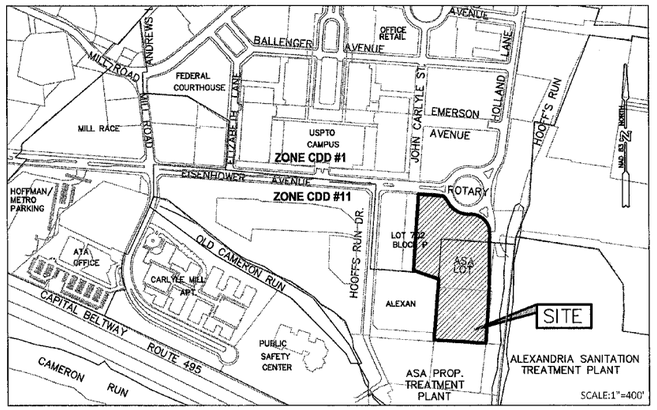
April 02, 2012



APPROVED
SPECIAL USE PERMIT NO. 2011-0031
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DEVELOPMENT TEAM

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PROJECT INFORMATION

SITE AREA:	271,222 SF
TOTAL PROPOSED:	
RESIDENTIAL	632,056 SF
OFFICE	755,114 SF
TOTAL	1,387,170 SF
MAXIMUM PARKING PROVIDED:	
RESIDENTIAL	1.3/1,000 SF
OFFICE	2.25/1,000 SF

PER DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN DSUP #2011-0031

OPEN AND USABLE SPACES:	
ASA OPEN SPACE	141, 256 SF
PRIVATE OPEN SPACE WITH A PUBLIC ACCESS EASEMENT	114,291 SF
PRIVATE OPEN SPACE	6,448 SF
PUBLIC OPEN SPACE WITHIN ROW	15,061 SF
PUBLIC OPEN SPACE CREATED BY EISENHOWER ROAD RE-ALIGNMENT	15,214 SF
PUBLIC OPEN SPACE WITHIN RPA, TO BE DEDICATED TO CITY OF ALEXANDRIA	6,291 SF

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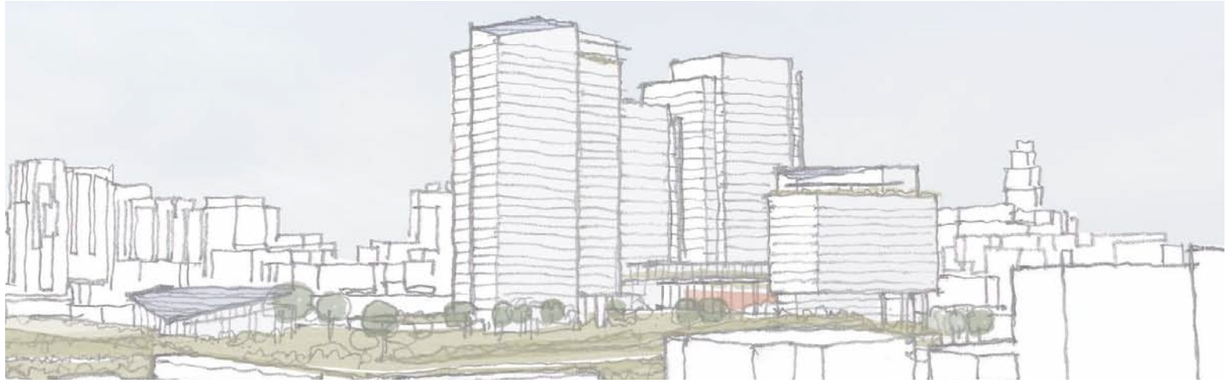

GENERAL DESIGN PRINCIPLES AND GOALS

- INTENT AND HISTORY
- GOALS
- PRINCIPLES
- APPLICATION OF GUIDELINES

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INTENT AND HISTORY

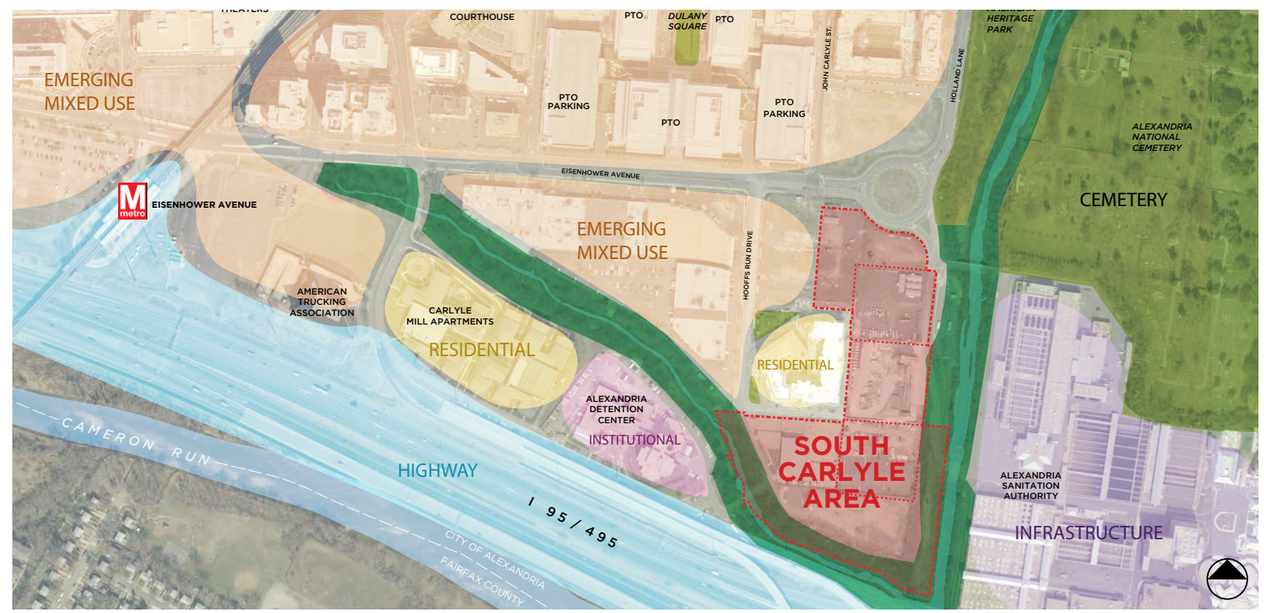
The Carlyle Plaza Design Guidelines are intended to support the creation of world class architecture and open space within a holistic plan for the South Carlyle area of the Eisenhower East Small Area Plan ("EESAP"). The plan creates a significant open space asset and creates lasting value for the property owners and the city. Applied properly, these guidelines are intended to achieve inspired building and open space design. Each building should aspire to design excellence reflecting quality urban architecture and a commitment to sustainability.

These design guidelines were developed in conjunction with City Staff and the Carlyle/Eisenhower East Design Review Board. Phase 1 of the approval amended the EESAP of the South Carlyle area allow for the transfer floor area from adjacent parcels to the subject property. This permitted a total floor area of 1,387,170 sf (excluding parking) on the subject property. Once the EESAP amendment was approved, Carlyle Plaza obtained approval of a Preliminary Development Special Use Permit (DSUP). The preliminary DSUP approvals incorporate the City's more detailed Preliminary DSUP approval process for the site infrastructure, including the garage structure and open space, and approval of general location and design guidelines for the buildings. The Design Review Board will make final review/approval of the buildings at a later date based on conformance with these guidelines. These guidelines are part of the preliminary DSUP submission and will be approved by the Planning Commission and City Council.

