. This building, as well as the three future buildings, will still be required to comply with the previously approved Design Guidelines.

II. BACKGROUND

Project Evolution

Discussions with the DRB about a development concept for the South Carlyle neighborhood, which included the Alexandria Renew expansion site (Blocks 29 and 30) and the Carlyle Plaza Two site (Block 32), first began in January of 2011. In June 2011, the City Council approved a Master Plan Amendment that transferred the floor area from the Alexandria Renew site to the Carlyle Plaza Two site. During the following year, the DRB met with owners of both sites to refine the concept plan for the area into two specific plans. The Alexandria Renew expansion DSUP was approved in October 2011 and the Carlyle Plaza Two DSUP was approved in June 2012. Following the Council approval of the Carlyle Plaza Two development, the applicant met with the DRB to review the final design for the south residential building, which was ultimately approved by the DRB at the April 2013 meeting. However, that building has yet to be constructed.

In 2013 the applicant presented to the DRB an amendment to the master plan and DSUP which changed to mix of uses for the project, effectively substituting hotel space for office space. This was approved by City Council in February 2014. The block identified for the additional hotel / residential square footage included two buildings. It is one of these buildings that is the subject of this submission.

The original plan for the Carlyle Plaza Two development consisted of four towers. One residential tower was proposed at the southern end of the site across from the existing residential building on Block 27. Another residential tower was proposed at the northeast corner at the intersection of Holland Lane and Eisenhower Avenue. The two office towers were proposed at the northwest corner of the site at Eisenhower Avenue and John Carlyle Street and across from the approved future Carlyle Plaza One office building. The City Council approval of the amendment to the master plan allowed for options to build office, hotel or residential uses in the locations of the two original office towers. The original approval allowed for the option to include a hotel component in the north residential building. The ultimate design and

configuration of floor area would be reviewed and approved by the DRB once plans for each building were developed.

The applicant previously prepared one possible scenario to show how this redistribution of uses could still comply with the Design Guidelines. In this scenario nearly 250,000 sf of hotel floor area was shown replacing the office use in the southern office tower, and the north residential building became a larger all-residential building. However, there are many different options for how this floor area could be redistributed within the maximum building footprints while still complying with the height requirements. The future design for the buildings **must** comply with the Design Guidelines and the approved Preliminary Plan that set the garage, streetscape, and open space design.

Site Context

The entire Carlyle Plaza Two site is approximately 6 acres and consists of the area south of Eisenhower Avenue, between Holland Lane to the east and John Carlyle Street and Bartholomew Street to the west. An existing 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 (currently under construction) is immediately south of this property, and is an integral piece of the overall development.

Project Description

With this amendment, the applicant intends to utilize the option of a hotel/condominium use in one of the northwest (formerly office) towers. The other northwest tower is still intended as an office use.

The applicant also presents information on changes to the building massing for the other towers, and to the phasing of the project.

Hotel/Condominium Building

The proposed hotel/condominium building is proposed as a 24-story tower with:

- the first four levels and a Mezzanine addressing John Carlyle and Savoy Street but below the green deck level and including both the lobby and building entrances together with parking;
- The fifth floor opens onto the green deck level, with a large meeting room and health club lobby;
- The sixth floor houses the health club.
- Floors seven to fifteen accommodate the hotel use
- Floors sixteen and above accommodate the residential use.

The floor plate for the first four levels and mezzanine is generally as wide as it is deep, with the fifth and sixth floor square floor plate for the meeting room rising above the deck level (although this is not shown clearly in the building massing models as part of this submission). Above these levels, the tower is a two-legged shallow chevron floor plate with the legs extending from a common core. The applicant has represented that the hotel use for the building is intended to accommodate two different hotel brands, one in each of the legs.

The total gross square footage for the building is 333,677 sf, of which 222,678 sf is devoted to the hotel use and 20,000 sf to the health club use. The building as proposed to be 289 feet in height.

By comparison, the south office tower which this proposal effectively replaces from previous submissions was a wide, trapezoidal floor plate with a height ranging between 250 to 375 feet in height.

The hotel/condominium building is proposed to be constructed as phase 1 of the Carlyle Plaza Two development.

