



DESIGN REVIEW BOARD WORK SESSION

Design Review Board Case # 2020-0001

Block P – 765 John Carlyle – North Tower and Podium

Application	General Data	
Project Name: 765 John Carlyle – North Tower and Podium Location: Block P – Carlyle CDD Applicant: Carlyle Plaza, LLC c/o McGuireWoods LLP	DRB Date:	August 27, 2020
	Site Area:	Block P – Carlyle CDD
	Zone:	CDD #1
	Proposed Use:	Office with Ground Floor Retail
	Gross Floor Area:	187,454GFA
Purpose of Application: Final review of north office tower and podium.		
Staff Reviewers: Robert M. Kerns, AICP robert.kerns@alexandriava.gov Thomas H. Canfield, AIA tom.canfield@alexandriava.gov Nathan Imm Nathan.imm@alexandriava.gov Carson C. Lucarelli carson.lucarelli@alexandriava.gov		
DRB ACTION FROM AUGUST 27, 2020 WORK SESSION – SUMMARY: Following an introduction by Nathan Imm, Principal Planner, the meeting opened up with an introduction by the Applicant’s attorney Jonathan Rak. Chris Woody, architect, gives a brief presentation on the connector piece, which is a five-story feature of the podium that unites the two taller buildings. The brief presentation is followed by discussion amongst the Board members over whether the chain link material or glazing is appropriate. They ultimately provide direction that the chain link is suitable. The Board then moves (motion by Lewis, second by Del Pepper) to approve the final architecture of the north tower and podium with a vote of 5 – 0, no abstentions.		

Block P – DRB Work Session

Background

This project was previously heard by the DRB during 2006 and 2007, receiving approval for the Design Concept in May 2007 with a number of conditions. Additional approvals were obtained in July and September 2007, for final design of materials with conditions, and for treatment of parking garage and building top accordingly. Further design modifications were proposed and accepted in 2008 and 2015.

The project as proposed consists of the entire Block P development site within the Carlyle CDD and includes two towers conjoined by a common podium. The southern of the two buildings includes a change of use from office to senior living facility, while the northern tower will remain as office – with approximately 12,000GFA of ground floor retail – as originally

approved. The northern tower and podium's architecture and design are slightly more advanced than the South's, thus variation in the stages of approval.

The Applicant's proposal and City staff report are available on the [DRB website](#). A concept consideration of the northern building was originally scheduled to be presented at the March 19, 2020 DRB Meeting. Materials from the Applicant were provided; however, this meeting was subsequently cancelled due to the coronavirus pandemic. The presentation and discussion were to have been informal, with no intended action or vote required from the DRB. Shortly thereafter, on April 10th, at the Applicant's request, staff provided a memo to members of the DRB with recommendations for the Applicant based on the materials submitted for the north building. DRB members provided input on these recommendations, and these were subsequently provided to the Applicant as informal input. On June 22nd of this year, the DRB convened for the first time in the 2020 calendar year – whereby approval for the northern tower's conceptual massing, architecture and density was made under unanimous consent. The DRB were also shown pre-conceptual images of the southern tower at this meeting. However, the conversations were informal and thus no vote was taken.

Proposal

The Applicant, Carlyle Plaza, LLC, proposes to construct two towers of varying height on the Block P development site within the Carlyle CDD – 2600' from the Eisenhower Metro Station. As noted above, the project is divided into two phases – a north tower and podium and a southern, senior living building. With this submission, the Applicant seeks final, architectural approval of the northern office tower and podium – which has changed at the envelope level since its original approval.

Regulatory Approval Trajectory

The general massing, height and scale of the building were approved by the DRB unanimously (5-0) on 6.22.2020. Therefore, final approval of the building's architecture is required at this time. It is worth noting that the south tower – as proposed in its conceptual state– requires City Council approval via the Special Use Permit (hereafter "SUP") amendment process. Therefore, the Applicant must also amend their SUP as the senior living south tower exceeds the permitted allowances for height, use and square footage, among others, as per the original SUP approval (e.g. SUP#2018-0039, amending SUP#2253) which governs the development site. However, the forthcoming SUP amendment, which is preliminarily docketed in November, is only required in order to advance the design and architecture of the south tower. Therefore, following finally approval of the north tower and podium, the applicant may then proceed to the final site plan process, as dictated by the SUP and CDD governing the site. Therefore, the DRB must also provide an endorsement for the south tower as it relates to the current SUP amendment, prior to final approval of the project. A copy of the SUP application – which relates to the south tower site – is included in the staff report for said project, which is current under separate cover and seeking preliminary approval at the August hearing.

Parking

Due to site constraints, and based on the previous approvals for the block, the Applicant will construct a vertical podium that conjoins the two towers at their base. The podium is approximately five (5) stories in height and will be vehicularly accessible by curb-cuts along

Hoofs Run Drive, in the same locations as previously approved. As noted in the April memo, the applicant proposes one (1) fewer level of garage, or approximately 125 fewer spaces – which is in the interest of the City’s goals to “right-size” parking, particularly when the development site is within a transit-rich environment.

Staff Discussion

Comments are framed in relation to the current design submission, which was circulated to staff via email on the 14th of August, and thus the DRB

- Comments with this submission related to the general architecture are minimum – as Staff and the DRB are in apparent agreement over the general language, program and feel of the building. For example, staff are in general agreement over the architectural language of the tower and podium. The materials and form related well to the functions of the spaces which were serve while the palette itself is simple, modern and refined.
- Never the less, the following are required in order to assure that the submission makes its way through the forthcoming site plan approval process in a timely and efficient manner. These stipulations are outlined more specifically in the subsequent section.