GOALS

- Create a Model, Landmark Development
- Unify Carlyle South Physically and Aesthetically
- Seamlessly Expand and Integrate the ASA Facilities
- Treat the ASA Facilities as an Asset
- Increase the Tax Base / Maximize Development
- Maximize Green Spaces and Areas
- Support Pedestrian Connectivity
- Provide Amenities for Residents, Workers and Visitors
- Conceal Parking
- Strive to incorporate sustainable site and building design principles

Bird's Eye View of Site Area



Site Context

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PRINCIPLES

- OVERALL SITE PLAN
  - Integration of adjacent areas
  - Create memorable and welcoming experience
  - Establish dynamic and architectural edge that defines the project

- OPEN SPACES
  - Create welcoming, memorable and inviting spaces
  - Enrich adjacent spaces
  - Create multiple paths and experiences

- STREETSCAPE
  - Create compelling streetscapes
  - Enhance pedestrian movement and experience
  - Integrate streetscape into surrounding area

- ARCHITECTURE
  - Meet design goals and market demands
  - Create flexibility
  - Modern, dynamic, expressive architectural vocabulary
  - Innovative use of contextual materials

- PARKING, SERVICE AND LOADING
  - Commensurate with needs of adjacent developments
  - Minimal Excavation
  - Screening where appropriate

Note: For illustration purposes only

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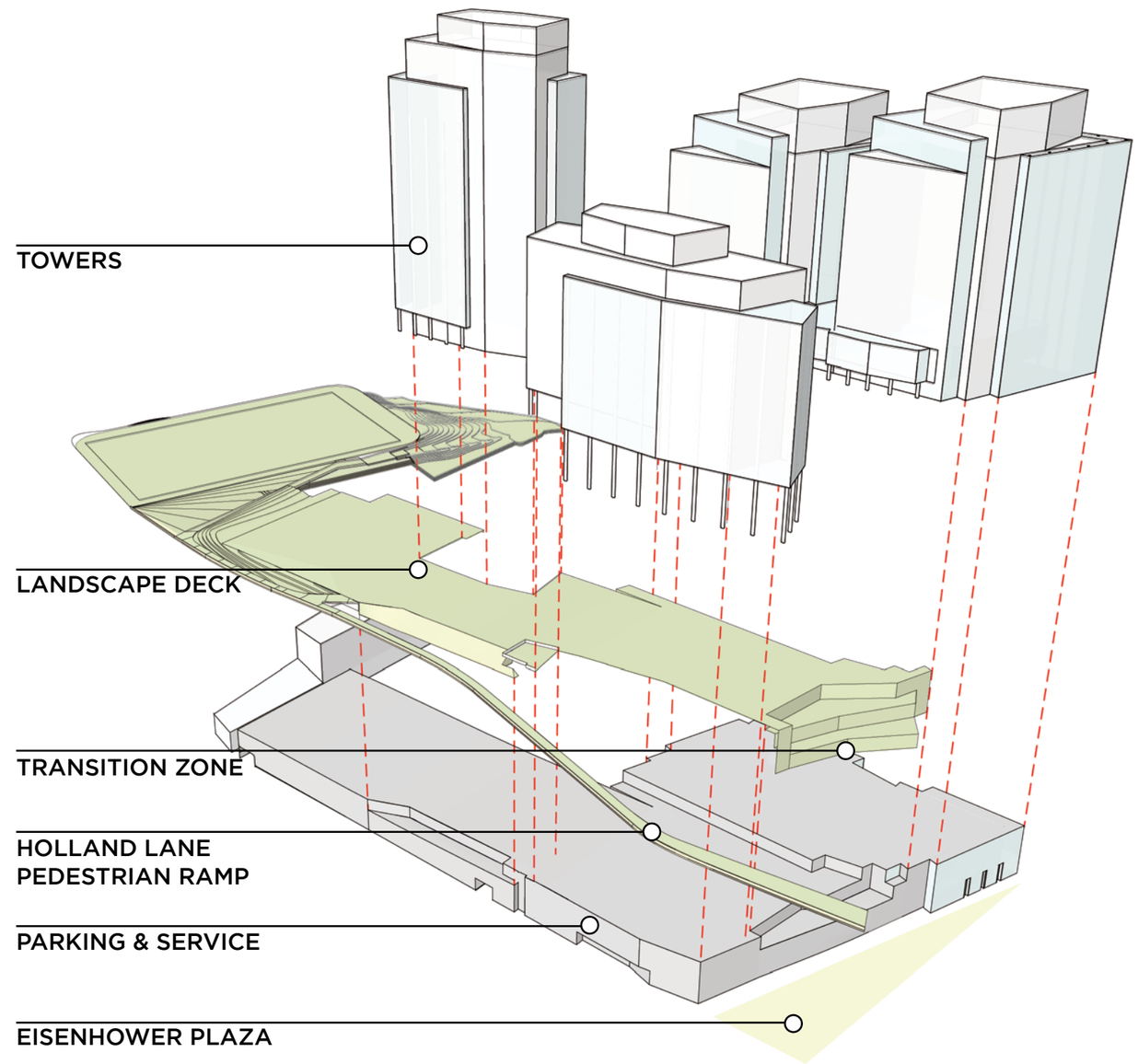
APPLICATION OF GUIDELINES

The Preliminary DSUP approvals for this project approved the design of the site infrastructure, including the garage structure, open space, transition zone, Holland Lane pedestrian ramp, and approval of general location and design guidelines for the buildings. Individual buildings will go through the City's Final Site Plan approvals. At this time and coordinated with the Site Plan, the Design Review Board will make final review/approval of the buildings according to these design guidelines.

In addition, these design guidelines shall govern the development of this area and shall supersede any conflicting provisions in the Eisenhower East Small Area Plan.

Context Map



Concept Diagram

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CONCEPT PLAN

- ORGANIZATION
- EASEMENTS
- LAND USES

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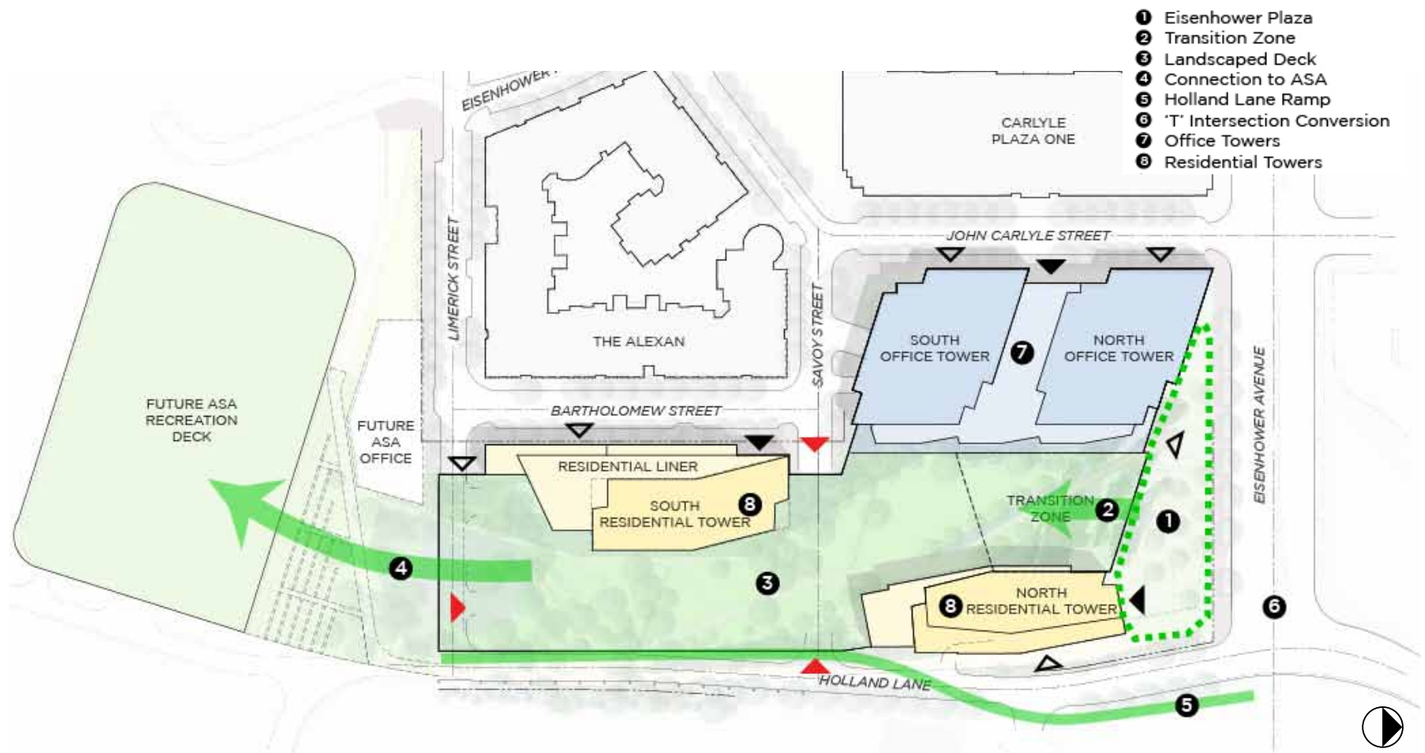
ORGANIZATION

The site is located south of Eisenhower Avenue west of Holland Lane. The project has frontage on Eisenhower Avenue to the north; Bartholomew Street, Savoy Street, the future John Carlyle Street to the west; and Holland Lane to the east. The Alexandria Sanitation Authority (ASA) expansion is located immediately to the south. While the intersection of Holland Lane and Eisenhower Avenue is currently configured as a traffic circle, the proposal incorporates the City's long-term plan for conversion of the traffic circle to a 'T' intersection.

