CARLYLE PLAZA

Alexandria, VA

DESIGN REVIEW BOARD
DRAFT SUBMISSION
09 FEBRUARY 2012

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AGENDA

- TRANSITION ZONE STUDY
- OPEN SPACE
- TOWER MASSING
- LIMERICK ST. EXTENSION
- HOLLAND LANE ELEVATION
- ALTERNATE HOLLAND LANE RAMP STUDY
- DESIGN GUIDELINES

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LANDSCAPE PLAN

CARLYLE PLAZA
JM ZELL PARTNERS, LTD

0' 60' 120'

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10046.L01

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TRANSITION ZONE STUDY

PREFERRED CONCEPT

- GARDEN BLOCKS
  - 3 Alternatives

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TRANSITION ZONE - DESIGN GOALS

- Welcoming, enticing and inviting
- Enhances open spaces at top and bottom
- Integrate water and tie to ASA
- Enriches adjacent spaces

WHAT WE HEARD

- Welcoming stair from John Carlyle St.
- Events along the path of travel
- Visible and active landings
- Dramatic overlook with regional views
- Use of Bio-filtration is appropriate

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DESIGN CONSIDERATIONS

- Sculptural appeal of stairs
- Stair locations and experience
- Legible circulation
- Bio-filtration
- Balance of vegetation and water feature
- Integrate events
- Mitigate grade changes
- ADA access, equivalent experience

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APPROACH A

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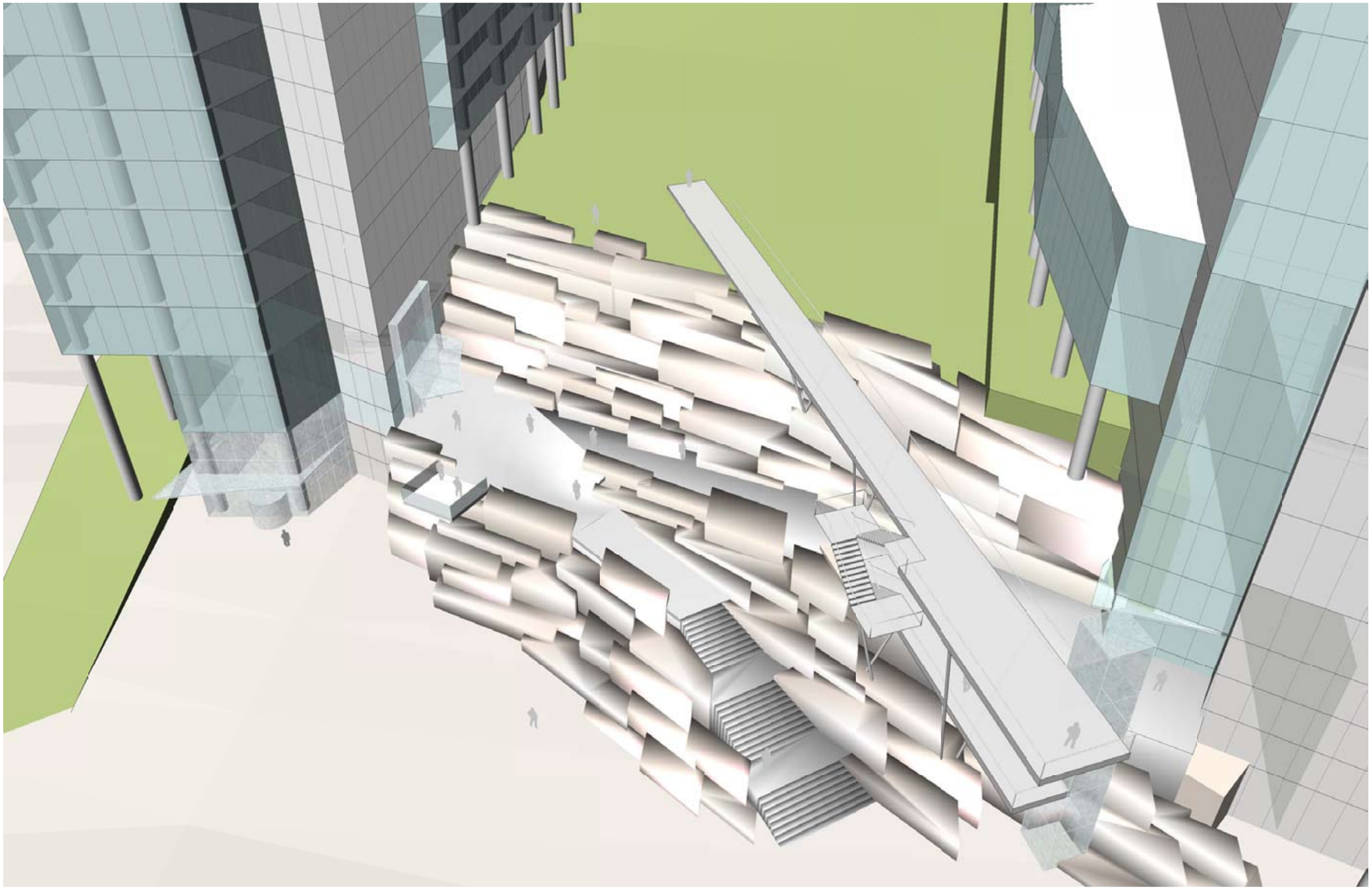

TRANSITION ZONE OPT A VIEW 1

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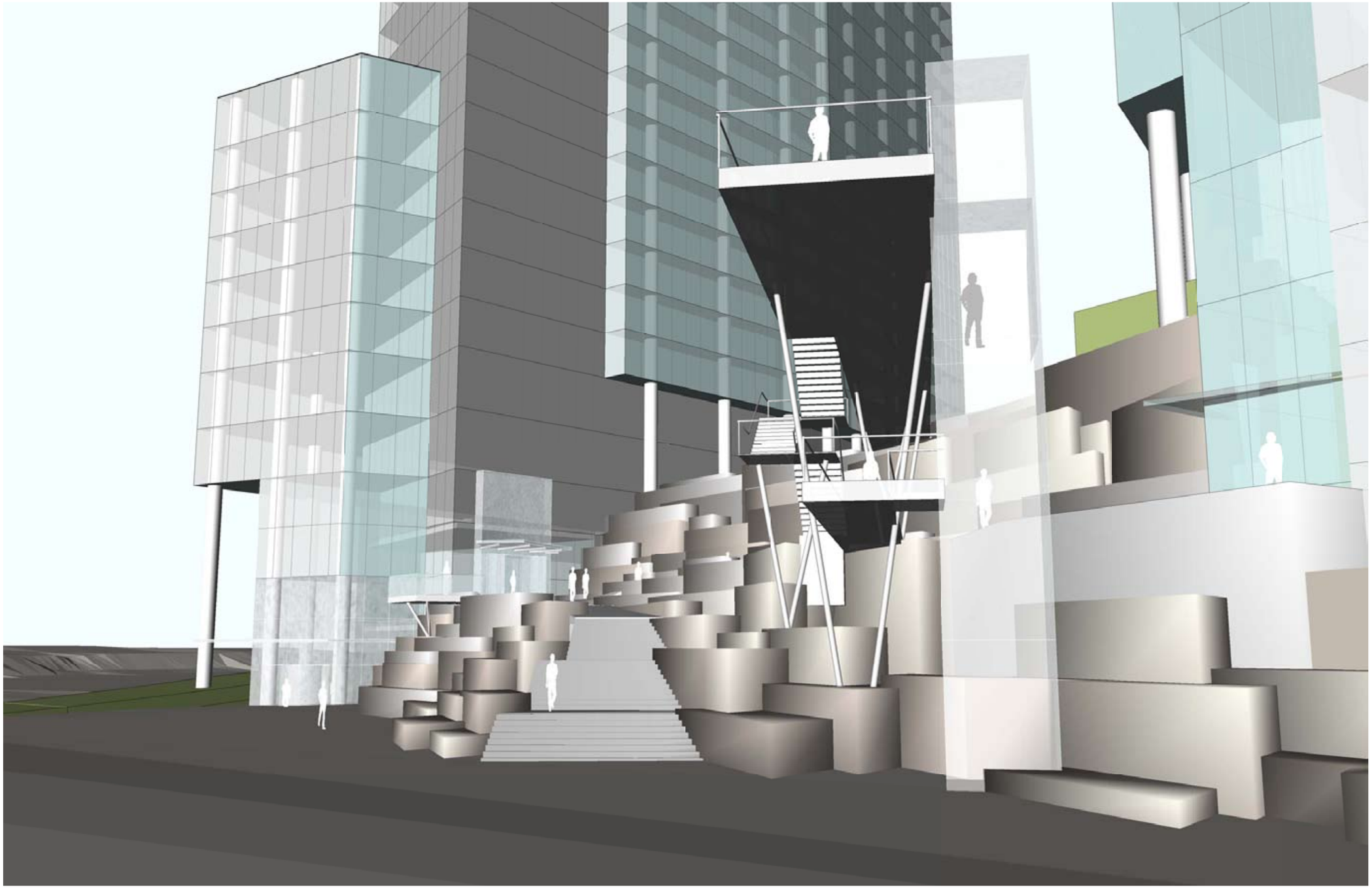