Recommendations and Conditions of Approval

If the project receives final architectural approval by the DRB, then the following conditions of approval shall be met at the final site plan process, to the Director of Planning and Zoning’s satisfaction. Furthermore, additional review by the DRB may be required, depending upon the degree of architectural changes necessary to meet these conditions. The conditions are more specifically described below:

1. All non-back-of-house space on the ground floor must be designated as retail, as per the current approval and subsequent agreements. The architectural design of this ground floor must be provided to accomplish this, with regard to heights, configuration, ventilation, and other requirements suitable for retail and restaurant use. (Sheet 7)
2. Clearly show all vehicular circulation ramps in plan, including cut lines, dimensions, direction of slope, transitions, and slope percentages. (Sheets 8 & 9)
3. Show the proposed details for the glazing shown along John Carlyle Street at the P2 parking level – this needs to include accurate representations and mullion spacing on the P2 Level Plan (Page 8) and must also include fully-dimensioned large-scale plan-section-elevation details (not included in this submission). The applicant may include images of vehicles within the garage levels at these locations, to accentuate the program.
4. A representation is made of the south end of the north tower arcade on Sheet 24 that indicates a reveal separating the dark and light precast sections, and appears to indicate a projecting fin, but this is not reflected on any of the related floor plans (Sheets 7 & 8). This end could match the north end of the arcade or be different as shown, but details and dimensions must be shown and approved.
5. In reverting to the previously approved grille design for the above-grade parking levels P2-P5 along Hoof’s Run Drive, Eisenhower Avenue, and P4-5 along John Carlyle Street, there is

insufficient detail shown to render an approval (Sheet 31). Therefore, the following conditions of approval will have to be met by the applicant during Final Site Plan review, to the satisfaction of the Director, Planning & Zoning:

- a. Show large-scale, dimensioned plans-section-elevation representations of the Approved Grille Design
- b. The horizontal, slightly recessed center section is shown clearly in the perspective view, but not shown at all in the vertical section drawing. There is an inner layer of screening shown in the section, but it is much further back from the front surface of the grille than is shown in the perspective view.
- c. In addition, there are no plan details shown on this sheet, or on any of the related floor plan sheets: this design incorporates a number of framed mullion conditions in plan and section, which need to be shown accurately on all floor plans, as well as in detail. Finally, some of the dimensions shown on the current partial section do not refer to elements in the drawing and appear to be mis-placed.
- d. During Final Site Plan review, include large-scale sections showing the above relationships from grade, up through the first office level floor, to accurately locate precast, grill, and glass-faces relative to each other. Additionally, quantify the setbacks.
- e. Provide rooftop landscaping with a vertical expression visible from street-level that is integrated into the building architecture.

A. Scale, Height and Massing

The height, scale and massing of the proposed office tower were approved by the DRB on 6.22.2020. The purpose of this submission and review are to approve the general architecture of the building, in anticipation of the forthcoming final site plan process.

B. Parking

Site constraints and previous approvals dictate that parking ascend above grade on Block P. Never the less, the proposed office tower will be full story shorter than the original approval, as the applicant has removed one (1) level of structured parking, as intimated above. Generally speaking, the screening at the podium level, P2 – P5, is bifurcated into either glazing, or metal systems. More specifically, glazing is used to conceal the first two levels to the parking, which is setback slightly from the retail base in plan, from the retail level, while the remaining upper floors (P4 – P5) are concealed by a perforated metal panel, similar to the approve design for the south tower. This design uses various systems of aluminum/steel to recall the typical expression of a window. However, as intimated, the accompanying detail requires reconciliation.

C. Glazing

Staff is in agreement with the general glazing treatment of the north tower and podium. However, as previously intimated, further graphical details are required at final site plan to properly assess the materiality interface occurring at the P2 level.

Staff are also in agreement on the glazing treatment of the atrium, which is a low-slung bridge piece that conjoins the two towers. The glazing approach is similar to the screening of

the band of structured parking. Unlike the screening for the deck however, the atrium at the envelope level will be expressed by a series of options, which include systems of interlocking chains, glass, and/or others. However, as intimated herein, further details and clarification on the connector's interface, particularly at the floor plan level, are needed. Those options as described on pages 28-30, are depicted graphically below.



Biomorphic Patterns

Abstract patterns and colors are used to convey the symbolic representation of a natural living wall while providing a smaller scale point of interest and relief within the larger scale of the project.



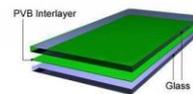
GLASS WITH CUSTOM FRIT PATTERN



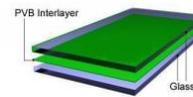
PATTERN PRINTED ON PVB INTERLAYER



PATTERN PRINTED ON PVB INTERLAYER



CONNECTOR CLADDING
OPTION 2 –GLASS FACADE



CONNECTOR CLADDING OPTION 2 – GLASS FACADE

D. Podium/Base

The podium level of block P, which is being pursued under this final submission, is a 5-level retail and parking structure that anchors both the north and south towers. Generally speaking, staff are in agreement with the general architecture and expression, however as intimated previously and in the South Tower's report, the use of the dark brick to create a strong, readable base, is not successfully integrated into the overall architecture. The brick base should be used at the human scale (1st floor only) level to create enough contrast with the materiality of same above, while still reading as a strong, base-defining architectural element.

E. Graphics

The graphics with this submission are a general improvement over the last. The complete set of floor plans, along with the required zoning information, all move the submission closer to final site plan review. However, as intimated herein, several of the graphics, particularly those pertaining to the P2 level (floor plan) require reconciliation and or adjustments. Further clarification at the P2 level is also requested herein with respect to the building elevations.

Eisenhower East / Carlyle Blocks

