

**Carlyle/Eisenhower East Design Review Board
July 17, 2007**

REQUEST: Approval of revisions to the Block O Design Guidelines

LOCATION: Carlyle Square II, 601 Holland Lane (Block O)

APPLICANT: Post Carlyle II, LLC, by M. Catharine Puskar, Attorney

STAFF: Thomas Canfield, City Architect, Planning & Zoning
Natalie Sun, Urban Planner, Planning & Zoning

BOARD ACTION: By unanimous consent, the Carlyle Design Review Board voted to approve the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

I. REQUEST

Post Carlyle II, LLC has requested DRB approval of the proposed revisions to the Block O Design Guidelines for two proposed multifamily buildings at 601 Holland Lane. The proposed revisions include a new building massing/layout, and minor adjustments to the width of carriageways, sidewalks, low-rise building height, height of streetwalls, and the location of architectural expression lines. The concept proposal for Block O was approved by the Board at the September 22, 2005 DRB hearing. Block O received final design approval at the March 14, 2007 hearing.

II. PROJECT FACTS AND FIGURES

Project History:

The current site design and layout represents a substantial redesign of a proposal that was initially reviewed and enthusiastically approved by the DRB on September 22, 2005. Changes in market conditions and strategy then prompted a rethinking of building heights and massing. The applicant has working with staff to revise the proposal while still meeting the intent of the design guidelines for this block. The current revisions to the *Block O Design Guidelines* reflect the approved building design and layout as approved by the Board on March 14, 2007.

Project Details:

Block O consists of approximately 350 residential units within a four-story building and a 14-story residential tower, for a total of 337,377 sf of development. Approximately 6,000 sf of ground-floor retail is planned along John Carlyle Street at Emerson Avenue. Parking is below grade.

III. STAFF ANALYSIS

The proposed blackline to the Block O Design Guidelines meets the intent of the current

approved guidelines for the block, as determined by the Board on March 14, 2007 in their approval of the new building design and layout. The concept approval is consistent with the attached blackline, reflecting the following proposed revisions to the Block O Design Guidelines:

1. reconfigure the number of buildings on the block from 3 smaller buildings to 2 buildings oriented similar to the layout of Block L to the north
2. reduce carriageway width from 24' to 12'
3. reduce maximum height of the low rise building from 60' to 50'
4. for scale compatibility with the Block P frontage, require a minimum 75' high (absolute) primary architectural feature at the Eisenhower Ave./John Carlyle St. intersection and a secondary minimum 56' high (absolute) architectural feature east of the primary feature
5. adjust the permitted range of the streetwall height on Holland Ln. (from 45'-60' to 25'-50') and on the Crescent Park (from 45'-60' to 25'-50')
6. clarify sidewalk requirements as minimum widths
7. adjust the permitted range of the location of architectural expression lines from 45'-60' to 25'-60'
8. require a minimum retail depth of 35' exclusive of locations with egress stairs
9. require a minimum floor-to-floor retail height of 16'
10. require an entrance along John Carlyle St. at Eisenhower Ave.
11. change "Rotary" to "Crescent Park," to reflect the approved T-intersection and open space configuration at the intersection of Eisenhower Ave. and Holland Ln.

Staff supports these adjustments to the design guidelines. The intent of the guidelines for Block O is to create a development with a generous amount of courtyard open space that is visually connected to the adjacent streets and blocks, while providing for well-scaled low-rise and high-rise residential buildings. The proposed revisions uphold this purpose.

IV. STAFF RECOMMENDATION

Staff recommends that the Board **approve** the proposed revisions to the *Block O Design Guidelines* as depicted in the attached blackline.