TRANSITION ZONE OPT A VIEW 2

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TRANSITION ZONE OPT A

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APPROACH B

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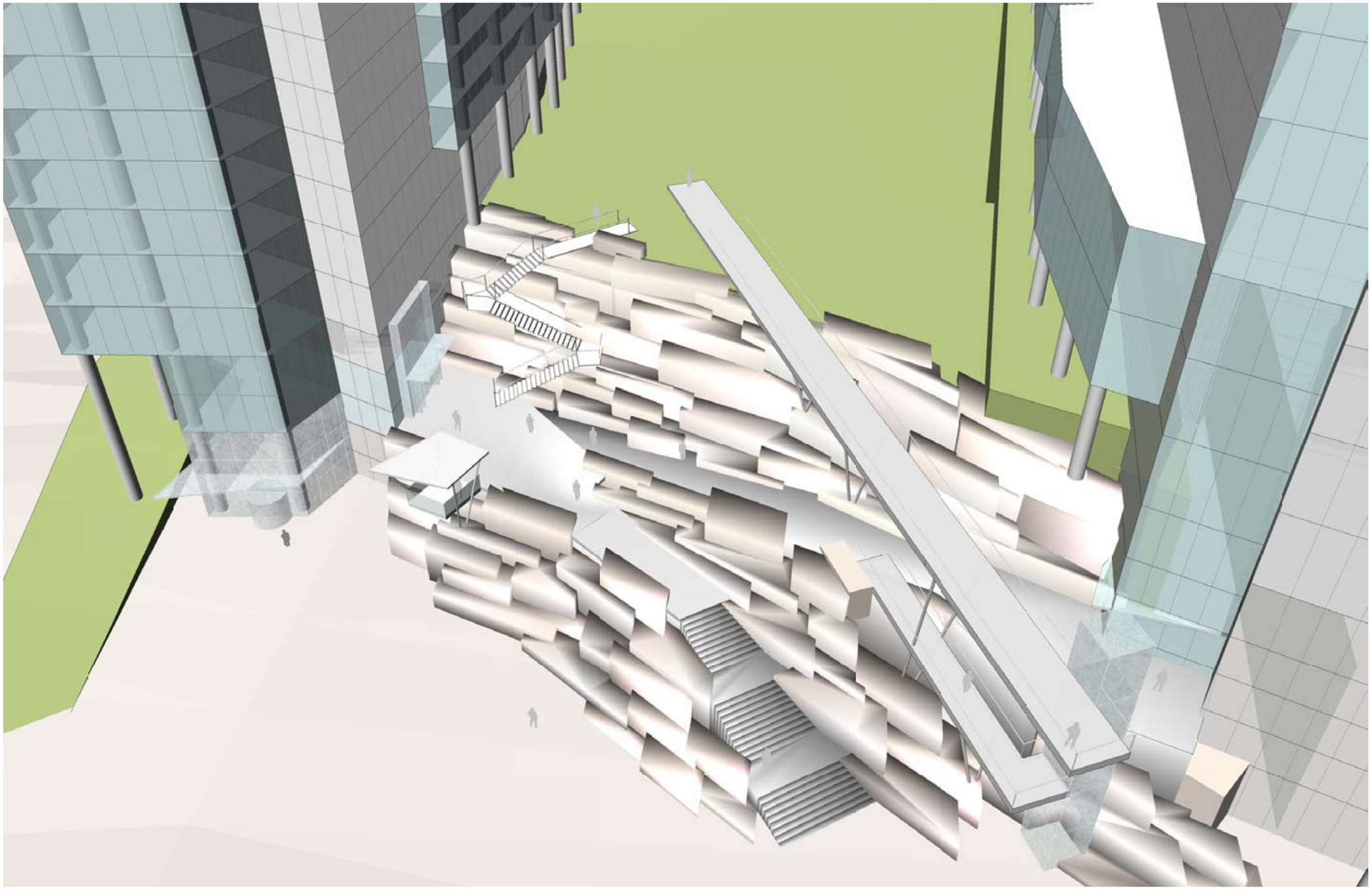

TRANSITION ZONE OPT B VIEW 1

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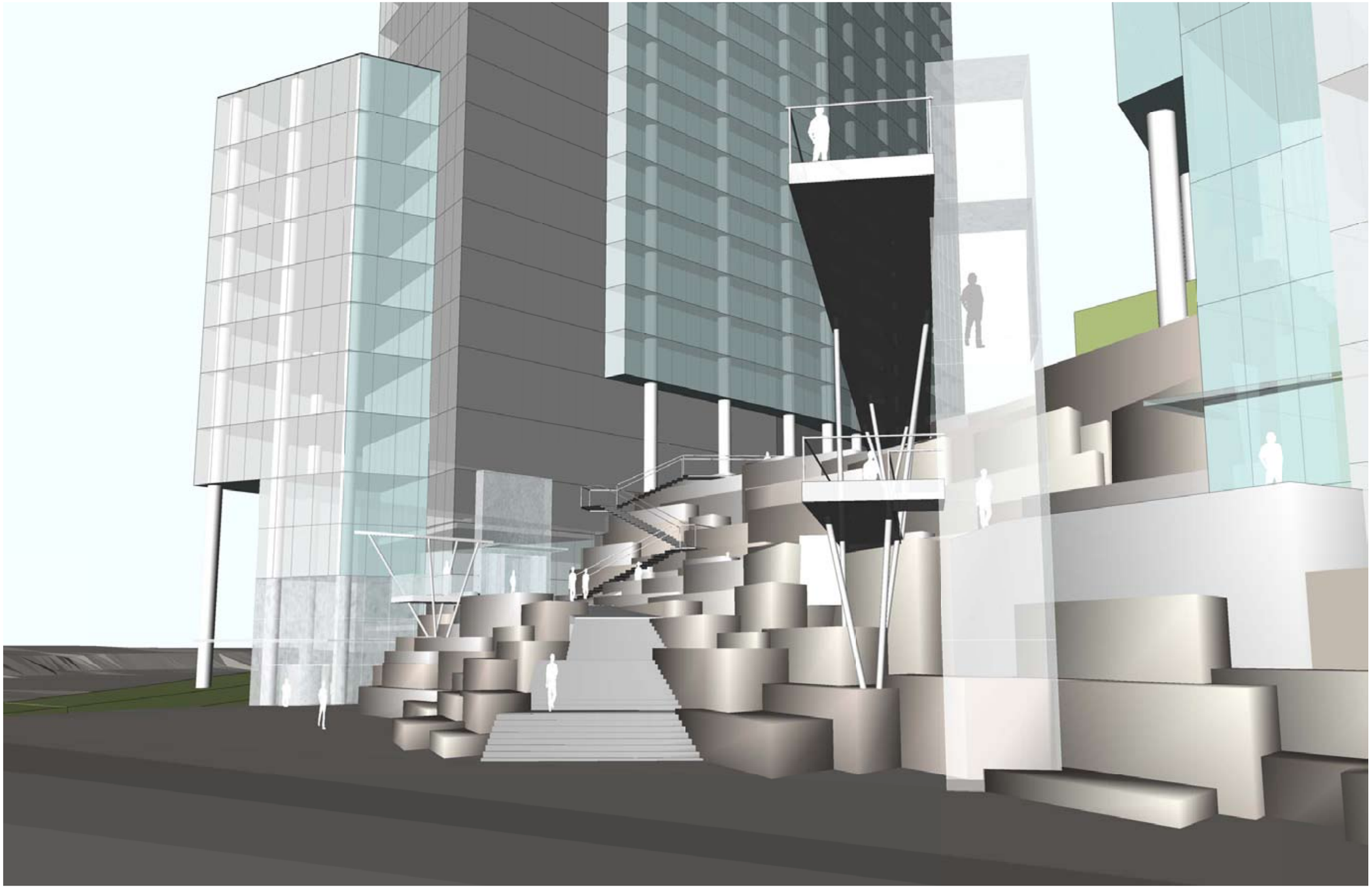