Other building massing and phasing

The previously approved massing for this development involved four towers in the same locations as the current proposal. The two residential towers had narrow, crystalline floor plates and the two office towers had wide, trapezoidal floor plates. All of the towers employed interlocking crystalline step-downs and projections with piloti systems supporting overhanging floors.

In terms of height variation, the towers were proposed to be at least 20 feet different in height between individual towers, with a minimum of 60 feet difference between the tallest and shortest towers.

The current proposal envisages three of the towers to be narrow profile, shallow-chevron floor plates with a geometry that suggests interlocking between the tower forms. The fourth tower (the one remaining office tower) remains as a broader, trapezoidal floor plate.

The original approval for Carlyle Plaza Two included a tower location zone envelope, within which the applicant had some flexibility to locate the tower elements, subject to the design guidelines and conditions of approval.

The phasing of the project is also changed. Previously, the southern residential tower – which was the most advanced design of all the towers, was assumed to be constructed first. This would have offered physical continuity with the neighboring ARenew building which is currently under construction, together with extending the deck space from the south with the area around the residential tower being completed and connected to the sports field above the ARenew tanks. Instead, this proposal assumes the hotel/condo tower to be completed first, to be followed in succession by the southern residential tower, the northern residential tower and the office building now seen as being completed in the final phase.

III. STAFF ANALYSIS

Hotel/Condominium Building

The master plan amendment 2013-0006 and DSUP2013-0025 which was approved in February 2014 by the City Council allowed for up to 250,000sf of the 755,114sf of office space to be

allocated to hotel use. The current proposal envisages 222,678 sf of hotel space, which is below the maximum hotel use for the project.

The building height and tower location appear to meet the approved design. The building forms, shown schematically in the attached massing drawings, now appear to be more closely related to the original concept, as approved in June, 2012; however, it should be noted that specific architectural design is lacking at this point, and that the DRB will continue to have regulatory review of the final design, as authorized by Planning Commission and City Council.

Other building massing and phasing

The previously approved design guidelines allowed for buildings ranging in height from 175 feet to 375 feet, and with a 20 feet minimum height difference between buildings, both of which are met through this proposal. Additionally, a minimum of 60 feet is required between the shortest and tallest towers. The current proposal just meets this requirement, with a difference of 60.5 feet.

The tower location zone envelope set at the project approval is largely adhered to under the current proposal, although both the north residential tower and office tower appear to have some floors which exceed the envelope, which would require additional verification and possible revision by the applicant.

With the relocation of NSF to Eisenhower East, there may be a need for a hotel with conference space in the neighborhood. Staff was comfortable with the original concept of converting office floor area to hotel and mixing a hotel with the residential building. Allowing for a larger hotel and the additional floor area being requested will help create a better mix of uses in Eisenhower East, which will lead to more activity on this block and within the neighborhood, a long-term goal of the City. The revisions proposed in the current design also create greatly enhanced levels of activity on the green deck, where a substantial amount of structured parking (and the difficult-to-treat façade that came with it) has been replaced by increased landscaped deck area; moreover, there are active uses (such as meeting/conference facilities and potentially the health club) which can share this space, adding both vitality and security.

The applicant's revised Design Guidelines show potential hotel entrances on John Carlyle Street, which is an acceptable location for a drop-off area for hotel guests. Additionally, changes such as the ones being proposed here may require a restudy of internal loading functions and layouts under the parking deck.

