Docket Item #1
Design Review Board Case #2011-0003
Carlyle South (Blocks 26A, 26B, and 28)

Application	General Data	
Project Name: Carlyle South – Carlyle Plaza Two **Location:** 760 John Carlyle Street, 1800 Eisenhower Avenue, 340 Hooff's Run Drive (Blocks 26A, 26B, and 28) **Applicant:** Carlyle Plaza, LLC (JM Zell Partners), represented by Ken Wire of McGuire Woods	**Site Area:**	6.23 acres
	Zone:	CDD#11(South Carlyle)
	Proposed Use:	Residential and Office
	Gross Floor Area:	755,000 sf Office 633,000 sf Residential

Purpose of Application	
Concept design review of the proposed Carlyle South development which will include one office building, two residential towers, an atrium building, and a parking structure with open space on top.	
Staff Reviewers:	Tom Canfield, AIA tom.canfield@alexandriava.gov Gwen Wright, gwen.wright@alexandriava.gov Gary Wagner, RLA, gary.wagner@alexandriava.gov Katye North, AICP, LEED AP katye.north@alexandriava.gov

I. RECOMMENDATION AND SUMMARY OF ISSUES

Carlyle Plaza Two, LLC (i.e. JM Zell Partners) has submitted conceptual plans for development of property they plan to assemble in South Carlyle (Blocks 26A, 26B, and 28) for the DRB to review. Staff and the applicant acknowledge that this meeting and review will be the first of several meetings to discuss and refine the design concept for these blocks. Staff recommends that the DRB consider the key issues identified by staff listed below, add or revise the list as needed, and give the applicant direction for them to provide more detailed plans at future meetings.

- Open space design of the parking deck, including amenities
- Atrium use and design
- Plaza design along Eisenhower Avenue frontage
- Treatment of exposed garage edges and entrances
- Stepped terrace design linking to ASA
- Overall access to the garage and buildings/vehicular and pedestrian circulation
- Building design guidelines
- Fire access and EVE locations
- Sustainability/green building elements to be incorporated

II. PROJECT DESCRIPTION

Background

Over the last six months, the DRB has been involved in the South Carlyle planning discussions that include these three blocks (Blocks 26A, 26B, and 28) and the two ASA blocks to the south (Blocks 29 and 30). The Board has already reviewed the ASA proposal, which was approved by the City Council in September. Now the developer of the northern blocks is starting the more detailed development planning for this property.

During the South Carlyle planning process, the property owners, their consultants, staff, and the DRB developed a conceptual plan that would address the negative aspects of the ASA facility and the above grade parking for the office and residential development. The plan called for a large area of open space on top of the parking structure that would link with the open space (i.e. athletic field) above the ASA tanks. The residential and office buildings would have entrances on the elevated open space level as well as street level. A signature atrium building would accommodate the change in grade between the Eisenhower Avenue frontage and the top of the parking structure/open space.

Location

Blocks 26A, 26B, and 28 are the northern and eastern development blocks in the South Carlyle neighborhood. The blocks are bounded by Eisenhower Avenue and the Carlyle development to the north, the proposed Carlyle Plaza One office building and the existing Alexan Carlyle residential building to the west, the proposed ASA expansion to the south, and the existing ASA facility and Hooff's Run to the east.