TRANSITION ZONE OPT B VIEW 2

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APPROACH C

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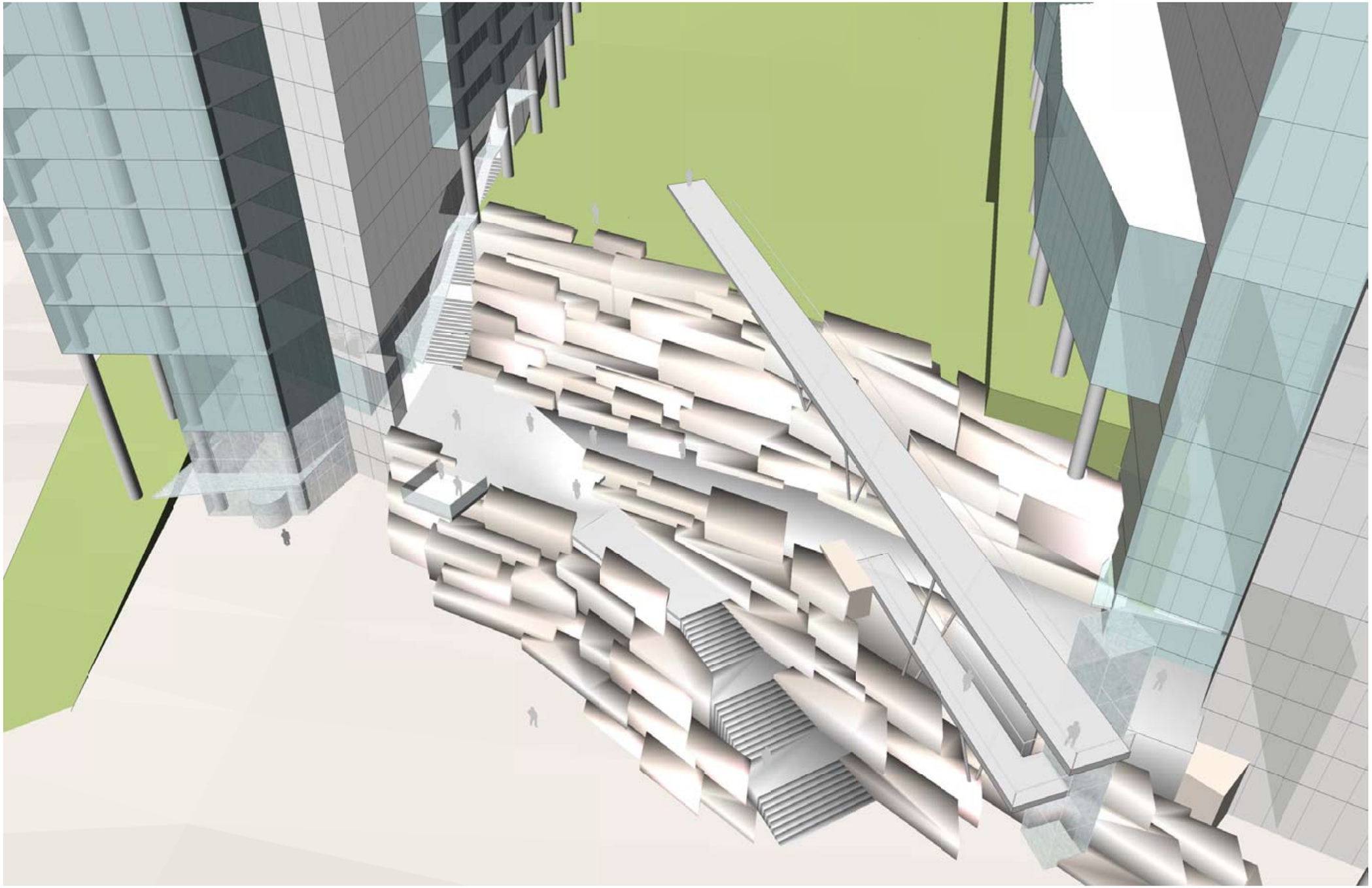

TRANSITION ZONE OPT C VIEW 1

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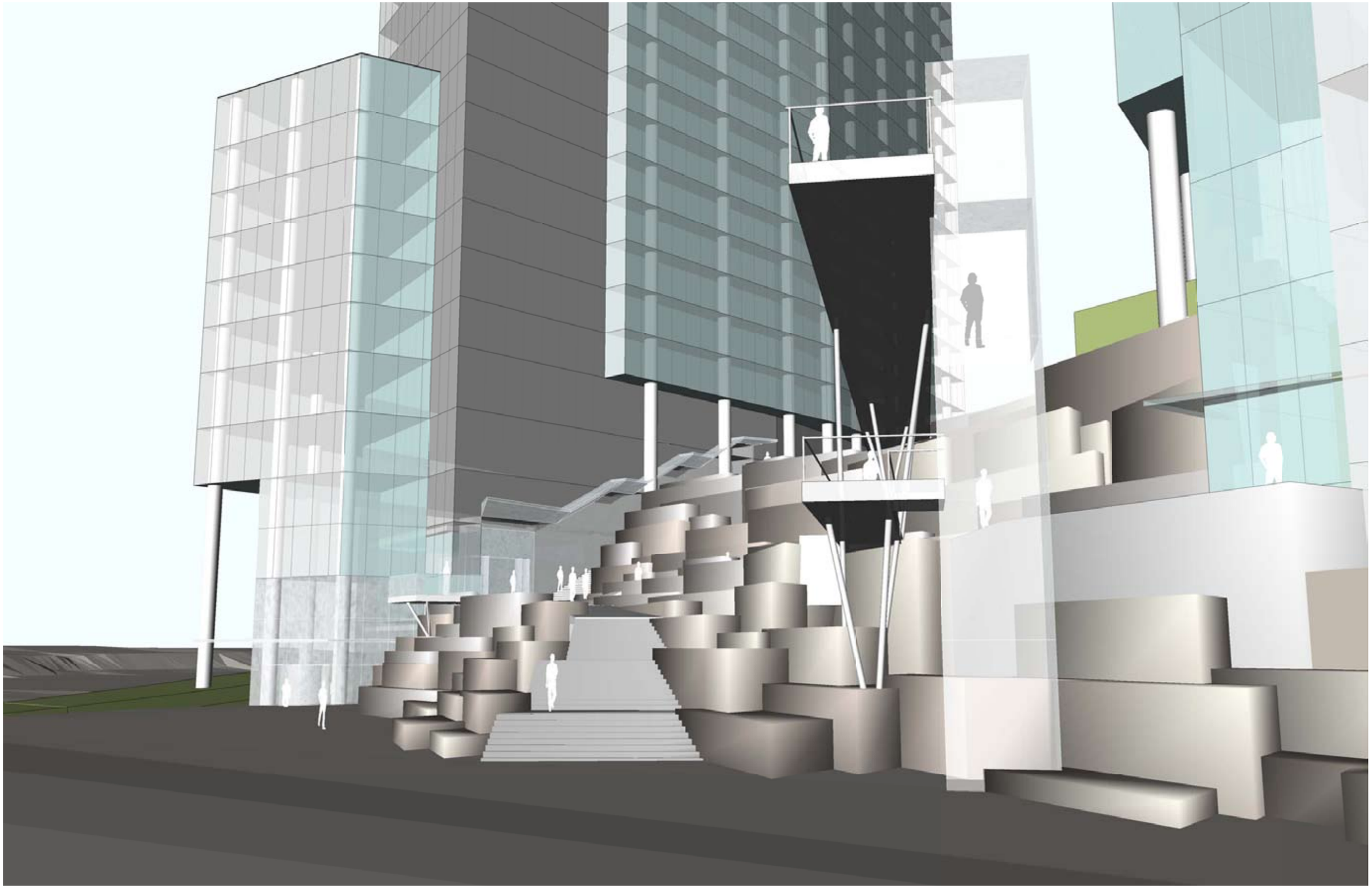

TRANSITION ZONE OPT C VIEW 2

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OPEN SPACE

OPEN SPACE - DESIGN GOALS

- Welcoming
- Enticing/Inviting
- Enriches adjacent spaces
- Integrate ASA playfield

WHAT WE HEARD

- Provide children’s playground
- Incorporate ASA water

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DESIGN CONSIDERATIONS

- Balance of hard and soft surface
- Eisenhower Plaza as a frontdoor
- Create multiple paths and experiences through the open space

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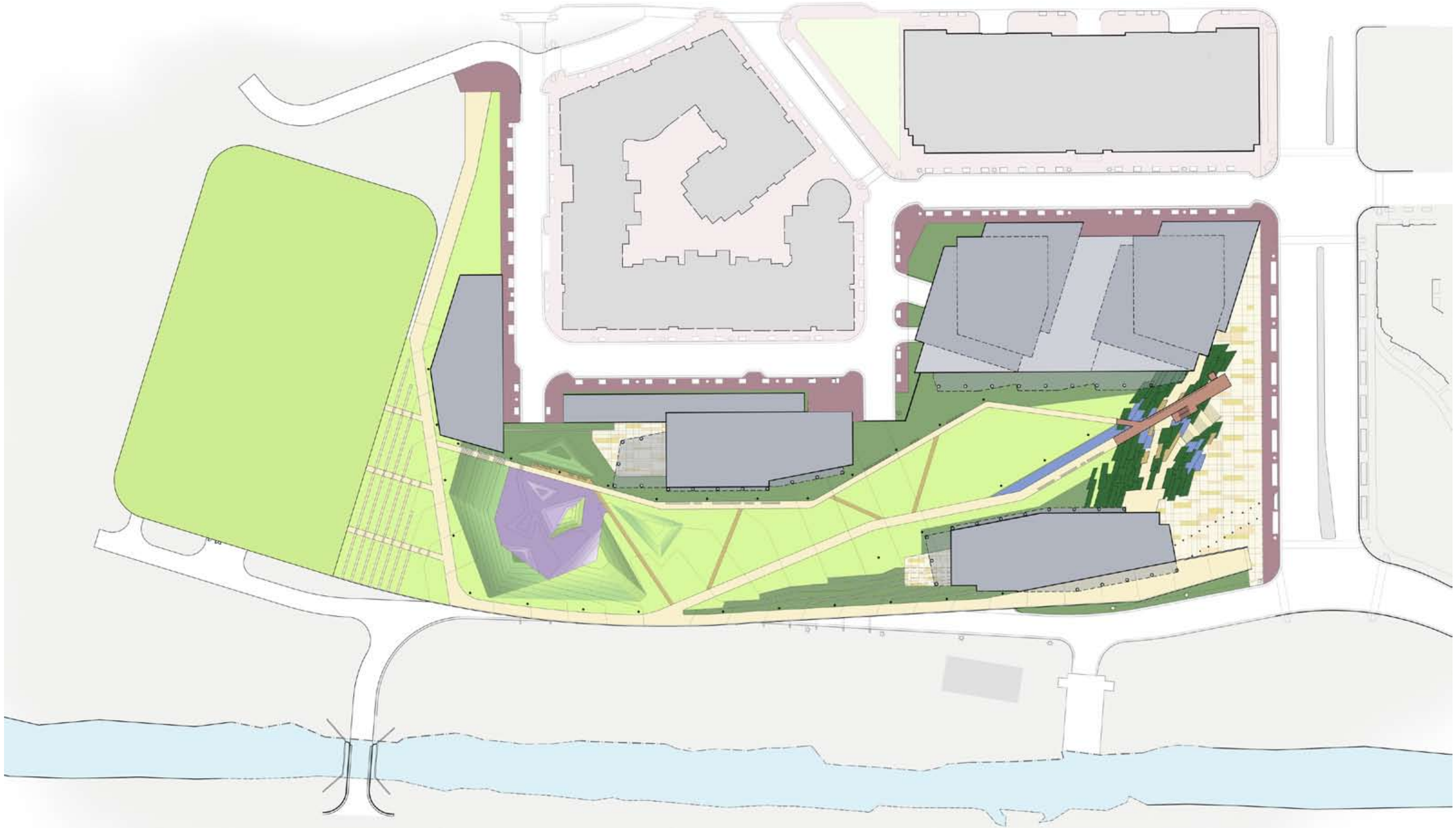