The major organizing element of the project is the central open space and landscaped deck constructed over the raised parking structure. This signature space connects Eisenhower Plaza to the north and is seamlessly integrated with the ASA open space and playing field to the south, constructed over the ASA facilities. On a larger scale this combined open space is a key element providing a green link connecting the African American Heritage Park with the future 'Meadow' planned as part of the Eisenhower East Small Area Plan.

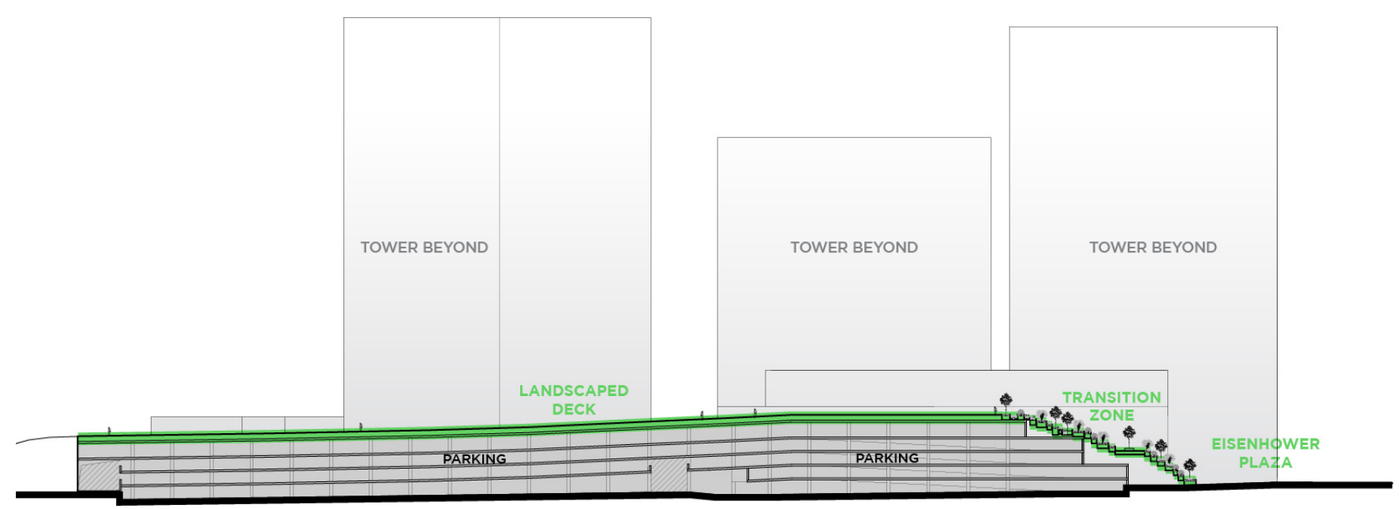
To the north Eisenhower Plaza is the front door to the project. A transition zone consisting of stairs, ramps and overlooks weaving between biofilter blocks and water elements connects Eisenhower Plaza to the raised landscaped deck above the parking structure. An alternate approach to the landscaped deck is the pedestrian ramp located at the terminus of Eisenhower Avenue, on the east side of Holland Lane. This gently sloping ramp/path continues up to and past the landscaped deck to give visitors access to the ASA play field and returning to grade at the far side of the play field. The residential and office towers that define the open space incorporate arcades and "pilotis" where they meet the public green space to create a welcoming edge.

These towers are visually grounded and front on the perimeter streets, providing an attractive wrapper for the parking structure were it fronts on the public realm on Eisenhower Avenue, John Carlyle Street, Savoy and Bartholomew Streets. Office towers are located to the west along John Carlyle Street, complementing the Carlyle Plaza One office towers across the street and creating an anchor for John Carlyle Street. A residential tower with a low-rise base completes the scale of Bartholomew Street. A second residential tower located to the northeast corner of the site terminates the vista down Holland Lane. These towers work together to create a compelling skyline



Overall Site Organization

Note: For illustration purposes only



Open Space over Raised Parking Structure

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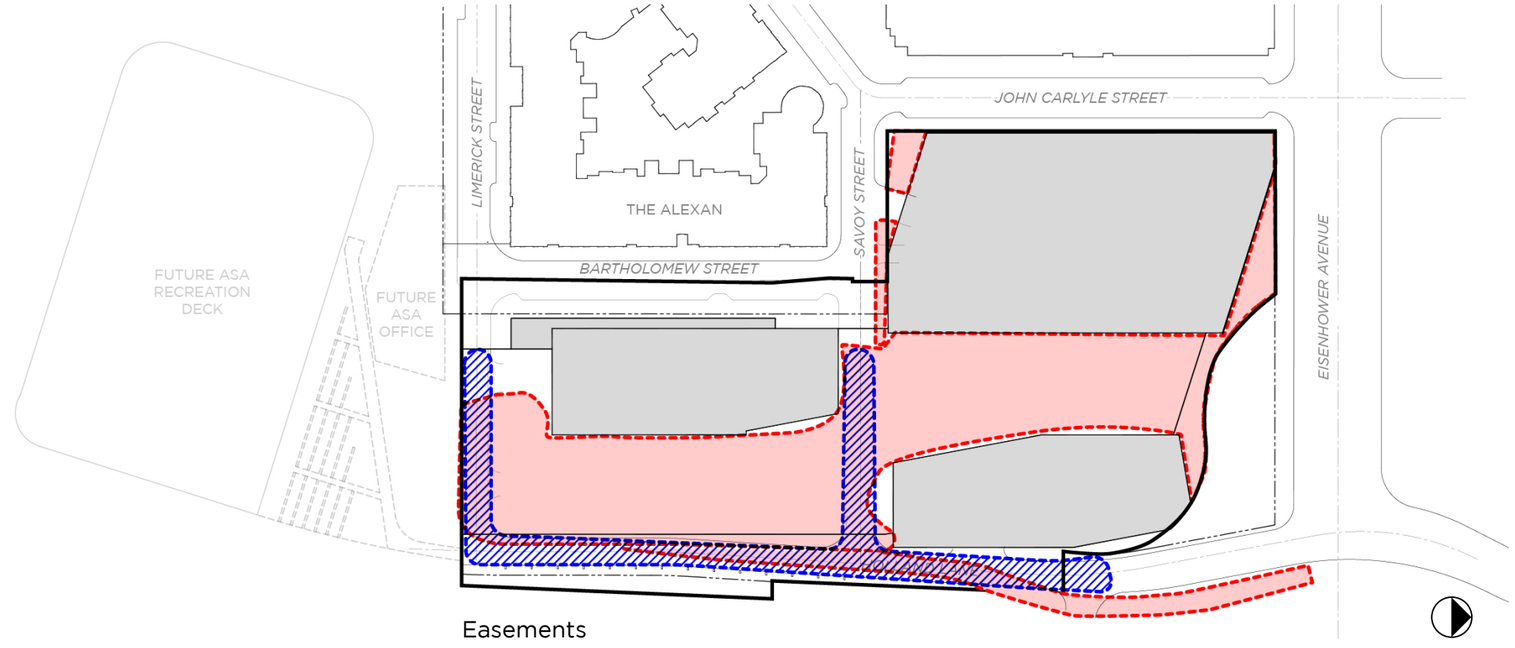
EASEMENTS

