



CARLYLE-EISENHOWER EAST DESIGN REVIEW BOARD

Block B Addition and Conversion – Concept Design Review Carlyle Block B / 2051 Jamieson Avenue

Application	General Data	
Project Name: Carlyle Block B (Multi-unit Residential Conversion) Location: Carlyle Block B / 2051 Jamieson Avenue Applicant: Red Fox Development, represented by Kenneth W. Wire & Megan C. Rappolt, attorneys	DRB Date:	April 10, 2025
	Site Area:	0.90 acres (39,017 sf)
	Existing Zone:	CDD#1
	Proposed Zone:	CDD#1
	Existing Use:	Office with retail
	Proposed Use:	Multi-unit residential
	Gross Floor Area:	224,218 SF
Purpose of Application: Presentation of a design proposal for the conversion of an existing office building on Carlyle Block B to a multi-unit residential building with 187 units. The project includes a new four-story addition within the existing building footprint.		
Staff Reviewers: Nathan Randall, Principal Planner nathan.randall@alexandriava.gov Alexa Powell, AICP, Urban Planner alexa.powell@alexandriava.gov Thomas H. Canfield, AIA, City Architect tom.canfield@alexandriava.gov Robert M. Kerns, AICP, Development Chief robert.kerns@alexandriava.gov		

I. OVERVIEW

The applicant, CHI 2051 Jamieson Avenue LLC, represented by attorneys Kenneth W. Wire & Megan C. Rappolt, is requesting Carlyle/Eisenhower East Design Review Board (DRB) review of a proposal at 2051 Jamieson Avenue on the southwestern portion of Block B. This is the first submission for review to the DRB for this proposed project.

II. BACKGROUND

Site Details

The proposed project site is the southwestern portion of Block B as identified in the Carlyle Special Use Permit (SUP). This site, measuring 39,017 square feet in size, is located adjacent to the southwest corner of Jamieson Avenue and Englehardt Lane. Block B overall is bounded by Englehardt Lane to the west, Duke Street to the north, Dulany Street to the east, and Jamieson Avenue to the south, with garage parking accessed from Englehardt Lane.

Block B is improved with two buildings, each on separate properties. The subject site includes the existing 82-foot tall office building at 2051 Jamieson Avenue. Immediately to the northeast of the project site at 2000 Duke Street is an existing 156,000 square-foot office building with a small amount of ground-floor retail on the corner originally known as the “Time-Life Building.” The building was constructed in 1996 pursuant to SUP#2253 (and its subsequent amendments) and approved in September 1995 (SIT#95-0004).

Across Jamieson Avenue to the South of Block B is developed with a 15-story Mixed-Use building with condos, hotel, and a small amount of ground-floor retail on Block F approved in June 2003 (DSP#2003-0041).

History of Block B

Development in the Carlyle neighborhood is governed by its approved “CO Planned Residential/Commercial Development” Special Use Permit. This “Carlyle SUP,” as it is sometimes known, was first approved in 1990 under SUP#2253 and has subsequently been amended several times over the years. The Carlyle SUP approval included guidelines covering the building parameters and some design-related matters for each individual block, as noted later in this report.

Although the neighborhood is zoned CDD#1 / Coordinated Development District #1, nearly all of the development blocks in the neighborhood are governed by the Carlyle SUP rather than any CDD-related provisions.

The most recent development approval on Block B was DSP2002-0014, which approved construction of the existing 82-foot tall, six story, office building with ground floor retail at 2051 Jamieson Avenue that is the subject of the requested conversion and addition.

III. PROPOSAL

General

The proposed project is to convert the existing office building to residential use and add four stories, as well as a mechanical penthouse, to the building. The building would measure 214,228 gross square feet in size and have 187 dwelling units, 135 of which would be one-bedroom units, and 55 of which would be two and three-bedroom units. The proposed change adds about 42,709 gross square feet to the existing building and adds an additional 60ft of height (proposed 142ft - existing 82ft).

Parking Garage

Four levels of underground parking are provided and accessed off of S. Englehardt Lane. The existing below-grade parking garage contains 216 parking spaces. The applicant is proposing 82 standard parking spaces, 7 accessible parking spaces, and 127 compact parking spaces (which is 75% of the total).

Architectural Design

The proposed development preserves the architectural integrity of the existing six-story structure, incorporating subtle exterior modifications. The conversion includes a lighter color treatment for the existing red brick façade, offering a nuanced contrast to surrounding buildings while maintaining the established character of the Carlyle neighborhood.

The design introduces a four-story vertical expansion, articulated through a massing strategy that steps back from the existing structure. The first level of the addition extends the architectural design of the original building, employing materials and detailing to reinforce continuity. Above this, the upper three levels adopt a distinct aesthetic, utilizing glass panels framed by black metal to establish a contemporary contrast. These levels are recessed to create a tiered effect while incorporating an outdoor terrace at the eighth-floor level. This setback condition visually distinguishes the new construction from the existing building design.

IV. REVIEW STANDARDS

For this project, staff is providing the review standards that the Design Review Board should consider. The Board should review the project's consistency with those standards and share its findings with the applicant team during the April 10th meeting.

The review standards that should be used to evaluate this project are provided as an attachment to this report. They are specific to Block B, which is consistent with the block-by-block approach taken throughout Carlyle when the design standards were originally created. They also differ significantly from the standards the Board has used recently for other projects, such as the Eisenhower East Block 20 East project that was considered last year. The standards for Block B are more focused on the floor area, maximum height, use, and other basic building parameters than

on matters of urban design. Some design matters are included in the attached document, such as the need for building setbacks and architectural expression lines.

As part of its future land-use requests for the project, the applicant will be asking for changes to the building parameters (such as height, floor area, and use) in the Block B design standards. The design-related matters contained in the standards, such as building setbacks and architectural expression lines, are already being met on the existing building and would not change. Consequently, the Board may wish to concentrate its review on how the limited design-related standards may be applicable to the new portion of the building. It may also wish to offer the applicant team additional ideas about the building design.

V. CONCLUSION

Staff recommends, as noted above, that the DRB review the project for consistency with the standards outlined in the previous section of this report. Its findings, which may be limited in nature given the scope of the Block B review standards, should be shared as part of the April 10th public meeting. No vote needs to be taken on the proposal at that meeting, unless it is the Board's recommendation that any potential refinements are relatively minor in scope and could be handled as part of the final site plan review process.