



**Design Review Board Case #2018-0005**  
**Carlyle Plaza Two – South Residential Building**

Application	General Data	
<p><b>Project Name:</b> Carlyle Plaza Two – South Residential Building</p> <p><b>Location:</b> 800 Bartholomew Street</p> <p><b>Applicant:</b> Alder Branch Realty Limited Partnership, LLLP; represented by JM Zell Partners</p> <p><b>Architect:</b> Arquitectonica</p>	<b>DRB Date:</b>	July 19, 2018
	<b>Site Area:</b>	1.28 acres
	<b>Zone:</b>	CDD#11
	<b>Proposed Use:</b>	Residential
	<b>Dwelling Units:</b>	368 units
	<b>Gross Floor Area:</b>	363,222 sf
<b>Purpose of Application:</b>		
DRB review of brick wall detail and setback for the low-rise liner units on the west elevation proposed with the first phase of the Carlyle Plaza Two development.		
<p><b>Staff Reviewers:</b> Robert Kerns, AICP, <a href="mailto:robert.kerns@alexandriava.gov">robert.kerns@alexandriava.gov</a>          Thomas H. Canfield, AIA, <a href="mailto:tom.canfield@alexandriava.gov">tom.canfield@alexandriava.gov</a>          Nathan Imm <a href="mailto:nathan.imm@alexandriava.gov">nathan.imm@alexandriava.gov</a>          Bill Cook, AICP <a href="mailto:william.cook@alexandriava.gov">william.cook@alexandriava.gov</a></p>		
<p><b>DRB ACTION, JULY 19, 2018:</b> The Eisenhower East Design Review Board voted unanimously to <b>approve</b> the design of the proposed wall design for the low-rise residential liner units with the 8 ½” offset as presented. The motion passed 4-0. Board member John Chapman was not present.</p> <p><b>DRB ACTION, MARCH 15, 2018:</b> The Eisenhower East Design Review Board voted unanimously to <b>approve</b> 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"> <li>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.</li> </ol>		

- 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 5<sup>th</sup> 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 5<sup>th</sup> floor amenity of the Tower.

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

*For earlier actions refer to the Appendix*

## **I. OVERVIEW**

The applicant, Alder Branch Realty Limited Partnership, LLLP; represented by JM Zell Partners, is requesting the Design Review Board’s (DRB) approval of the revised wall design for the low-rise liner units proposed with the first phase of the Carlyle Plaza Two development, specifically the depth between the front and back planes of the façade.

## **II. BACKGROUND**

The applicant previously received final DRB approval for the South Residential Tower design at the January 2018 meeting. At that time, the applicant was in the process of redesigning the low-rise liner units as a cost savings measure. When the design of the low-rise liner unit building was submitted for the March 2018 DRB meeting, Staff found that the revisions did not meet the intent of the design of the low-rise building, which was originally approved with conditions by the DRB in July 2016.

At its meeting of March 15, 2018, the DRB unanimously approved the revised design of the low-rise liner units. However, a condition of approval was to provide Staff and the Board with an additional option pertaining to the depth of the façade planes.

DRB actions throughout the course of this application are further summarized above. For detailed project history and design issues throughout the concept evolution, refer to the most recent Staff report dated March 15, 2018. This and other reports can be found on the DRB website at: <https://www.alexandriava.gov/planning/info/default.aspx?id=43130>

## **III. PROJECT DESCRIPTION**

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 (Figure 1).

As represented in Figure 2, 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 March 2018 proposed design appeared to measure to a depth of approximately one (1) inch, significantly less than the depth stipulated in the DRB's approval.

As a condition of the March 2018 approval, the DRB directed the applicant to provide Staff and the Board with an additional option that maximizes the depth between the front and back planes to achieve a depth noticeably greater than one (1) inch, with a goal of achieving between 4 to 8 inches.

The applicant has submitted a wall section and detail drawing that shows an 8 ½ inch depth between the front and back planes. The horizontal detail includes a coping stone atop the front plane element with score lines in the edge to match with adjacent brick joints.

## **IV. ANALYSIS AND RECOMMENDATION**

The originally approved (July 2016) west façade employed a design strategy that highlighted the contrast between the front, stepped masonry plane and the secondary surface beyond, with additional contrast provided by a shift from a vertical brick pattern in front to a horizontal pattern in the rear. The conditionally approved March 2018 façade has a horizontal brick pattern on both planes, but with different brick sizes on each plane.