- Private Open Space with Public Access Easment
- Private Street with Public Access Easement
- Tower location zone
- Project limit

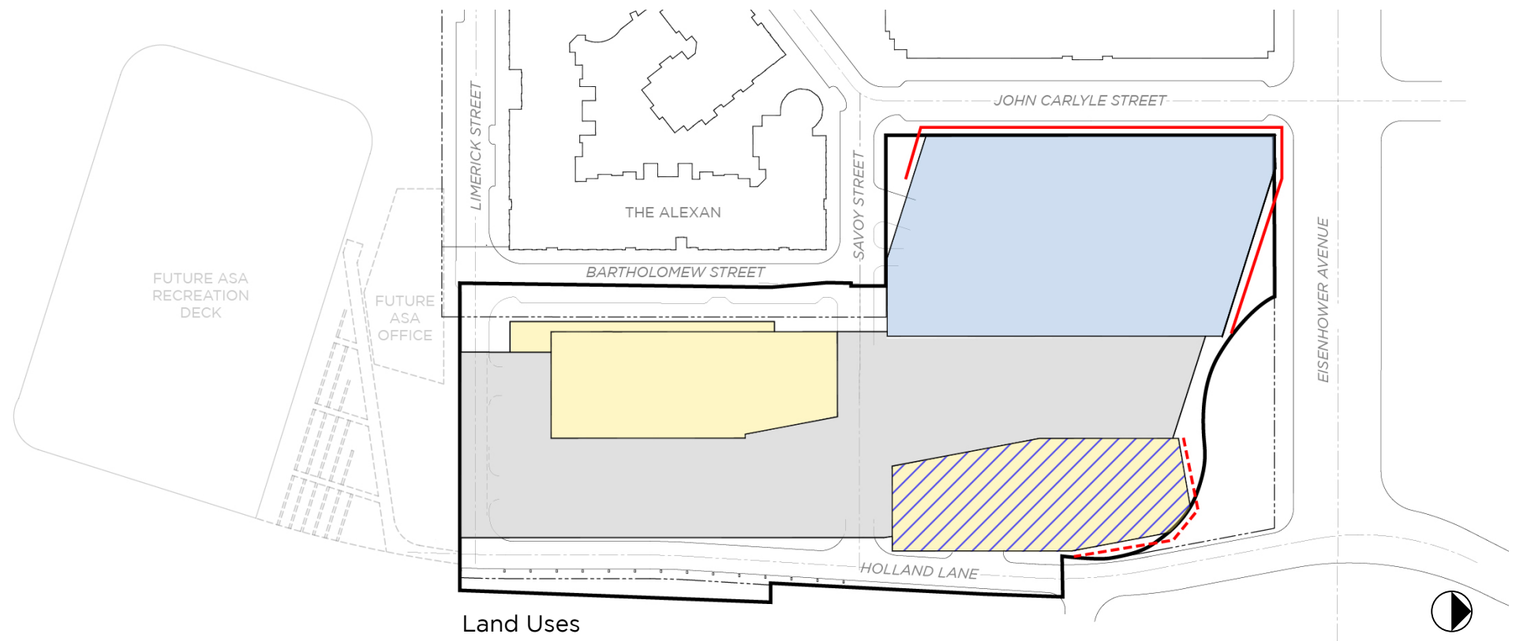


Easements

LAND USES

- Residential
- Office
- Residential or Mixed Residential and Hotel (alt. use)
- Parking
- Project limit
- Retail frontage permitted
- Retail frontage permitted with hotel use

NOTE: Minor adjustments may be permitted with administrative approval



Land Uses

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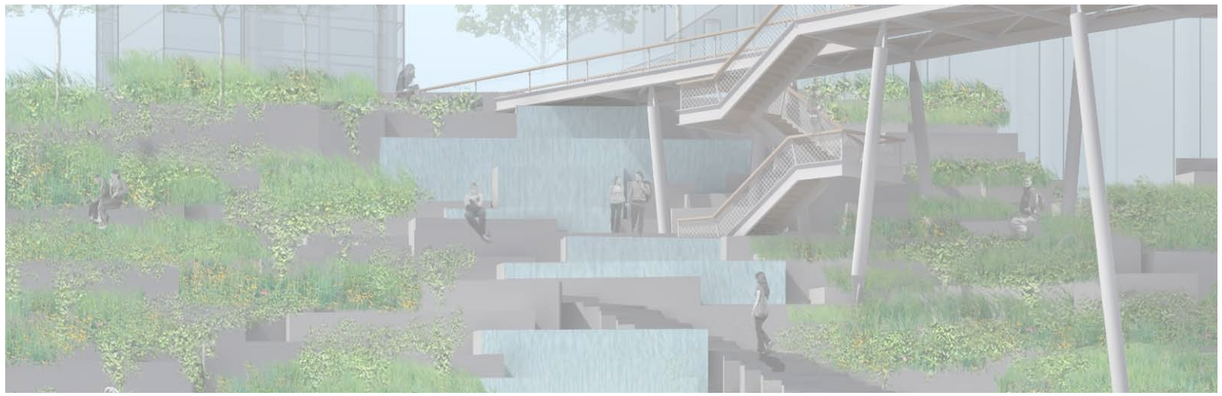

SUSTAINABILITY

- GOALS
- STANDARDS

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GOALS

- Bring environmental and economic benefits to present and future generations.
- Enhance public health, safety and welfare of residents, workers and visitors.

STANDARDS

Structures in Carlyle Plaza will be designed to meet the city of Alexandria green building policies. The LEED rating system will typically be the green building guide and rating system used, however, to the extent that equivalent rating systems are available and their standards can be demonstrated to be equivalent to the satisfaction of the Director of Planning and Zoning, they are also acceptable.

• Non-Residential: LEED Silver

• Residential: LEED Certified

SUSTAINABLE BUILDING STRATEGIES:

• Mixed use: Each component should follow the applicable rating standard

• In each case, applicable ENERGY STAR systems should be incorporated

• Bicycle storage

• Investigate green roofs for the residential buildings

• Optimize building enclosures

• Investigate high efficiency MEP systems

SUSTAINABLE SITE STRATEGIES:

• Green roofs over parking

• Biofiltration

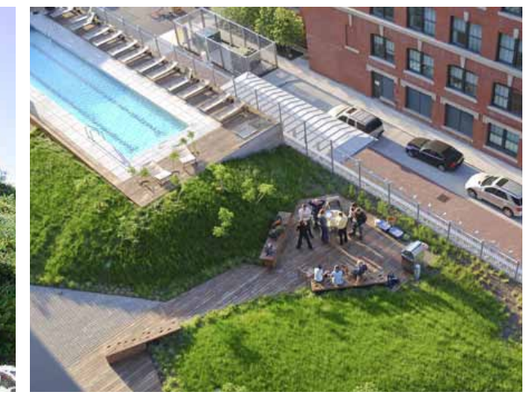
• Low-Impact Development (LID) / Street landscaping / Stormwater retention

• Use of reclaimed water from ASA

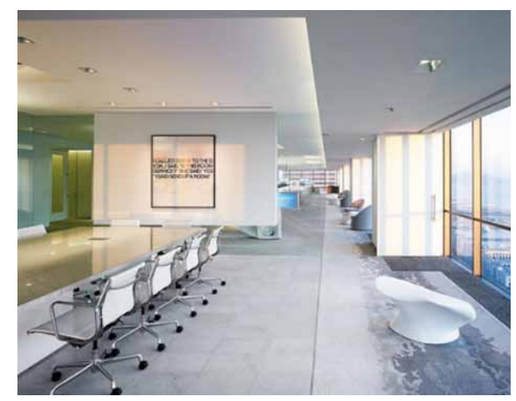
Public Transportation

Renewable Energy

Bio-Filtration



Green Roof



Daylighting

High Performance Building

SAMPLE STRATEGIES

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OPEN SPACE GUIDELINES

- DESIGN PRINCIPLES AND GOALS
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- PLANTING
- SITE FURNISHINGS
- WATER FEATURES