ILLUSTRATIVE PLAN

CARLYLE PLAZA
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ILLUSTRATIVE PLAN

CARLYLE PLAZA
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TOWER MASSING

TOWER - DESIGN GOALS

- Create a compelling skyline
- Celebrate spiral form
- Continue Holland Lane scale
- Subdivide the building volumes
- Pilotis at green spaces

WHAT WE HEARD

- Increase height differentials
- Emphasize spiral
- Avoid ‘Wall’ on East Elevation
- Desire to create building crown

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DESIGN CONSIDERATIONS

- Meet project design goals and market demands
- Create flexibility
- Modern materials within a historic context
- Creating compelling streetscape
- Responding to the open spaces

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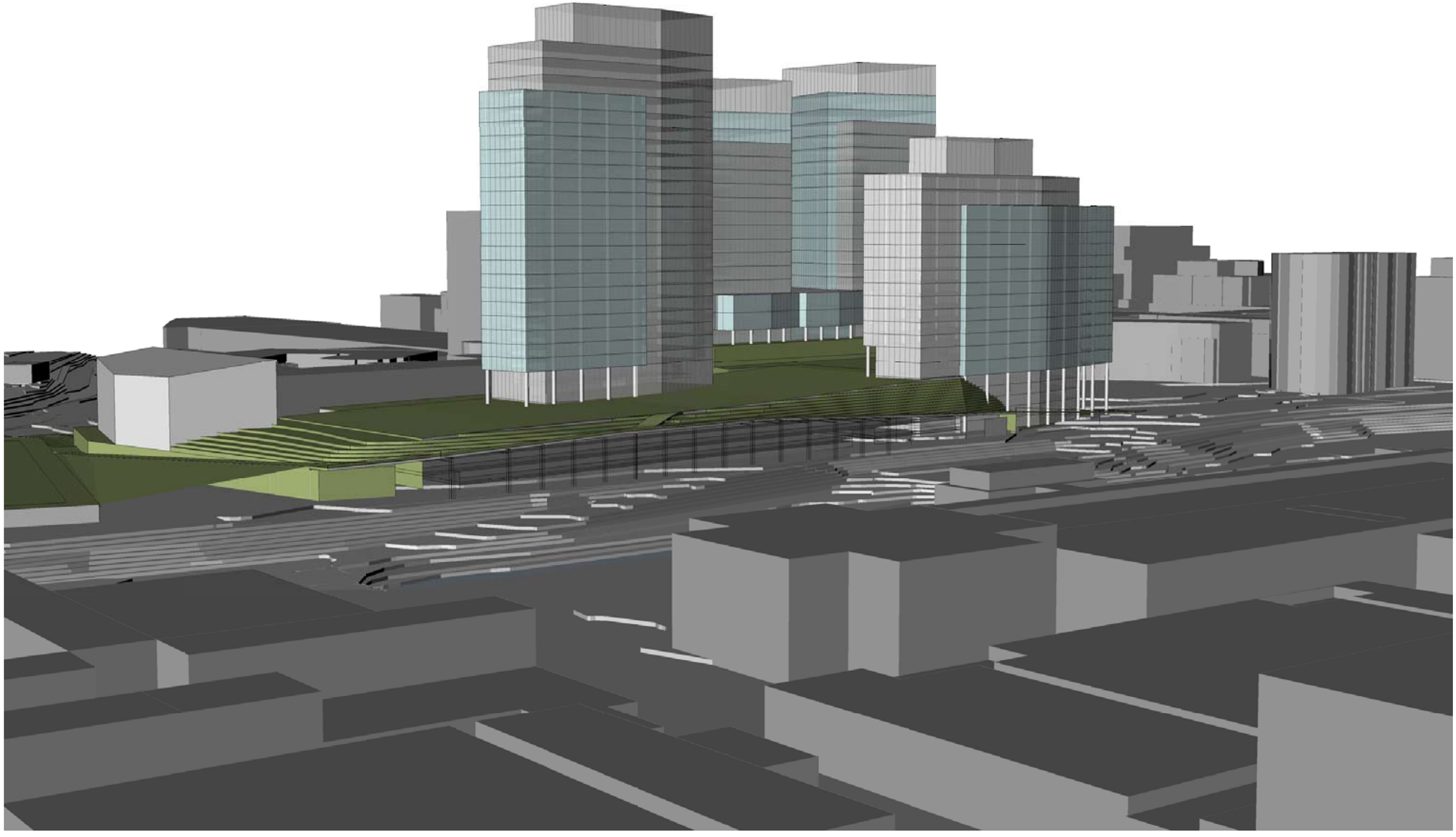

COMPOSITION A

CARLYLE PLAZA
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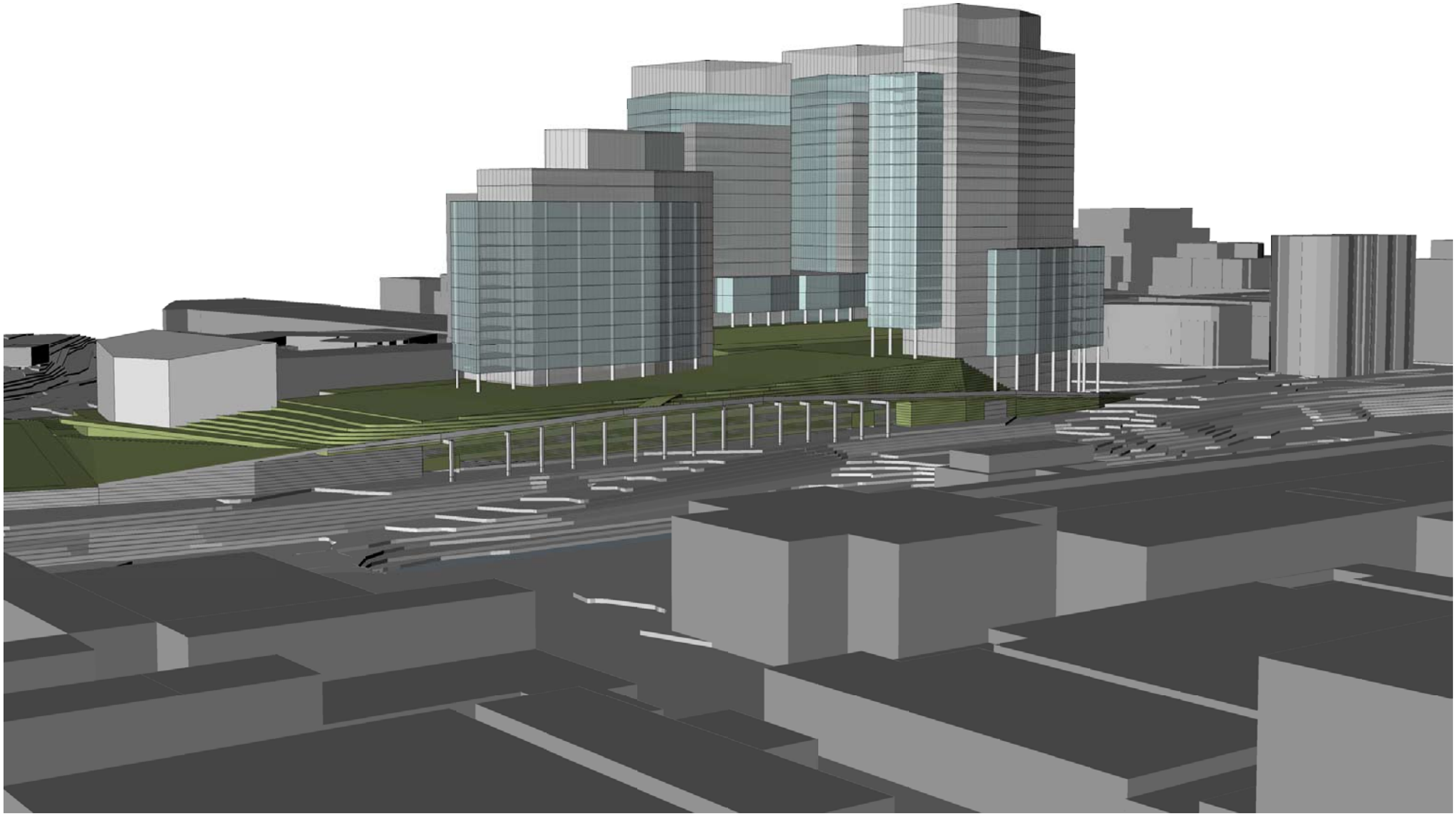

