

*Modified as per
Al Cox 6/15/2000
g check*



Development Plan
in
Alexandria, Virginia

BLOCK B GUIDELINES

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

Revision	Date
Revision 1	October 1, 1999

Land Owner: Carlyle Development Corporation
1755-C Duke Street
Alexandria, Virginia 22314 703-739-7705

Masterplanner: 3D/International
(Revised Master Plan)
1001 G Street NW
Washington, D.C. 20001 202-478-2500

Cooper, Robertson & Partners
(Original Master Plan)
311 West 43rd Street
New York, NY 10036 212-247-1717

Civil Engineer: Patton Harris Rust and Associates, PC
14532 Lee Road
Chantilly, Virginia 20151 703-449-6700

Block B

Site Area: 116,629 SF

Permitted Program and Use:

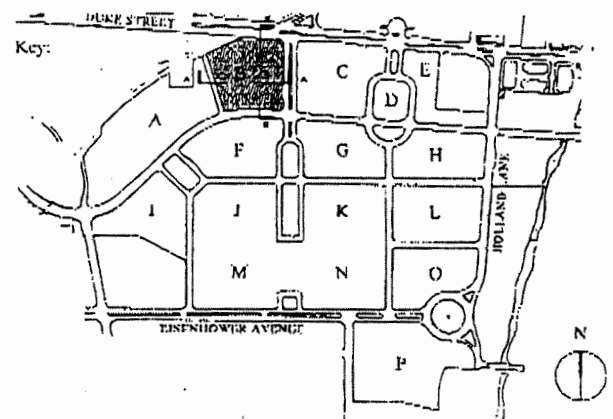
Office	290,000 GSF
Retail	7,000 GSF*
Total Permitted	297,000 GSF

Parking Provided Per TMP SUP 2254

Open and Usable Space 30,450 SF
Minimum

Note: All program numbers refer to Gross Square Feet

*Pursuant to condition #80, 3,850 SF of retail space within the Time Life building may be used as office.



Carlyle Development Plan in Alexandria, Virginia
Block B Guidelines

Block Disposition

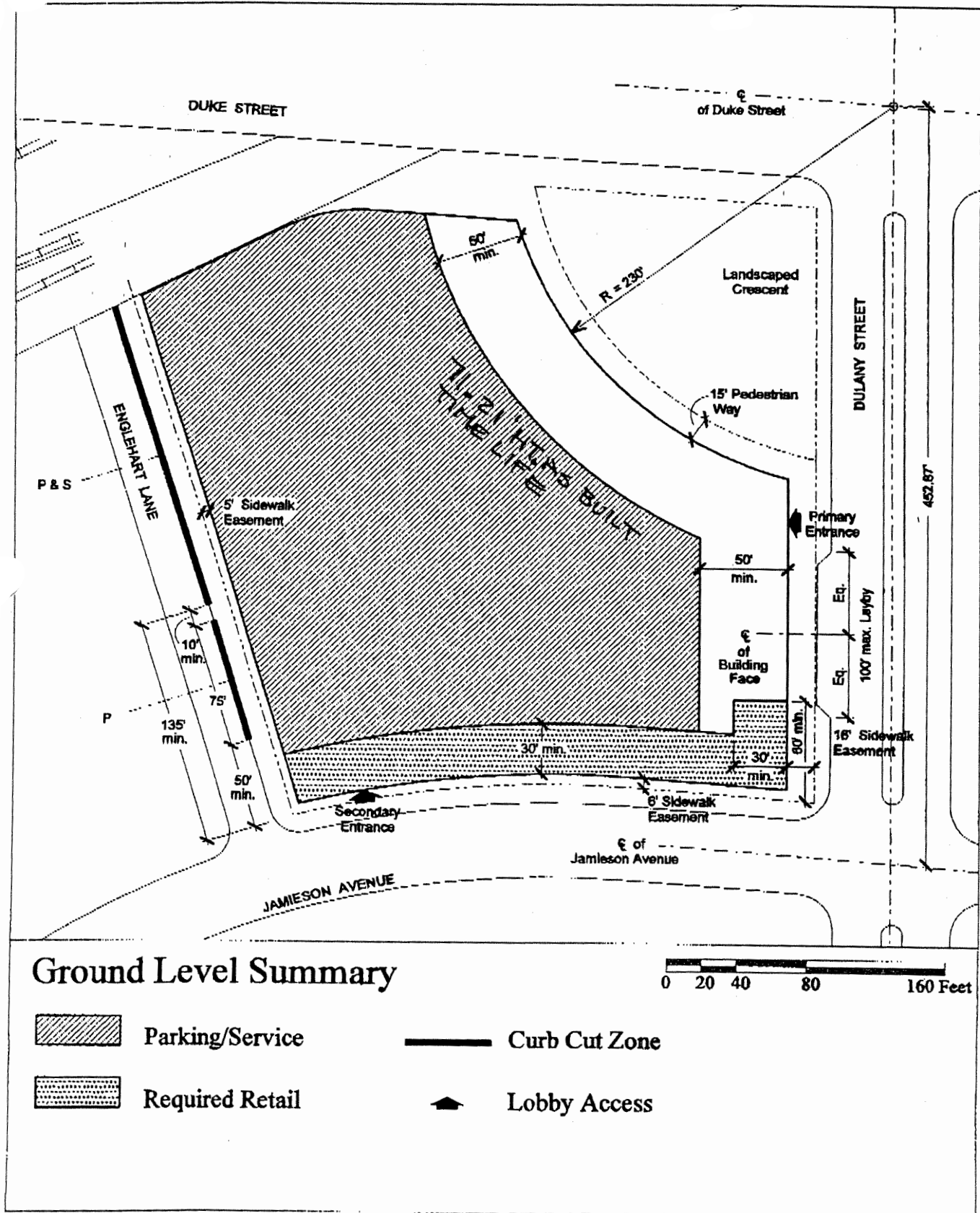
This block is intended to have two office buildings; the major one defines one side of the Crescent. Blocks B and C are intended to define a "gateway" into the Gardens through a symmetrical and consistently treated formal gesture consisting of rooftop, streetwall and landscape treatment with the Crescent area.