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DESIGN PRINCIPLES AND GOALS

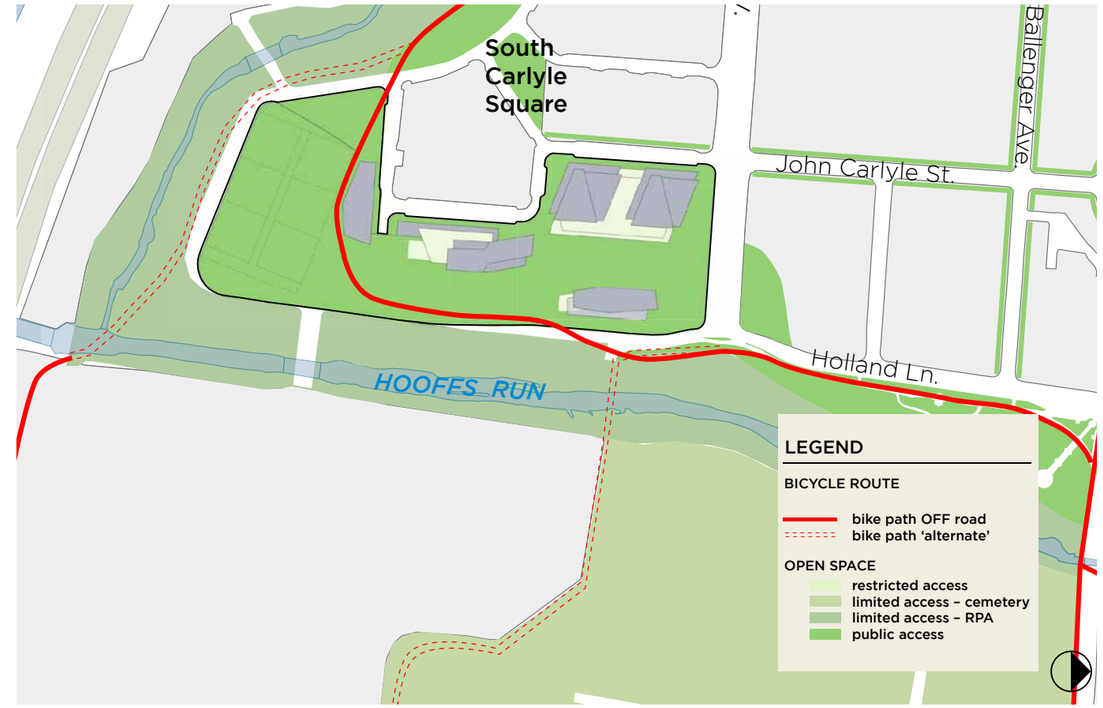
Following are the open space design principles and goals for Carlyle Plaza. The open space design guidelines follow this framework of principles and goals:

- Civic spaces that support a sense of community: open spaces shall be designed to create opportunities for tenants , users, and visitors to interact
- Urban context: the organization of the open space system shall provide for physical connections to surrounding civic spaces and circulation systems
- Public and private amenities: the open space system shall provide opportunities for tenants , users, and visitors to enjoy and utilize the built and planted landscape
- Passive and active spaces: the open space system shall provide opportunities for both active and passive uses that are supportive of and appropriate to retail, office, and residential uses
- Safe and accessible places: all open space areas shall be designed to provide safe and accessible spaces for tenants , users, and visitors
- Sustainable landscapes: built and planted landscapes shall be designed to be water and energy efficient, to reduce heat island effect, to use reclaimed water from ASA, to cleanse storm water, and to facilitate maintenance
- Phased development and minor building envelope adjustments: landscape material palates, site organization, and overall site composition strategies shall be flexible and responsive to phased development and minor building envelope adjustments
- Phased development and future building use and functional changes: the open space framework shall be adjustable to respond to phased development and future building use and functional changes

ORGANIZATION

The open space system of Carlyle Plaza is organized as a series of interconnecting outdoor spaces. A planted passive recreation area is located in the central portion of the project site and is anchored on the north by a collection of plaza spaces integrated with extensive storm water biofiltration terraces, and anchored on the south by an active recreational field. A children's recreation / play area is proposed near the active recreation field. Private open spaces are situated next to buildings to serve the users and tenants.

- Streetscape: public streetscapes shall be developed in accordance with the Eisenhower East Small Area Plan Design Guidelines and shall meet the requirements of the latest edition of the City of Alexandria Landscape Design Guidelines.
- Carlyle Plaza: located at the north end of the project area, the plaza spaces shall serve as a major entry and access point for the flanking buildings and the central passive recreation areas. The plaza includes a 'vertical transition zone' that links the street level plaza with the project's elevated plaza and open spaces through a series of stepped storm water biofiltration terraces, pathways, ramps, and stairs.
- Passive Recreation Area: this primarily planted of open and shaded lawn areas area shall provide opportunities for passive recreational use, non-programmed flexible use space, and opportunities to view the users of the active recreational field.
- Private Open Space: these private outdoor spaces are located immediately adjacent to the residential buildings and are programmed to support residents.
- Play Area: the role of this space is to provide for community-oriented uses such as play activities geared towards young children.
- Active Recreation: this large open field at the southern end of the project site shall provide for active recreational uses complementing the passive park-like space to the north.



Open Space Plan - Bicycle Network

Open Space Plan

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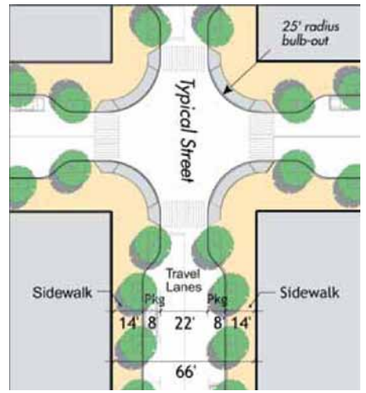
CHARACTER

The open space system shall be a coordinated ensemble of buildings and landscapes with the following physical characteristics:

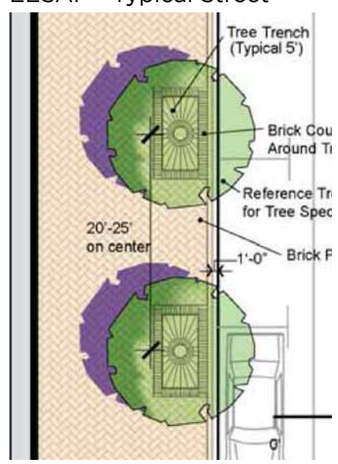
- Seamless visual relationships and linkages between building architecture and landscape architecture
- Landscape materials shall reflect and complement the architectural character of buildings
- Plaza elements and materials shall focus on constructed hardscapes and features punctuated with planted areas and tree plantings
- Passive recreational areas shall be primarily shaded and open planted areas laced with paved pedestrian routes and landscape walls to accommodate grade changes and provide seating
- Active recreation shall be an open synthetic turf field
- Streetscapes and open space shall reflect the community standards established for these civic spaces knitting the project site into the fabric of the community
- Interim landscape features shall mitigate temporary conditions associated with phased development

STREETSCAPES

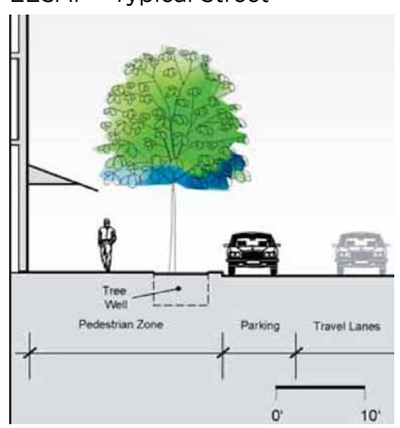
- All public open space areas between the build-to-lines and the street pavements shall be designed in accordance with the Eisenhower East Small Area Plan Design Guidelines
- All public open space areas between the build-to-lines and the street pavements shall meet the requirements of the latest edition of the City of Alexandria Landscape Design Guidelines