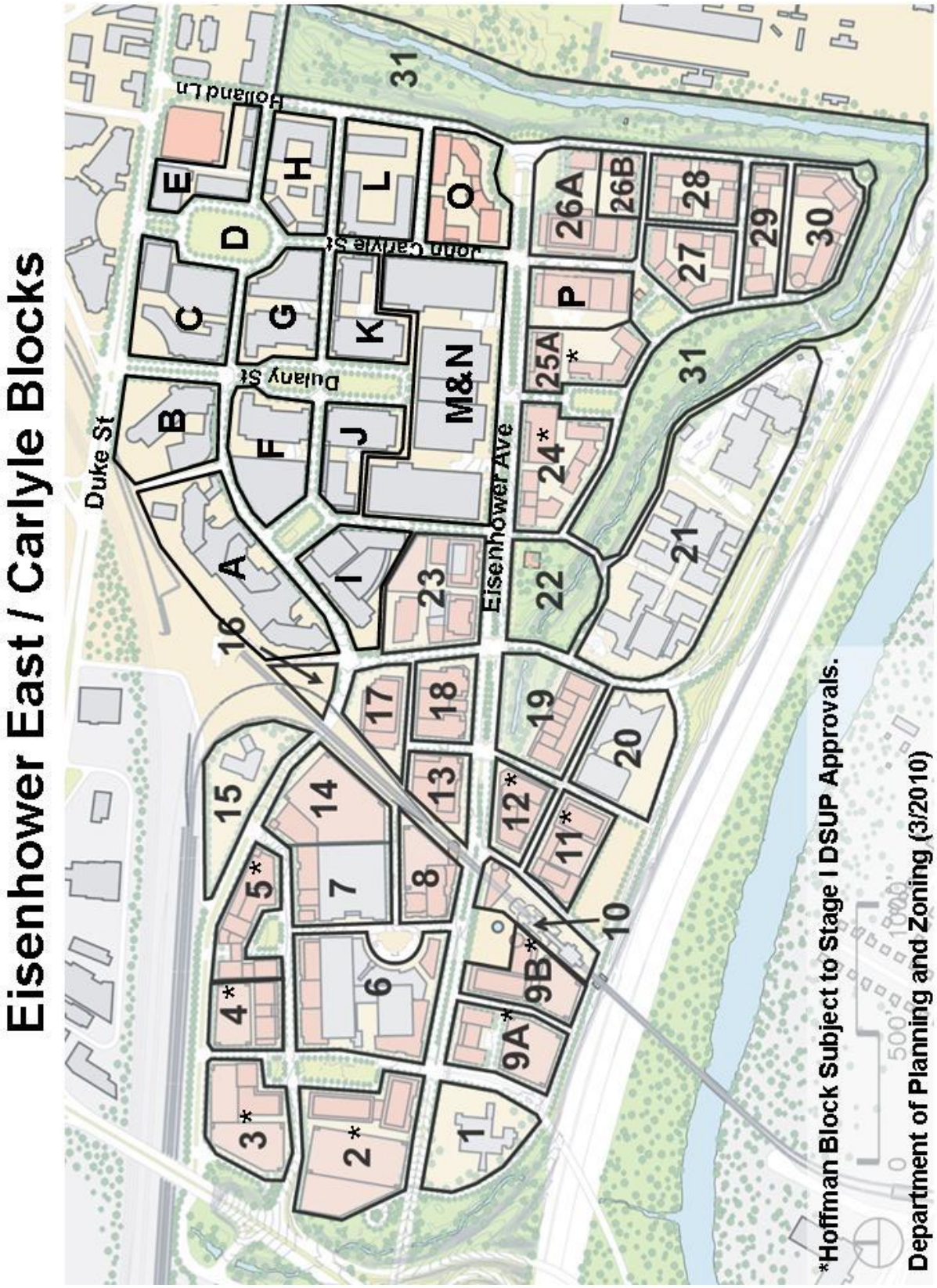
Project Details

The conceptual plan provided is very similar to the previous conceptual plans the DRB reviewed for the entire South Carlyle area. The total area for all three blocks is 6.23 acres and the total floor area proposed is 1,386,000 sf. Of this, 755,000 sf is office floor area and 631,000 sf is

residential floor area. The development will consist of a 20-26 story office building east of the approved Carlyle Plaza One building, a 12-16 story residential building at the northeastern corner of property, an atrium building between the two buildings along Eisenhower Avenue, and a 31 story residential building to the south, across from the existing Alexan Carlyle building. A 3-4 story parking structure connects all of the buildings and includes an open space area on the top.