COMPOSITION B

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LIMERICK ST. EXTENSION

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LIMERICK ST - DESIGN GOALS

- Create a welcoming and integrated experience

WHAT WE HEARD

- Open and airy
- Inviting entry

DESIGN CONSIDERATIONS

- Solid wall to the south
- Exposed structure

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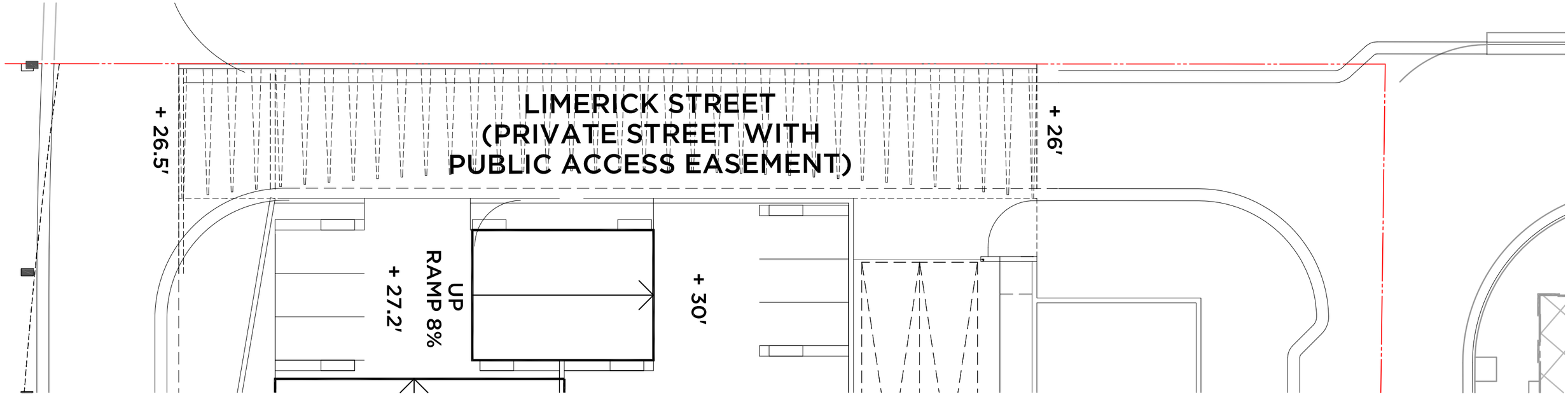
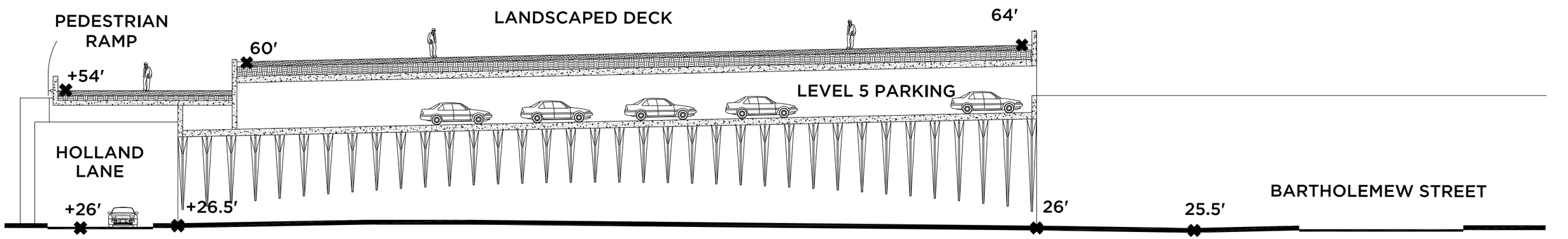


LIMERICK STREET PLAN



LIMERICK STREET ELEVATION

LIMERICK STREET STUDY

CARLYLE PLAZA
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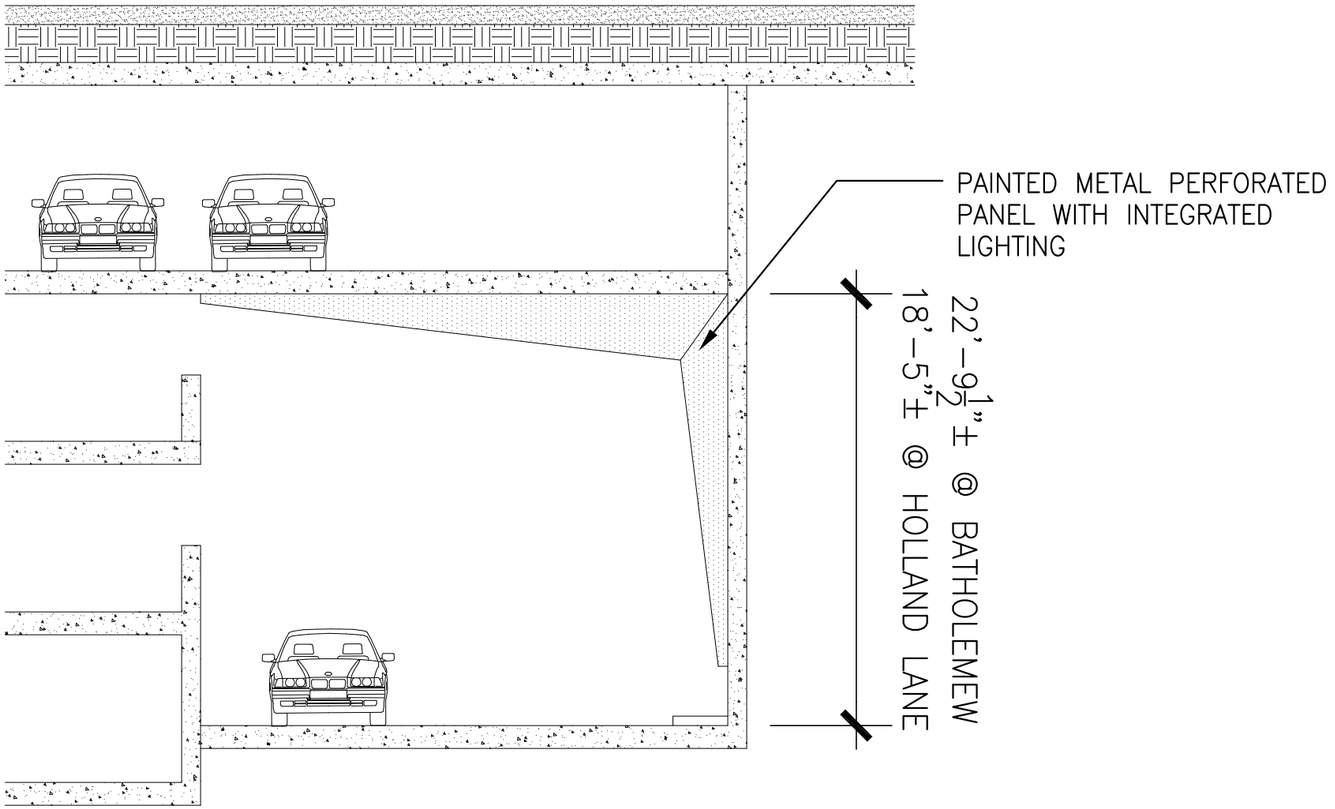
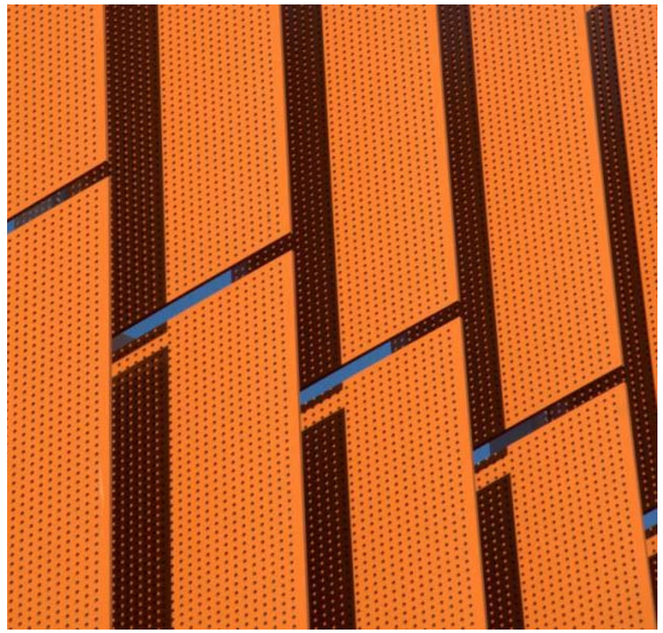