EESAP - Typical Street



EESAP - Typical Street



EESAP - Typical Street Section

Active Recreation Space

Passive Recreation Space

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PLAZA

- Architectural character for paved open space extending from building face to building face
- Grade transition between lower and upper spaces accommodated through articulated planted landscape structures
- Paving materials and patterns relate to architectural form and reinforce pedestrian access
- Adequate tree plantings to provide shaded spaces
- Site furnishing, seating , and water features aligned with paving and architectural forms and define circulation and more intimate spaces

TRANSITION ZONE

- Integrate landscape, water, and architectural elements to create a welcoming and engaging environment that will encourage pedestrians to circulate between the upper and lower public open spaces
- Create opportunities for engagement with the programmed interior spaces of the adjacent buildings
- Mask parking and service uses located behind this zone

UPPER DECK PARK

- A broad open lawn space defined by grouping of shade trees
- Long linear sweeping grades to accommodate grade changes and accessible routes
- Garden walls and planted terraces to accommodate grade changes
- Pedestrian paths located at the edges of the open lawn area with a primary pedestrian spine that links with regional trail system.
- Viewpoints provided along the deck edges to afford views of nearby stream corridor
- Terraced amphitheater seating at the south end to serve as a transition space between the open lawn area and the active recreation field and to provide an area for spectators

PRIVATE OPEN SPACE

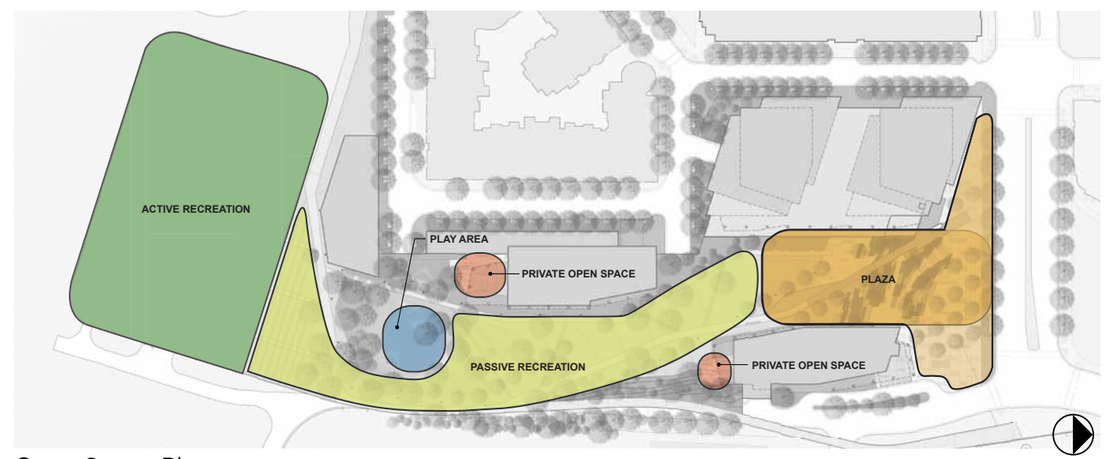
- Intimate paved terrace with garden plantings serving adjacent residential building users
- Paving materials and patterns relate to architectural form

Passive Recreation Space

Terraced Ampitheater Seating

Plaza paving

Plaza paving



Open Space Plan

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LANDSCAPE AND SITE STRUCTURES

- Retaining walls shall be stepped with intermediate garden terraces.
- Guardrail design character shall be consistent across the site.
- Site structures' design character shall be consistent across the site and shall relate to the architectural form of buildings.

PEDESTRIAN PAVING

- A comprehensive paving palette shall be developed for all plazas, terraces, and pathways. Materials selections shall be compatible with building architectural finishes, streetscape materials defined by the Eisenhower East Small Area Plan Design Guidelines, and the overall project design character.

PLANTING

- Trees within the plaza area shall be large deciduous species organized to shade portions of paved areas and seating areas.
- Trees within the passive recreation area shall be a mix of large evergreen and deciduous shade trees and medium and small deciduous trees arranged in non-geometric groupings to define open lawn spaces
- Shrubs within the passive recreation area shall be evergreen and deciduous and planted in massing's.
- Groundcover material palettes shall be limited and employed to define then ground plane of garden planting areas
- Turf lawns shall be the primary ground plane planting of the passive park area
- Vertical plantings of vines may be employed on vertical structures as screening devices

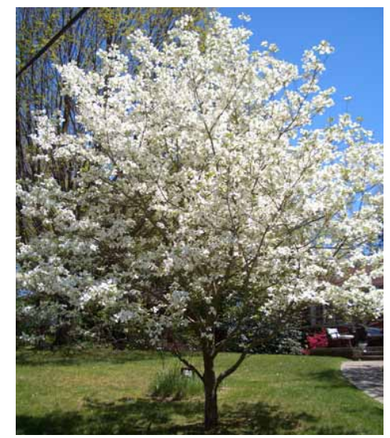
Ornamental grasses

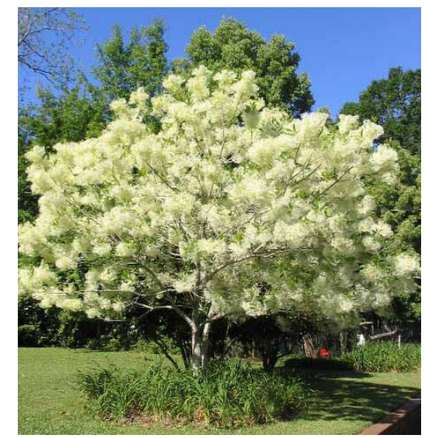
Winterberry Holly

Garden Planting

Inkberry Holly

Serviceberry


Flowering dogwood


Seasonal Interest

Foster Holly

Willow Oak

Shade Tree

Honey Locust

Southern Magnolia

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SITE FURNISHINGS

- Seating shall be custom-designed furnishings or manufacturers' standard seating arranged to provide seating opportunities throughout the project site.
- Site lighting shall be an ensemble of compatible manufactured products
- Bollards may be custom-design and/or manufactured products that are coordinated with the seating and lighting design character
- Site sign systems shall have a unified appearance and shall be coordinated with architectural sign systems and all other site furnishings

Site lighting

Site lighting

Bollard

Manufactured standard seating

WATER FEATURES

- Water features, if employed, shall be custom-designed architectural features fully integrated with the hardscape and planted areas. ASA reclaimed water shall be used (if possible) for all water features.

Custom-designed furnishings

Water feature

Water feature

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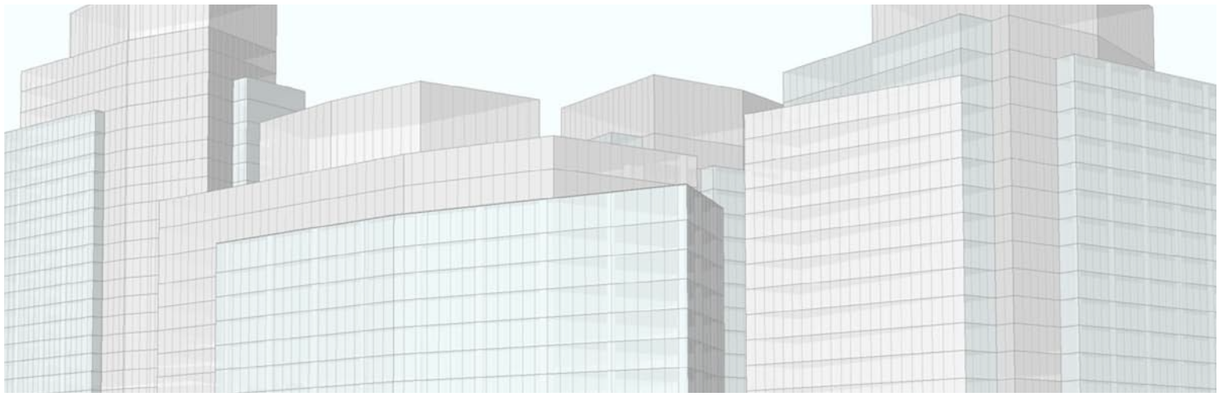