III. CONCLUSION AND STAFF RECOMMENDATIONS

Staff recommends that the DRB give general direction to the applicant regarding the key issues to address in future meetings by reviewing and amending the list proposed by staff. The applicant should return to the DRB at their regularly scheduled meetings in January and March to discuss refinements made to the plan to address these issues. Detailed recommendations by the DRB will be made at a future meeting.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Dulany St
Duke St
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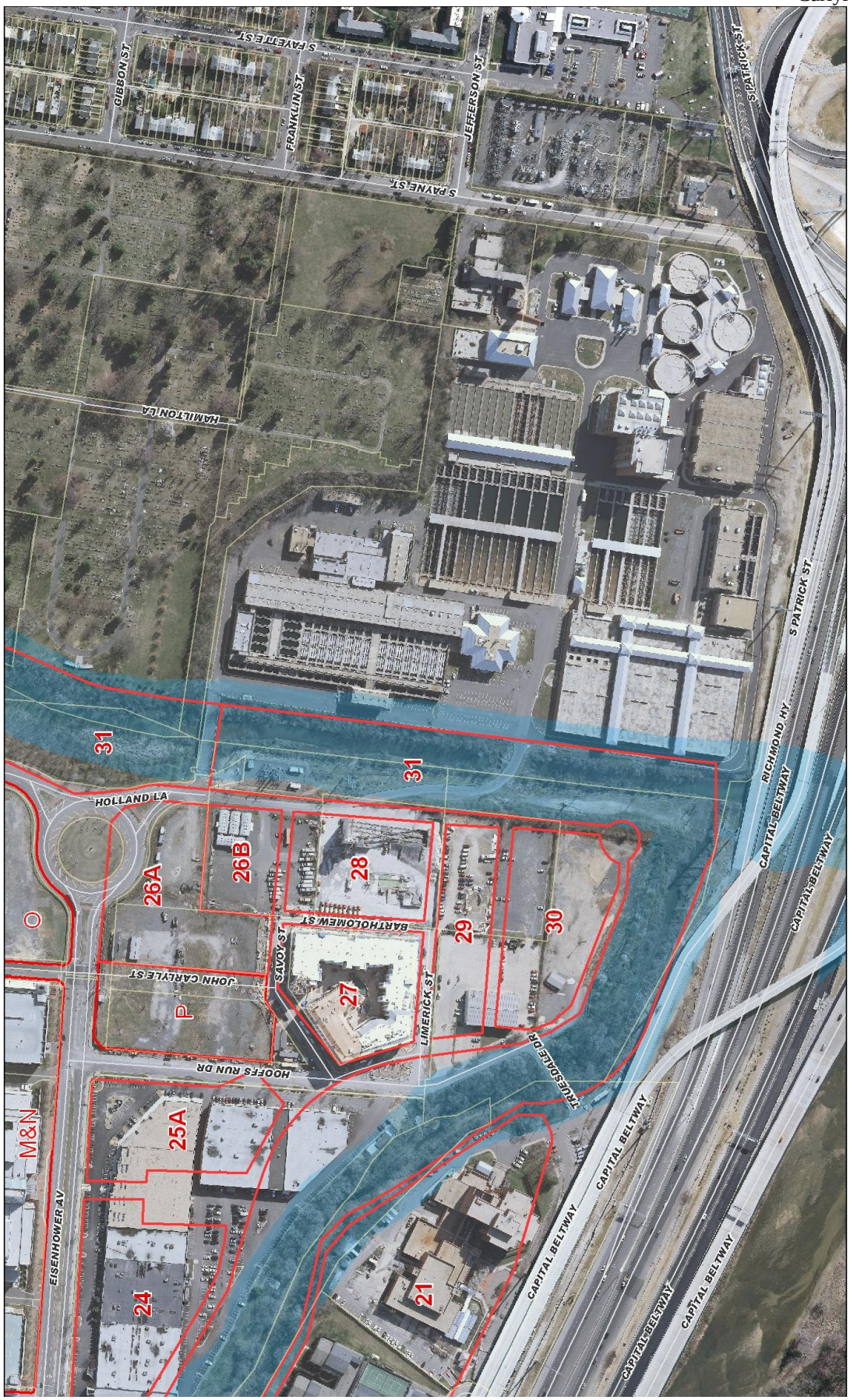
*Hoffman Block Subject to Stage I DSUP Approvals.
Department of Planning and Zoning (3/2010)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