LIMERICK STREET SECTION



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HOLLAND LANE ELEVATION

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HOLLAND LANE - DESIGN GOALS

- Create a dynamic and organic edge that defines the entire open space
- Create attractive facade for the parking structure

WHAT WE HEARD

- Utilitarian but attractive edge

DESIGN CONSIDERATIONS

- Interface between infrastructure and design
- Exposed structure

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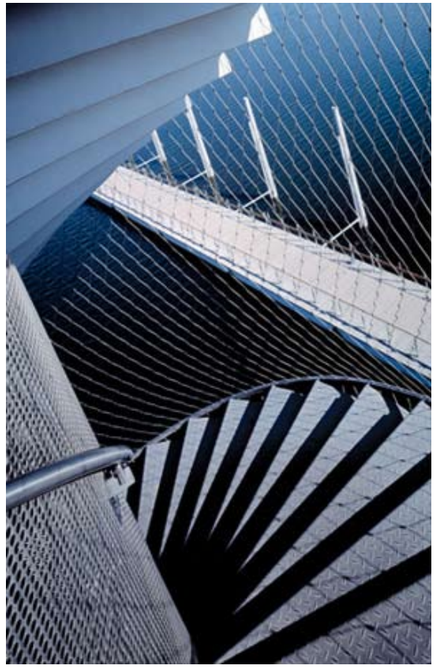

Holland Lane Edge Precedents

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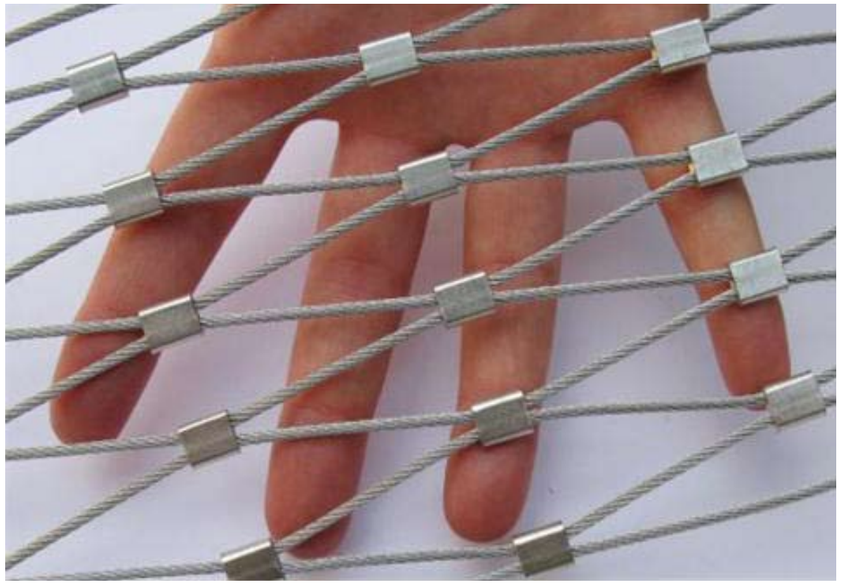

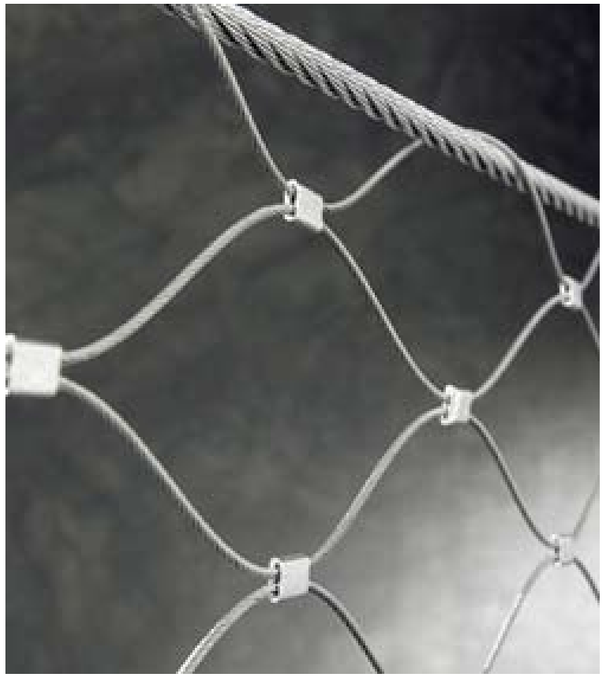

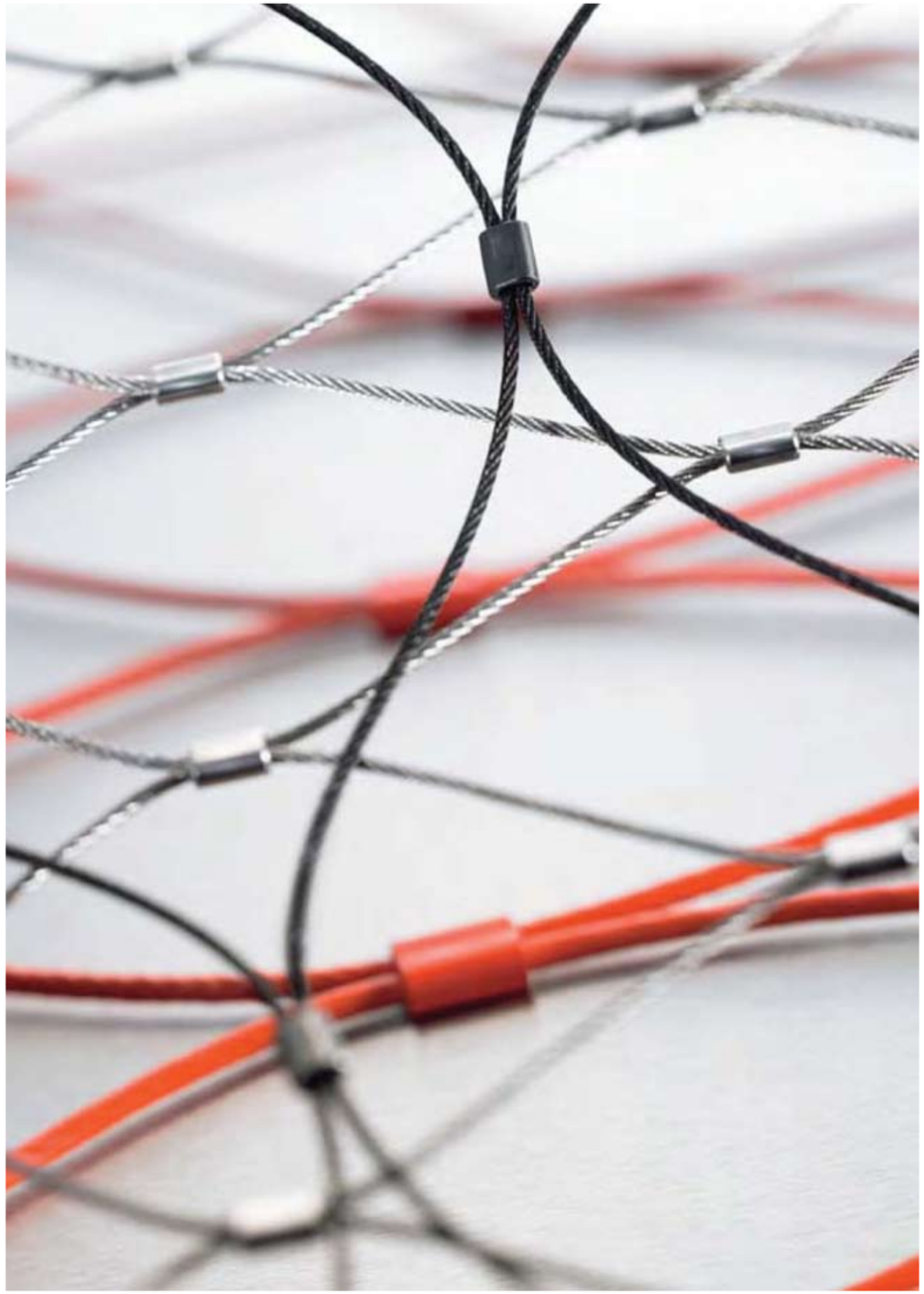

Holland Lane Edge Material Precedents

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Holland Lane Facade _ VIEW 1