ARCHITECTURAL INTENT

- MASSING
- BUILDING BASE
- TOWERS
- ARCHITECTURAL EXPRESSION
  - RESIDENTIAL HIGH-RISE
  - RESIDENTIAL LOW-RISE
  - COMMERCIAL
  - RETAIL
- ARCHITECTURAL DETAILS
  - MATERIAL PALETTE
  - BALCONIES AND PROJECTIONS
  - FENESTRATION / ENVELOPE
  - TOWER TOPS / BULKHEADS

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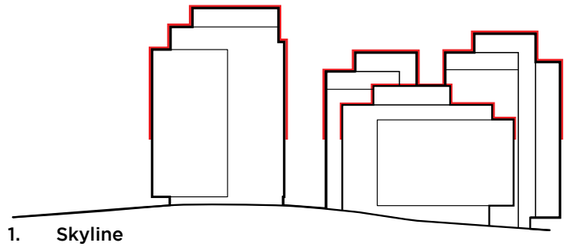
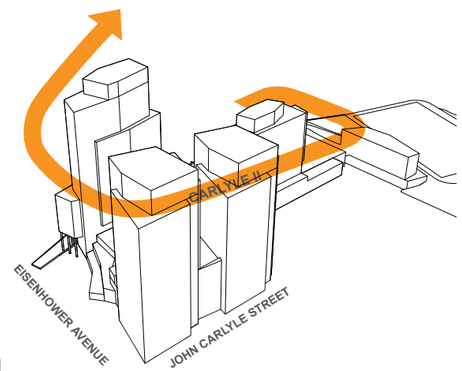
MASSING

The development shall have architectural variety within a well-distributed series of buildings that will all tied together within a legible urban form. The following are general guiding principles that apply to development within the Carlyle Plaza site.

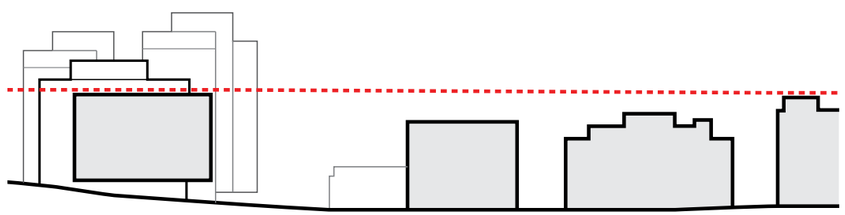
1. Creation of a compelling skyline.
2. Variation in building heights organized as a spiral progression.*
3. Buildings carefully designed to create a smooth transition in building scale and texture from the existing Carlyle neighborhood, especially the scale along Holland Lane.
4. Subdivision of building volumes with formal articulation and setbacks.
5. Create setbacks with exposed columns or 'pilotis' at the base of buildings adjacent to the open space.
6. Respect the scale of Bartholomew Street with streetwall location, height, and setbacks that enhance the pedestrian experience and complete Bartholomew Street.
7. Highlight northeast and northwest corners with focal points.



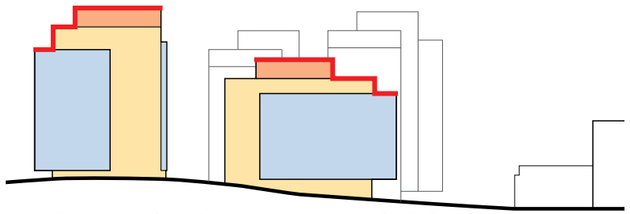
1. Skyline



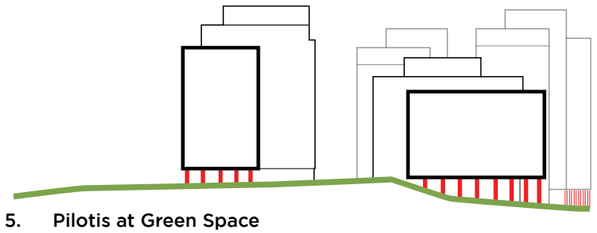
2. Spiral



3. Continue Holland Lane scale

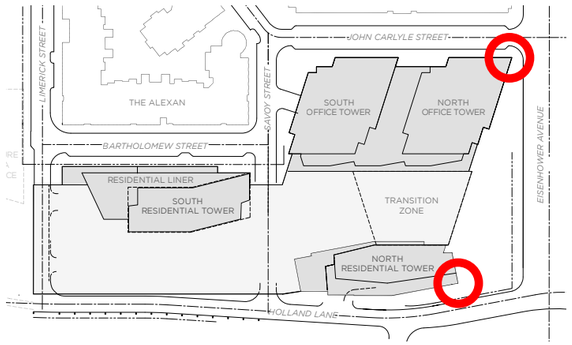


4. Subdivide the Building Volumes with Setbacks



5. Pilotis at Green Space

6. Complete Bartholomew Street



7. Highlight corners (NE/NW) with strong architectural features

* Diagram is illustrative and does not necessarily represent the exact tower height relationships.

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BUILDING BASE

The base of buildings will provide a continuous and varied streetwall. They will be designed and detailed in a manner that gives texture and interest, with ground floor levels having appropriate transparency. Façade detailing should be designed to a human scale and appropriate level of detail.
Design for the building base shall include:

- Clear transition in building volume and/or facade treatment from low to high-rise portions of the block at street wall conditions.
- Varied steps in streetwall line the base that create continuity between the base and the upper portion of the building above the streetwall.
- Corners with distinct massing articulations to further anchor the block and provide visual definition to the streetscape.
- Variation in articulation, especially at building entrances.
- "Pilotis"/ open arcades at the ground floor fronting open spaces (See 'Building Massing Guidelines' for piloti locations)

Building base with "Pilotis"

TOWERS

The skyline created by the towers will create a new identity for the neighborhood. They should have varying heights and façade articulation and be organized into a coherent composition. The tower positions are staggered enabling maximum view corridors through the site and allowing each building to have a distinct identity within the overall composition. A clear hierarchy of tower heights spirals up to the tallest tower.

The towers should each be designed independently, responding to the specific relationships each will have to the skyline, each other, the block, the street and the pedestrian. An effort should be made in the tower design to break down the scale and de-emphasize the horizontal dimension of broad faces by using changes in material, plane, and fenestration across the facade.

There are 2 primarily residential and 2 commercial towers proposed within the site as part of the overall development. These towers will vary in height with a maximum height of 375'.

Design for the towers shall include:

- Provide visible volume articulation to differentiate distinct building features such as major entrances, or respond to particular orientation.
- Clear transition in building volume at setbacks.
- Consider large-scale articulations to tie together vertical form through setbacks.
- Corners should consider distinct massing articulations to provide distinctive visual definition to the building, while responding to particular views and/or orientation.
- Tower tops should provide distinctive form and identity to building, but should also consider its profile with respect to the overall composition of the development and surrounding towers.
- Towers should have a clear base articulation of the first few floors, and the base should be coordinated with any adjacent low/ mid-rise structures and landscape features.

Design towers that create a new identity for the neighborhood with careful articulation of volumes, top, materials palette and building base