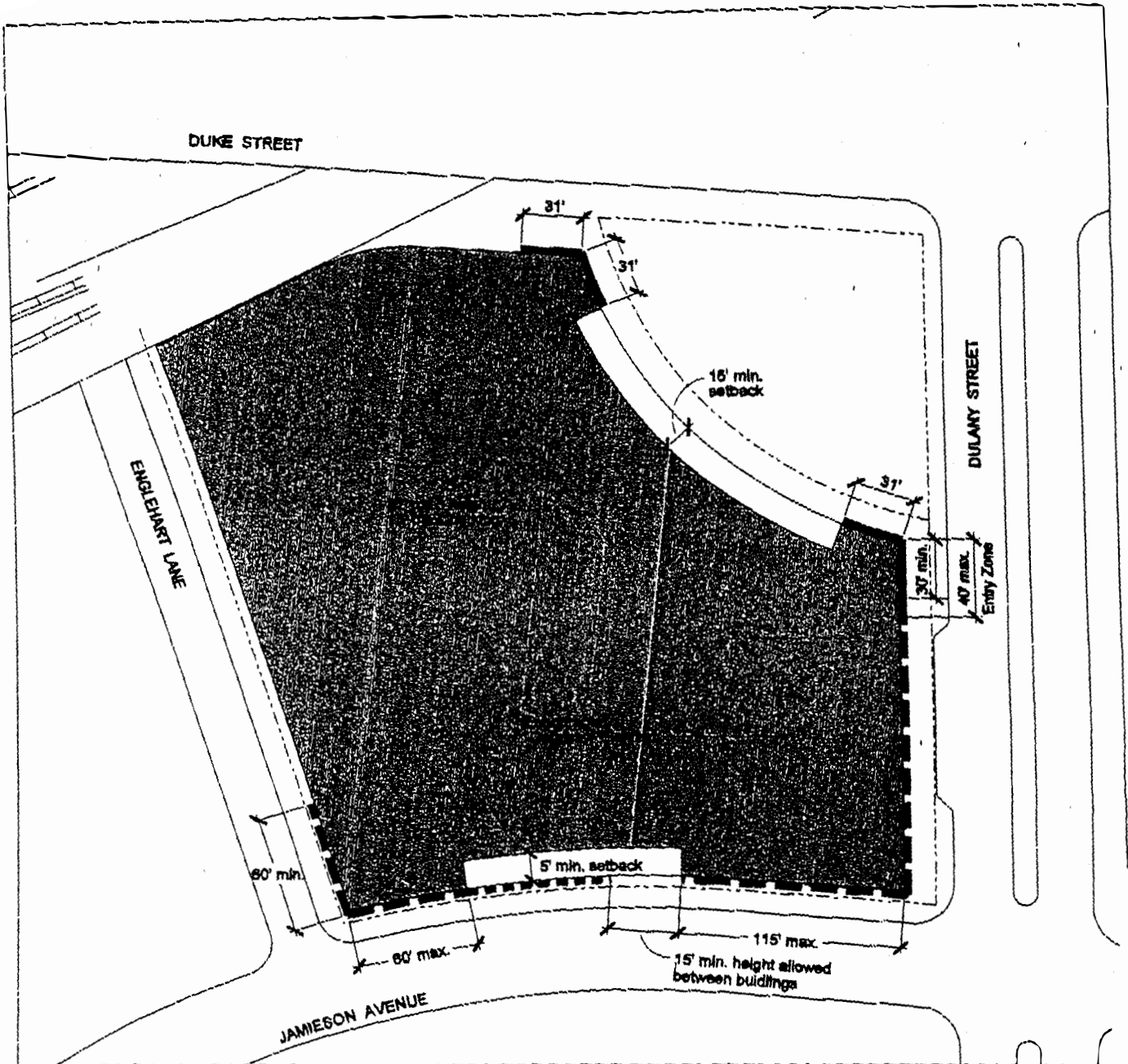
Carlyle Development Plan in Alexandria, Virginia **Block B Guidelines**