While Staff finds the original concept providing a stronger and more elegant contrast between the planes, the proposed revision with an 8 ½ inch depth satisfies the condition of the March 2018 DRB approval and returns some of the strength and clarity of the original design. Staff recommends DRB **approval** of the proposed wall design.

## **V. APPENDIX**

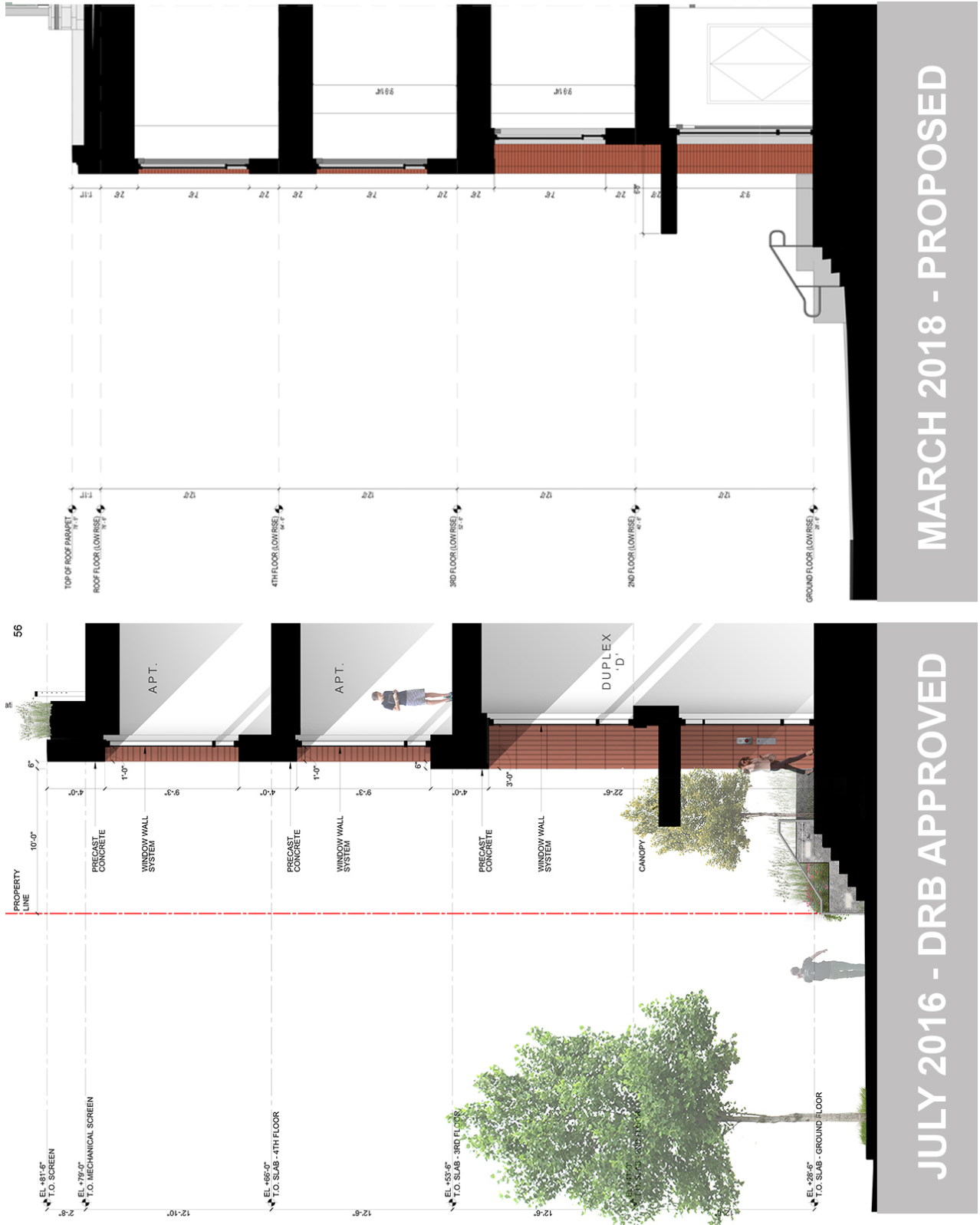
Figure 1 – Building Elevations Comparison

Figure 2 – Building Elevations Depth Comparison

Table 1 – Previous DRB Actions



**Figure 1 - Building Elevations Comparison**



**Figure 2 – Building Elevations Depth Comparison**

## Table 1 – Previous DRB Actions

**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 5<sup>th</sup> 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 16<sup>th</sup> and 26<sup>th</sup> 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 16<sup>th</sup> or 26<sup>th</sup> 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.

# Eisenhower East / Carlyle Blocks

