



***Docket Item #2  
Informational Item  
South Carlyle Planning***

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<b>DRB Meeting Date:</b>	May 4, 2011
<b>Project Name:</b>	South Carlyle Planning
<b>Purpose of Application:</b>	Update on South Carlyle planning efforts involving Block 26A (Zell), Block 28 (Virginia Concrete), and Blocks 26B, 29, and 30 (ASA).

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The DRB last discussed the planning activity for South Carlyle at the January 20, 2011 meeting as an informational item. At that meeting, the applicants' consultant, FX Fowle, provided a presentation describing the proposal to transfer density from the ASA blocks (29 and 30) to the northern blocks (26A, 26B, and 28), while screening both the ASA tanks and above grade parking with an elevated deck that would function as a major green space amenity for the project. Although the Board was supportive of the general idea to transfer density and increase building heights within the area and found the elevated deck idea intriguing, a number of concerns were raised. These included:

- If the green space proposed above the ASA tanks is not publicly accessible, it appears to be an expensive solution with little public benefit.
- Creating a destination for such a large expanse of elevated open space may be difficult.
- The conditions at grade around the tanks and elevated deck would need to be carefully treated.
- Does the height of the deck and tanks create an undesirable condition around the existing residential building on Block 27?
- Is there another way to address the parking and FAR issue without creating artificial grade?

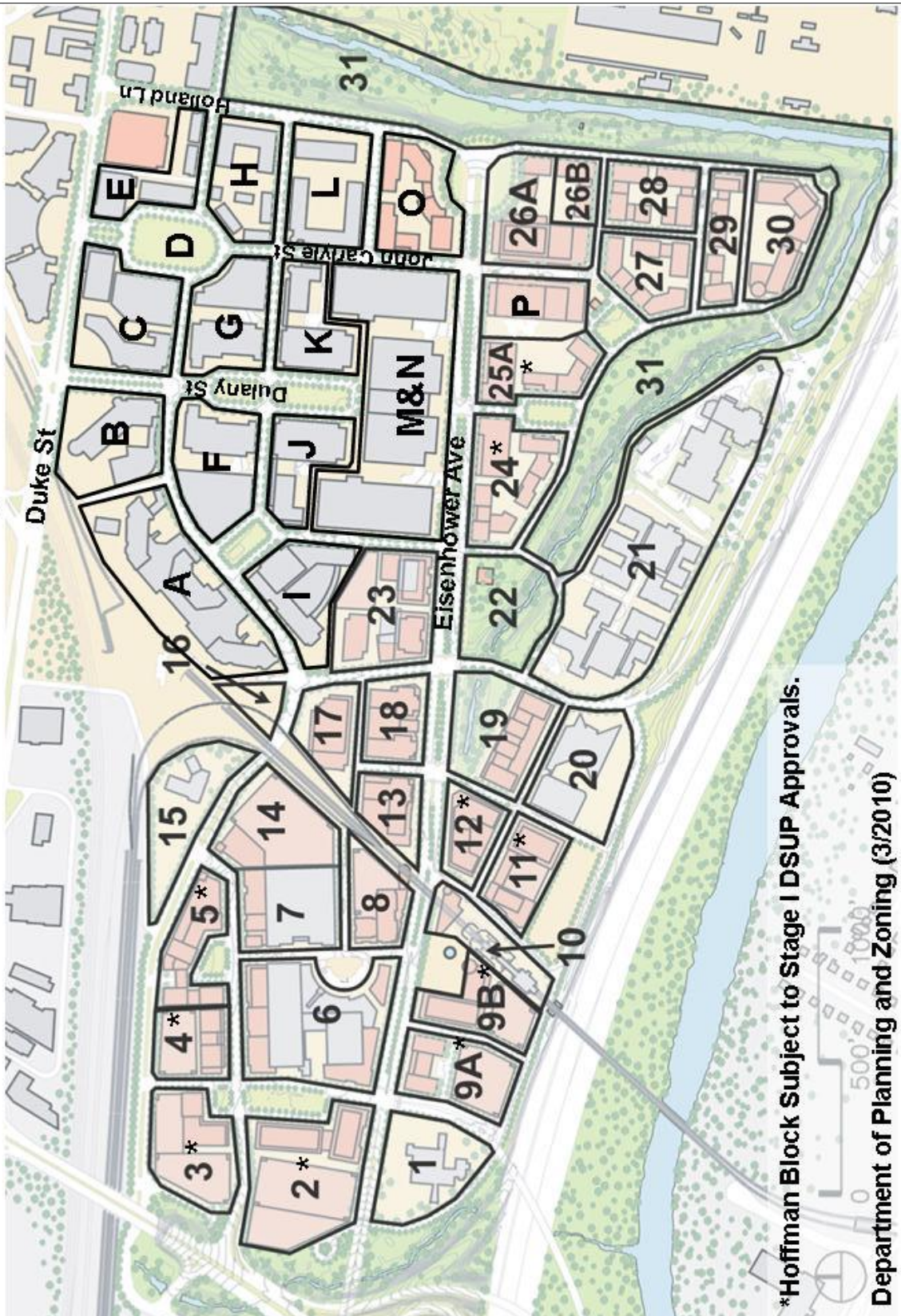
Since the DRB meeting, staff and the applicants have continued to meet to refine the design. During this time, ASA and the City have negotiated an agreement that allows for public access, likely in the form of a ball field, above the tanks. In addition, ASA has agreed to sink the tanks primarily below grade so that they would now be only 10-15 feet above grade. With this new

information, an idea was formed to reverse the direction of the grade change so that the deck over the ASA site is now the lowest point and the elevation increases the closer it gets to Eisenhower Avenue. This idea evolved into creating a signature building at Eisenhower Avenue that would provide the transition from the existing grade at the street to the four-story elevated deck while concealing the above grade parking garage behind the building.

The reversed direction of grade change created a number of improvements to the original scheme. First, this created a better situation for the potential ball field over the ASA tanks since the tanks are no longer elevated 4 stories. This allows for a more natural transition from the existing streets up to the ball field, minimizes the amount of exposed tanks, and creates better pedestrian connections to the ball fields and through the site. Second, this allows for the deck to be higher closer to Blocks 26A, 26B, and 28, thus providing more levels of parking closer to the buildings that need it. Third, it facilitated the idea for a building along Eisenhower to accommodate the change in grade. This creates the potential for a signature building at the intersection of Eisenhower Avenue and Holland Lane that also works to solve the grade transition problem.

At this time, the applicants have submitted an application for an amendment to the Master Plan to formally transfer the floor area from Blocks 29 and 30 to Blocks 26A, 26B, and 28. This request will be reviewed at the June Planning Commission and City Council meetings. The proposed amendment will include general details about the publicly accessible, elevated deck concept. Further refinement of this proposal would continue after approval of the transfer and a Development Special Use Permit (DSUP) for the buildings and deck would be reviewed at a later date. Coordination with the DRB will continue as the design is refined and official applications are submitted.

# Eisenhower East / Carlyle Blocks



\*Hoffman Block Subject to Stage I DSUP Approvals.

Department of Planning and Zoning (3/2010)