Category	Mandatory	Discretionary
Open Space		
Crescent	A landscaped crescent shall be located at the northeast corner of the block. The crescent shall be delineated by an arc with a radius of 230' with a center point north of the intersection of the centerlines of Jamieson Avenue and Dulany Street.	
Location of Easements	Jamieson Avenue: 6'	
Sidewalk	Dulany Street: 16' Englehart Lane: 5'	
Ground Floor Summary		
Retail	All Jamieson Avenue frontage and the 60' (min.) of Dulany Street frontage adjacent to Jamieson Avenue shall be designed to accommodate retail – now or at a future date.	Multiple shop front entrances are encouraged along street frontages.
Office	The primary office entrance to the crescent building shall be on Dulany Street, at its intersection with the Crescent.	Secondary office entrances are permitted on the Crescent and on Jamieson Avenue. Multiple entrances are encouraged on Jamieson Avenue.
Parking Access Zones	Englehart Lane: a 75' zone beginning 50' (min.) north of Jamieson Avenue PL is permitted. There shall be a minimum of 10' between the parking access and service access zones. But this may be reduced with the approval of the Design Review Board if such minimum is precluded by the existing metro easement.	
Parking and/or Service Access Zones	Englehart Lane: a zone beginning 135' (min.) north of Jamieson Avenue PL, continuing to the north end of Englehart Lane	

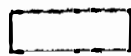



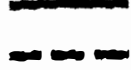
Carlyle Development Plan in Alexandria, Virginia
Block B Guidelines