CARLYLE PLAZA
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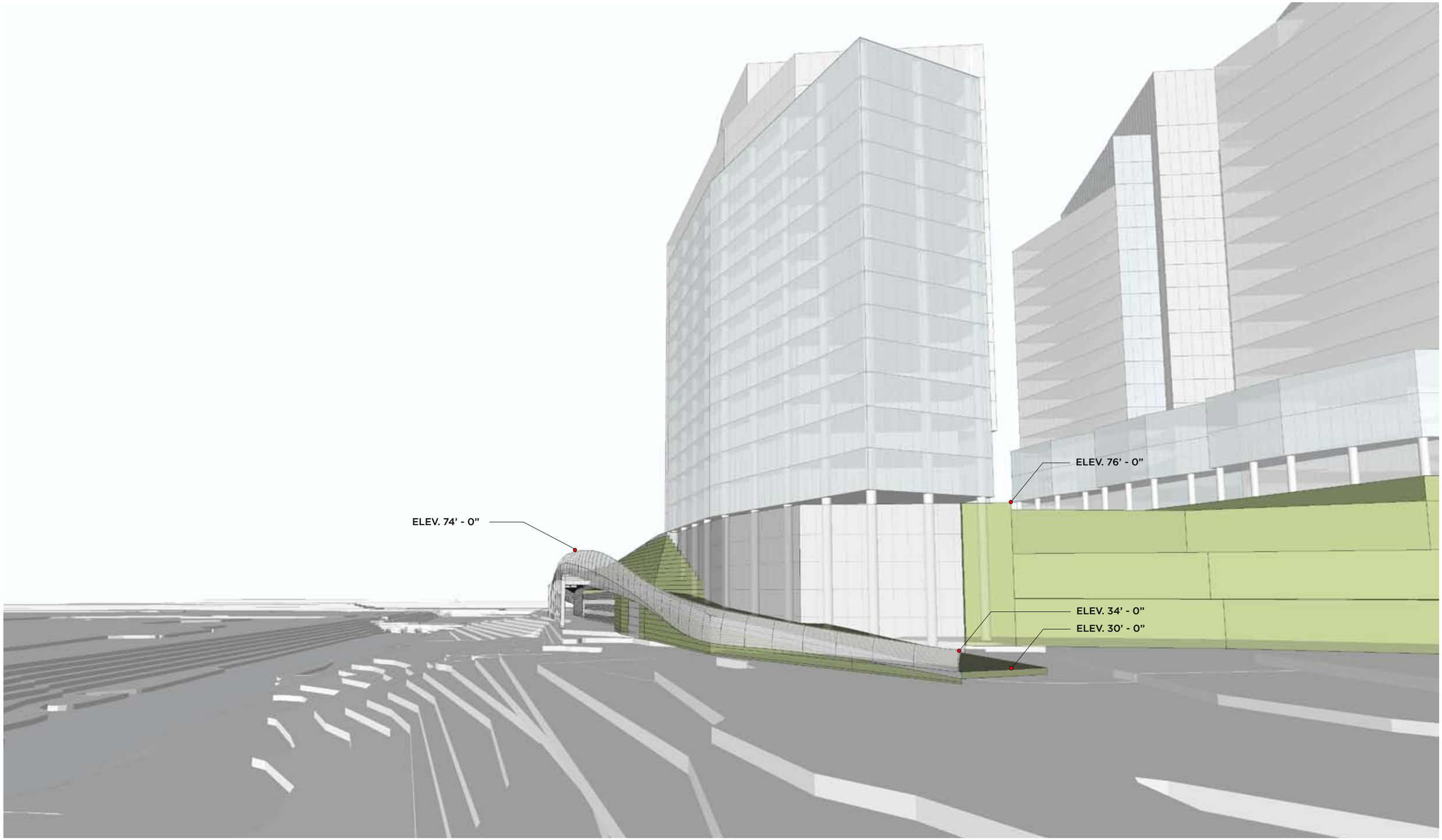

Holland Lane Facade _ VIEW 2

CARLYLE PLAZA
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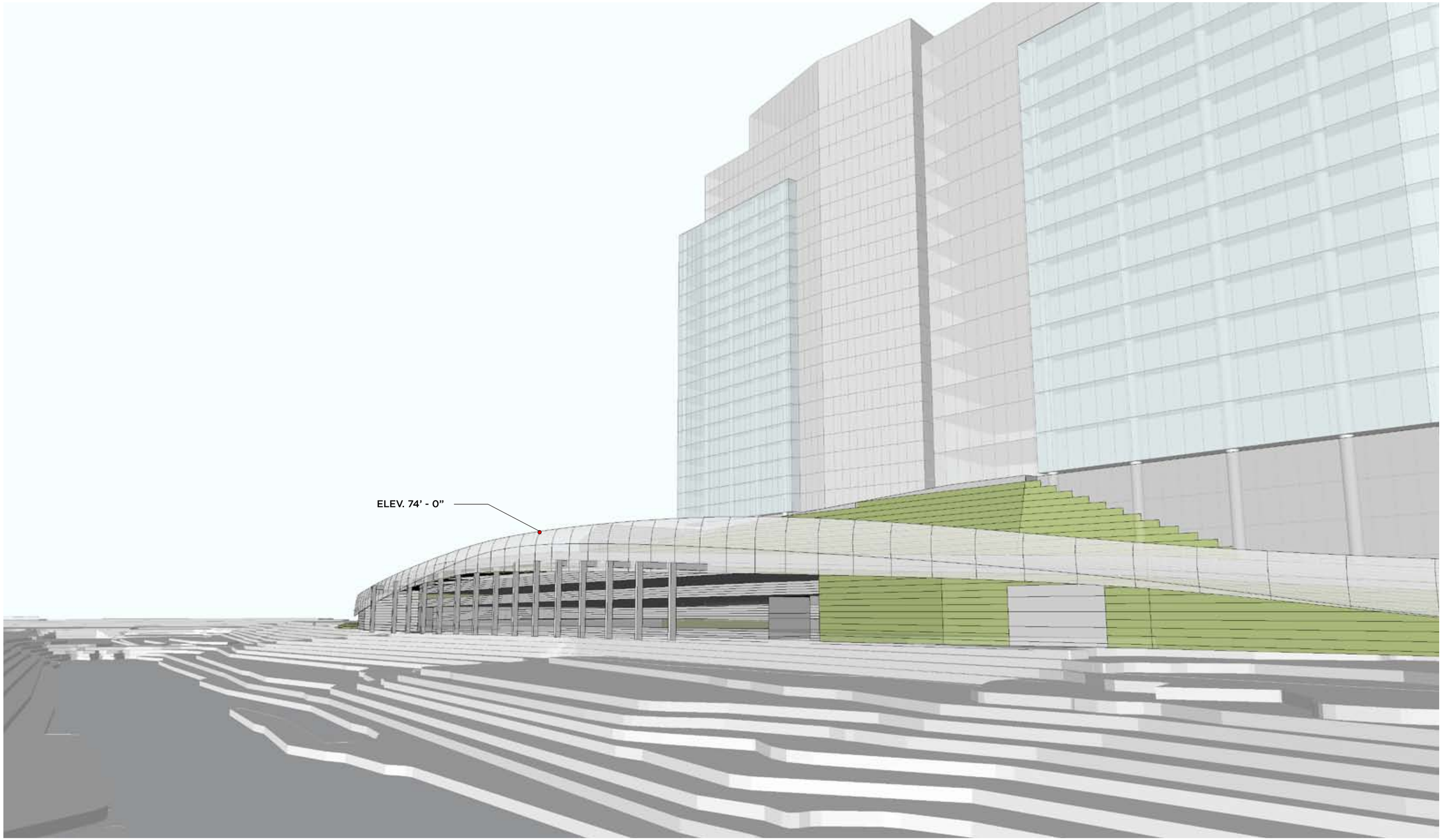

Holland Lane Facade _ VIEW 3

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Holland Lane Facade _ VIEW 4

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Holland Lane Facade _ VIEW 5

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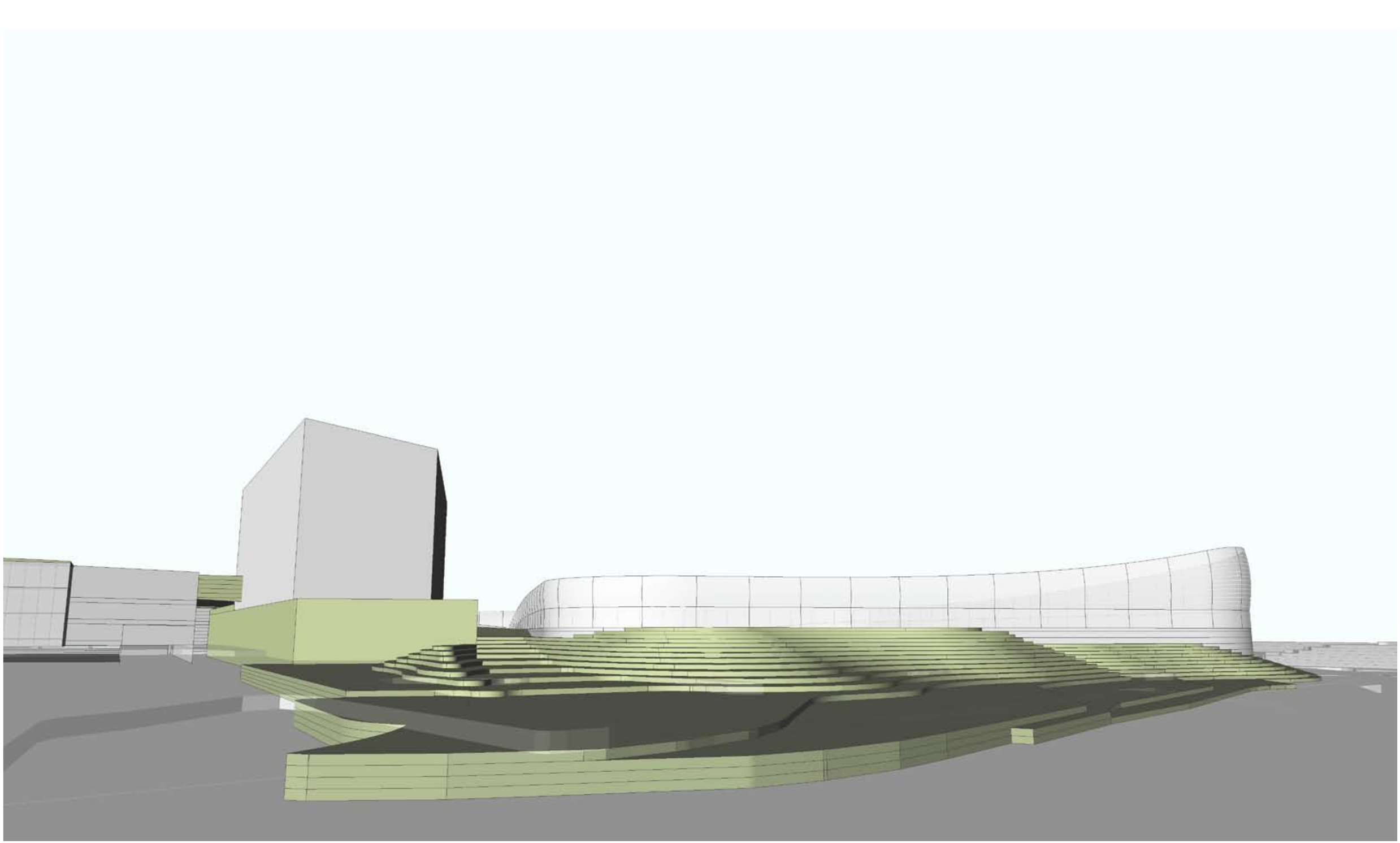