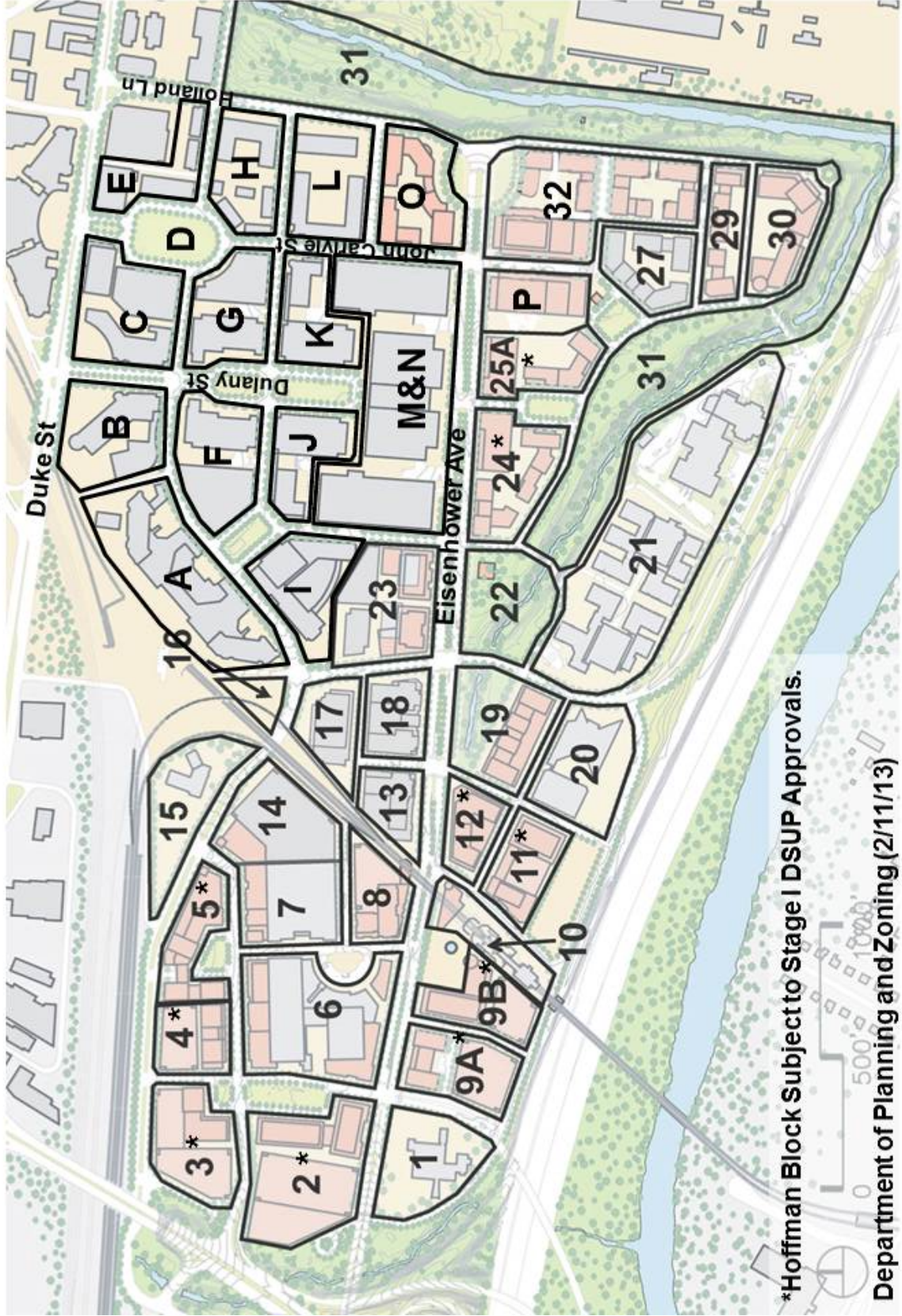
IV. CONCLUSION

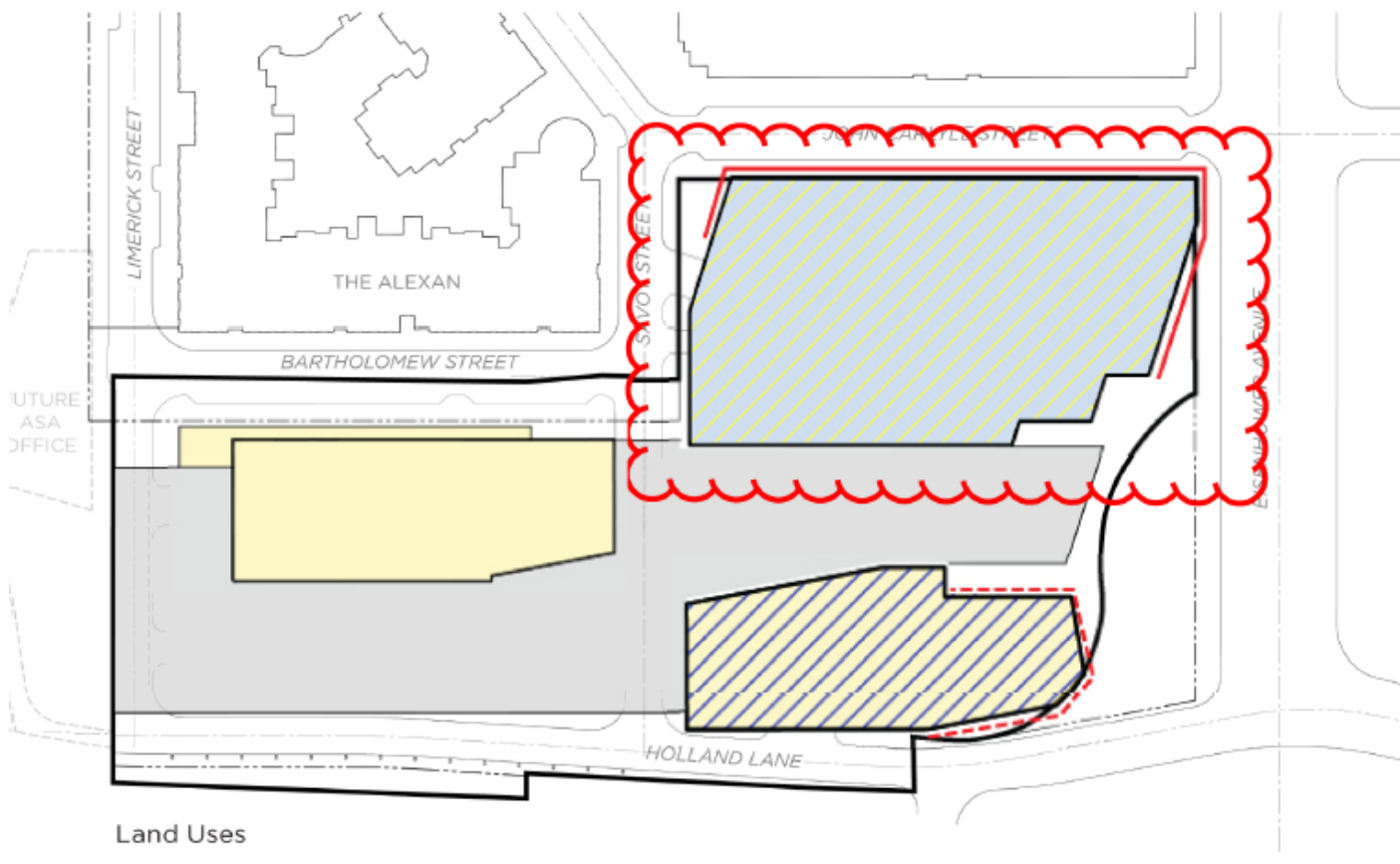
Staff recommends that the DRB provide comment on the preliminary massing and design of the proposed hotel and residential building. Additional DRB review will be necessary as the design of the project progresses.








Approved Concept Plan (June 2012)