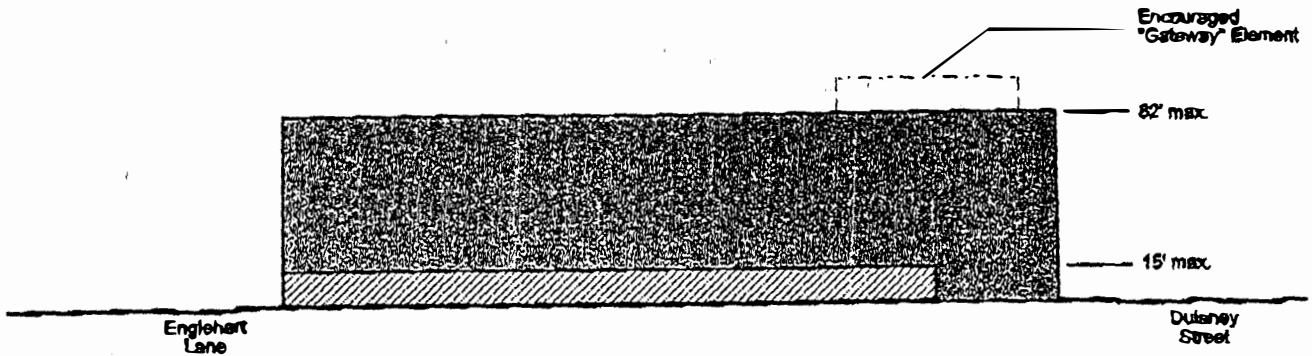
Category	Mandatory	Discretionary
<p>Parking at or Above Grade</p>	<p>30' from Jamieson Avenue</p> <p>50' from Dulany Street West BL</p> <p>50' from Crescent BL</p> <p>*Note: these parking setbacks may be reduced or waived by the Design Review Board where the board feels it necessary or desirable.</p>	
<p>Layby</p>		<p>A layby no longer than 100' along Dulany Street is permitted with the approval of the Design Review Board.</p>
<p>Bulk</p> <p>Streetwalls</p>	<p>Englehart Lane: 50' (min.), 82' (max.) for 60' (min.) north of Jamieson Avenue</p> <p>Duke Street: 65'-82' for 30' (min.) west of the Crescent, or an alternate design as approved by the Design Review Board</p> <p>Jamieson Avenue: 50'-55'; may increase to 82' for 60' (max.) east of Englehart Lane BL and 115' (max.) west of Dulany Street. The minimum height may be reduced to one story (15' min.) between buildings as measured from grade at the point of connection</p> <p>Dulany Street: 50' (min.), 82' (max.) for a minimum of 80' of frontage. A 30' (min.) portion south of the Crescent BL must be 75'-82'.</p> <p>Crescent: 50'-67' for a minimum of 75% of the frontage.</p>	
<p>Maximum Heights</p>	<p>The maximum height of any building shall be 82'.</p> <p>If less than 60% of the ground floor of any specific building is dedicated to retail use, the maximum height of that</p>	



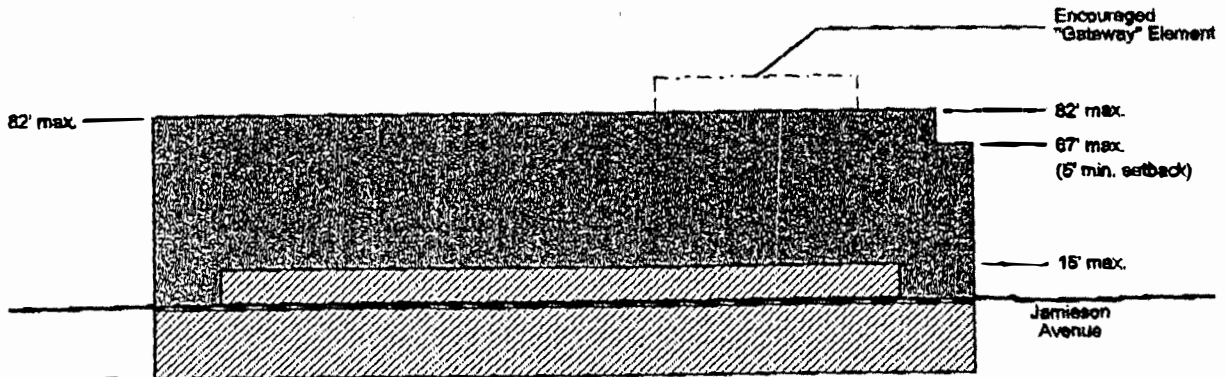


Bulk Summary

-  67' maximum height zone
-  82' maximum height zone
-  50'-55' required street wall
-  75'-80' required street wall
-  50' minimum, 80' maximum required street wall

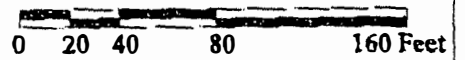




Section A-A



Section B-B

Sections



-  Building Bulk
-  Parking