Holland Lane Facade _ VIEW 6

CARLYLE PLAZA
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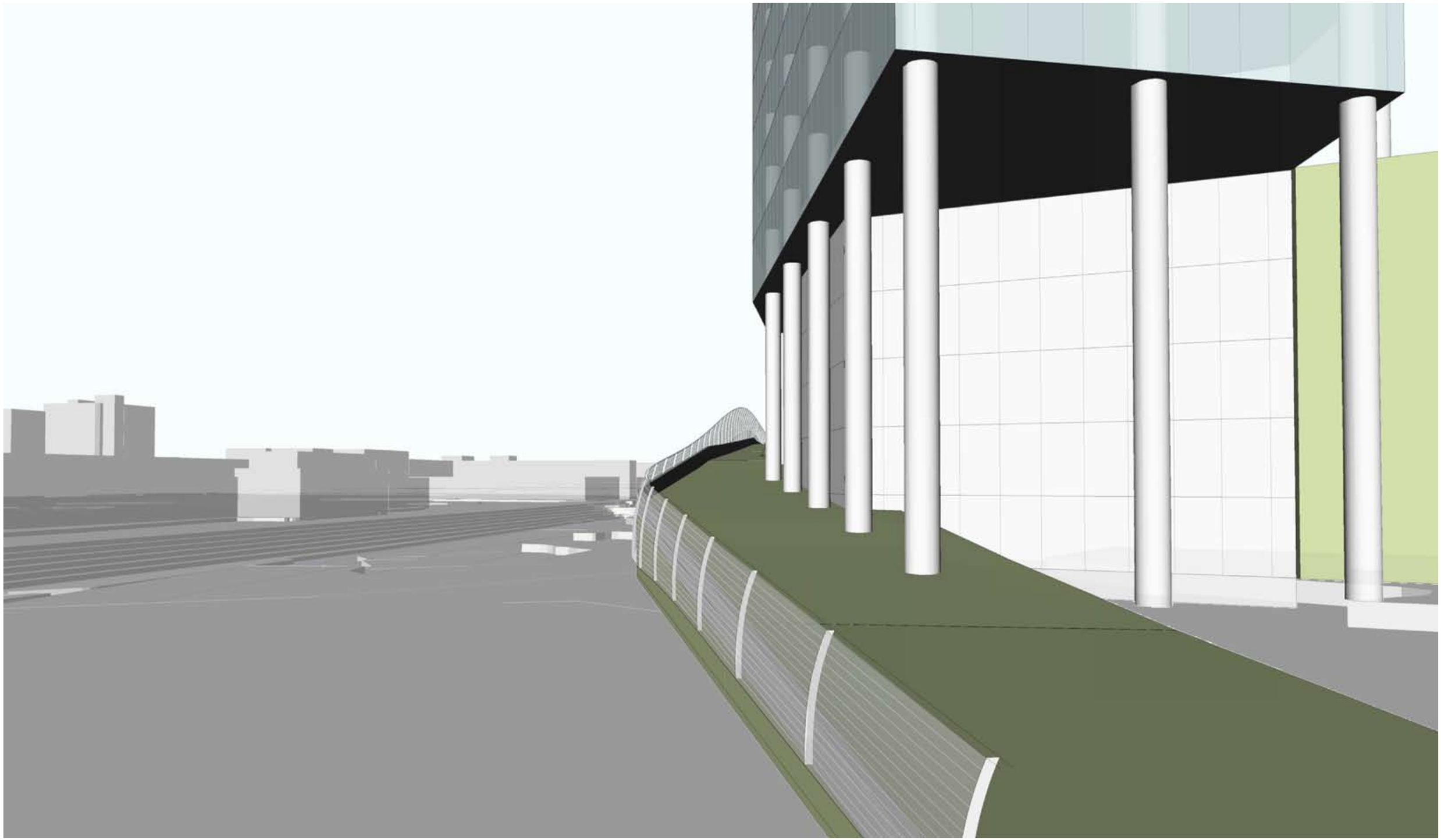

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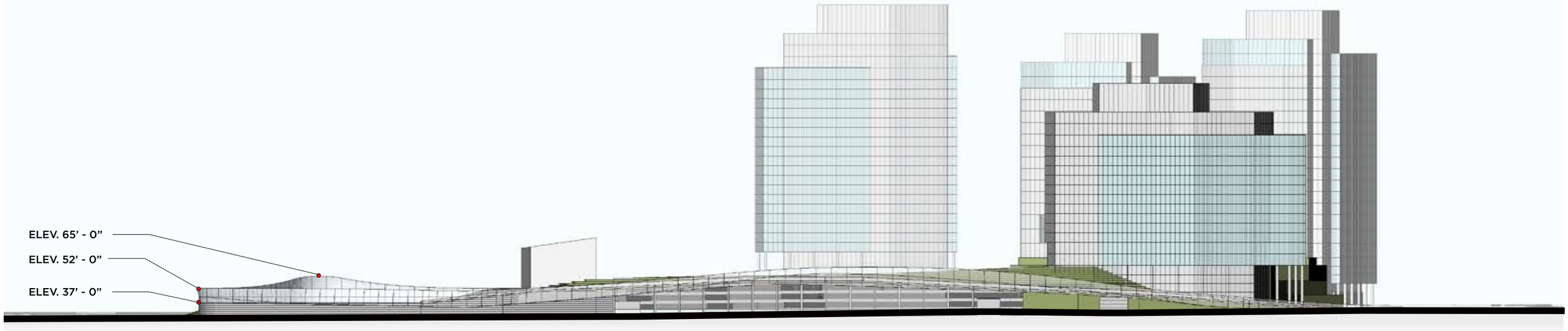

SCALE: 1 : 100

Holland Lane Facade _ Elevation

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ALTERNATE HOLLAND LANE
RAMP STUDY

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ALTERNATE HOLLAND LANE RAMP STUDY

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DESIGN GUIDELINES

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GENERAL DESIGN PRINCIPLES AND GOALS
- INTENT AND HISTORY
- PRINCIPLES
- GOALS
- SUSTAINABILTY
- APPLICATION OF GUIDELINES

CONCEPT PLAN
- SITE ORGANIZATION
- EASEMENTS
- LAND USES

OPEN SPACE GUIDELINES
GOALS
- ORGANIZATION
- CHARACTER
  - LANDSCAPED DECK
  - EISENHOWER PLAZA
- STREETSCAPE
- TEMPORARY and INTERIM CONDITIONS
  - TREES AND PLANTING
  - FURNITURE
  - PUBLIC ART
  - SIDEWALKS

PARKING, SERVICE and LOADING GUIDELINES
- GOALS
- PARKING ABOVE GRADE
- SERVICE AND LOADING
  - GOALS
  - LOCATION
  - ACCOMODATIONS
- SCREENING
  - LOADING
  - ROOFTOP
  - EQUIPMENT
- TEMPORARY and INTERIM CONDITIONS

PARCEL GUIDELINES
- GOALS
- GROUND FLOOR USES
- BULK REQUIREMENTS
  - MAXIMUM HEIGHTS
  - TOWER VARIATION
  - GROUND FLOOR SETBACKS
  - UPPER FLOOR SETBACKS
  - MINIMUM DISTANCE BETWEEN BUILDINGS

ARCHITECTURAL INTENT
- GOALS
- ARCHITECTURAL EXPRESSION AND DETAILS
  - RESIDENTIAL
  - OFFICE
  - TRANSITION ZONE
- FACADE ARTICULATION
  - STREETWALLS/STREEL LEVEL FACADE ARTICULATION
  - UPPER LEVEL FACADE ARTICULATION
- BUILDING MATERIALS
- SIGNAGE
- LIMERICK STREET EXTENSION
- TEMPORARY and INTERIM CONDITIONS

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