Eisenhower East / Carlyle Blocks



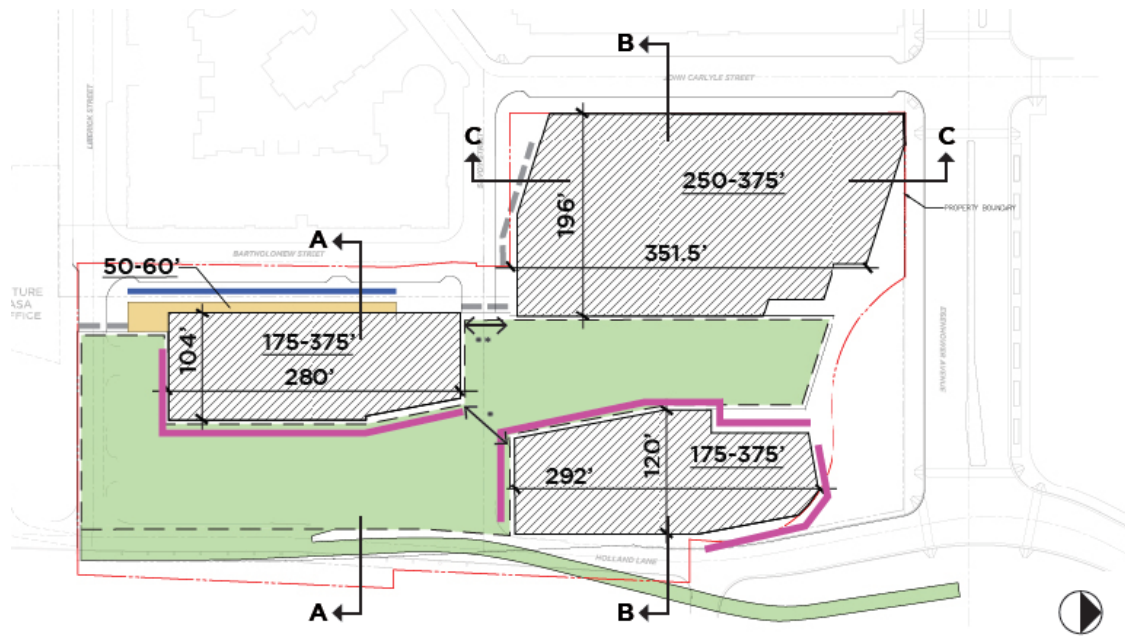


LAND USES

-  Residential
-  Mixed Office, Residential, and Hotel (alt. use)
-  Residential or Mixed Residential and Hotel (alt. use)
-  Parking
-  Project limit
-  Retail frontage permitted
-  Retail frontage permitted with hotel use

NOTE: Minor adjustments may be permitted with administrative approval

Approved Use Changes (February 2014)



Tower Location Zone and Building Heights

* Min. Distance 80'
 ** Min. Distance 55'

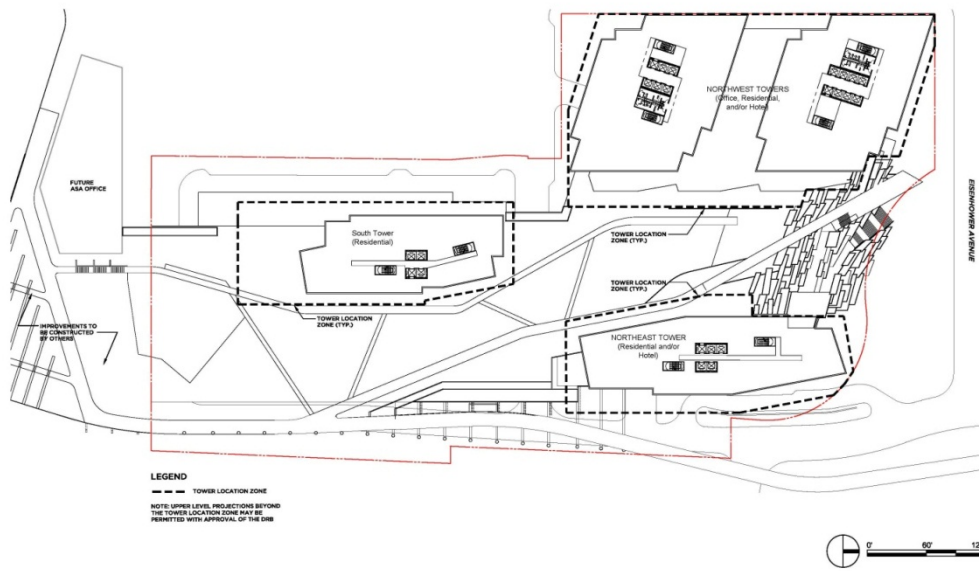
BULK

- Low-Mid Rise Base
- Landscaped Roof Deck Above Parking
- Tower Location Zone
- Parking
- 50' Streetwall Requirement -- 20' Setback Required at 50'-60' Height
- Open Arcades / Pilotis

NOTE: Balconies may extend up to 4' beyond the tower location zone if more than 15' above the adjacent surface.

NOTE: Refer to approved Preliminary DSUP Site Plans for exact location of tower location zones.

Attachment #5



Tower Location Zones (February 2014)



Previously approved massing



Previously approved Southern Residential Tower