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ARCHITECTURAL EXPRESSION

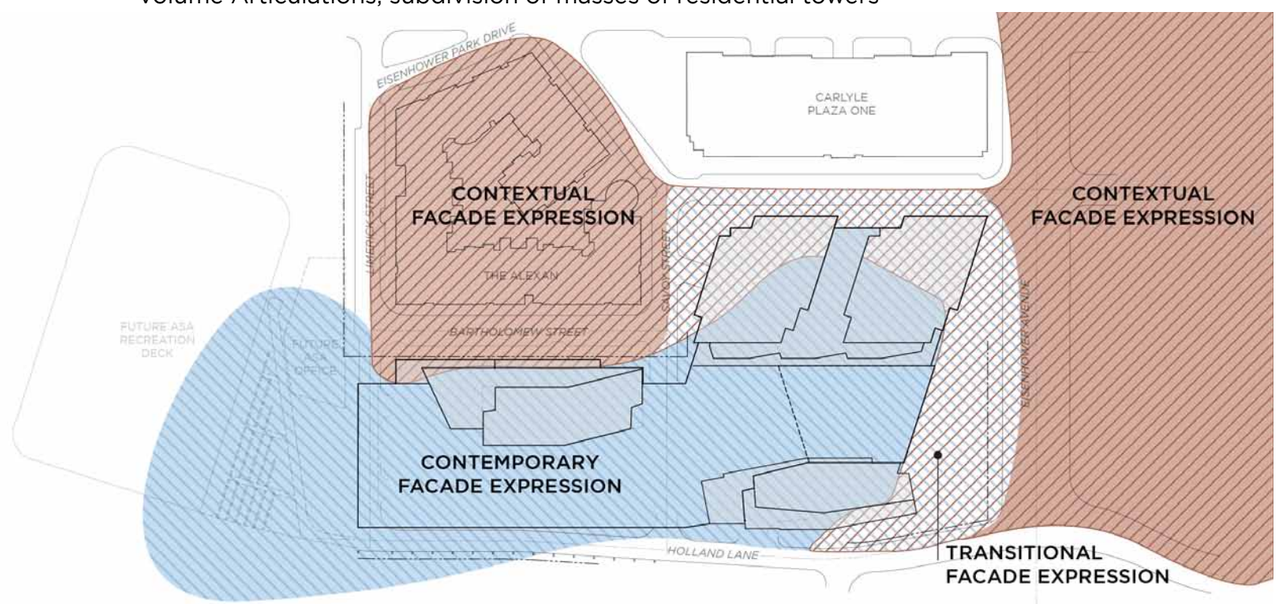
The character and diversity within the project should be reflected not only in the larger building form but in the smaller scaled details of the facades. The coherence and unity of the neighborhood will be served by an architectural expression that reflects the various programs in the development. The following lists key principles based on different program including residential, commercial, and parking:

RESIDENTIAL ARCHITECTURE — HIGH-RISE

Materials, details and features should respond to a scale and character commensurate with a great walkable and welcoming neighborhood.
Design for high-rise residential architecture shall include:

- Varied architectural expression within the building envelopes is encouraged to create visual interest and distinct identities within the overall development.
- Transition from the red masonry context to the north and west to a lighter, glassier expression facing open space at the south.
- Entrances to buildings shall be in locations along the block that contribute to a varied architectural expression and enhance the pedestrian experience. (See 'Building Massing Guidelines' for entry locations)
- Use distinctive façade strategies and canopies at entrances and integrate cohesively into overall materials palette.
- To further refine the scale of the block, define a distinctive building base with façade details or a change in materials, as well as to unify the non-active streetscape program with the active program use.
- Base building materials should be durable, easily maintained, and inclusive of appropriate details to provide a human-scale environment.
- Incorporate balconies, loggias, shading, and other architectural elements to articulate the building facade and create visual interest and respond to views and/or specific orientations. Any projecting architectural elements should be carefully designed to provide aesthetics, incorporate sun shading, be integrated with the facade, and should not appear as add-ons.
- Create distinctive towers by incorporating features with parapets, cornices and unique tower tops and bulkheads. These elements should be thoughtfully integrated into the essential design of the building to bring greater identity to the architecture.
- Integrate all visible mechanical systems or other technological requirements into the overall architectural expression and materials palette.
- Articulate all buildings in a manner that expresses a respect for and engagement with the natural environment.
- Any stoops, ramps, or ADA compliance lifts for building access should not interfere with pedestrian activities and should be integrated with overall architectural expression.

Volume Articulations, subdivision of masses of residential towers



Transition from contextual red masonry context at north and west to a lighter, contemporary expression facing open spaces.

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RESIDENTIAL ARCHITECTURE — LOW-RISE

Design for low-rise residential liner along Bartholomew Street should include:

- A contemporary interpretation of a traditional streetscape.
- Differentiation and varied expression of the Base (Ground floor), Parlor floor, and cornice.
- Incorporation of an entry recess/plaza for the South Residential Tower at the north end of Bartholomew Street, replete with appropriate landscaping, hardscaping, and canopy.
- Creation of visual interest in the street wall through in-plane reveals, projecting bays, and recessed loggias.
- Establishment of a planting/transition zone between the building wall and the sidewalk.
- Employment of a contextually-appropriate material palette consisting of brick, cast stone, metal or wood highlights, aluminum and glass windows.

Street Wall

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COMMERCIAL ARCHITECTURE

Commercial facilities proposed within the development and are envisioned as an integral component of the neighborhood and will act as a southern anchor to the John Carlyle Street corridor. To ensure a high quality design, the following guiding principles are outlined:

- Commercial space at ground level should maximize glazing and transparency and support a pedestrian friendly streetscape. The entrance should be visible and welcoming.
- The detailing of the exterior fenestration and volume articulation should appear distinctive from the neighboring residential buildings.
- Mechanical systems, including green roofs, solar panels, and other technological requirements, should be integrated into the overall architectural expression and materials palette especially at the building top.
- Any security features required for a GSA tenant must be appropriately integrated into the building and streetscape design.

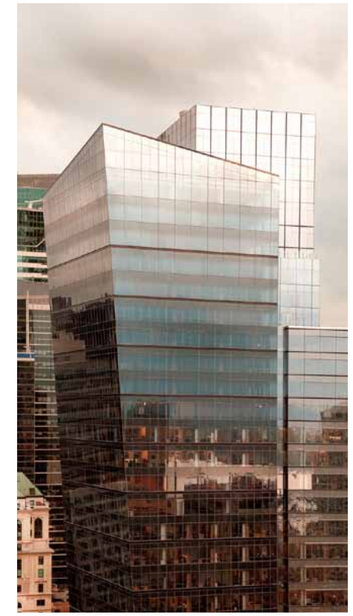
RETAIL

The pedestrian realm will be an important component in the overall character of the project. While not required, retail uses are permitted to front at street level in locations depicted in the "Land Use" diagram.

- Diverse and individualized storefronts are encouraged.
- Retail tenants shall relate to the building through materials, colors, and scale.
- A high level of transparency is encouraged.
- Multiple entrances, where appropriate, are encouraged.

Distinctive form

Interlocking volumes


Crystalline masses

Composition of planes and masses

Distinctive form

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MATERIALS PALETTE

Materials should be selected to help emphasize the massing articulation of the building and be distributed such that there are no uniform monolithic elevations but rather diversity to the scale and character of the overall development. Consideration should be made so that the materials used in the facades, in their combination and integration, provide a warm, friendly and welcoming impression. Materials, especially at the building bases, should be durable and easily maintainable while not providing an institutional expression. Classic to contemporary building materials are welcomed, as they are integrated into the overall expression, but they should be selected for their longevity, innate expression, and environmental sensitivity. The material palette should reflect an innovative and contemporary use of both contextual materials such as masonry but should also allow for more modern materials such as glass and metal. Buildings within the Carlyle Plaza should be composed of three primary material typologies:

- Masonry: Brick, Terra Cotta, and Architectural precast concrete.
- Glass: Glass curtain wall systems, glazed window-wall, and glass and metal window punched window assemblies
- Highlight Materials: Metals, wood, and stone

BUILDING ENVELOPE AND FENESTRATION

Building envelopes and fenestration will in large part determine the character and appearance of both individual buildings and the collective whole of Carlyle Plaza. It is crucial to achieve variation and not succumb to a uniform “shrink wrapping” of mirrored glass and thin, applied grid patterns. To achieve such variation, it is necessary to add depth and articulation to the building facades and fenestration.
It is crucial that building facades are designed not only with sensitivity to the compositional organization of the building, but to their technical and functional requirements, particularly towards achieving better environmental performance. Aesthetic consideration of environmental performance of the glazing systems is critical. The following principles should be followed to achieve desired design standard:

- The glass color composition should be considered in relationship to other building materials.
- The glass transparency, both from the interior and exterior, should be considered.
- A mullion framing system or window articulation should be used to help emphasize the scale of the buildings.
- Masonry, terra cotta, architectural precast, and metal panels should be considered for their color/finish as part of the overall palette of materials but also specified for performance and durability.
- A thicker building facade design is encouraged to achieve better energy efficiency.
- Open parking facades will be designed with careful attention to the composition of opening and voids. Material selections for opaque building elements and open screens will be considered for their aesthetic quality and integration with the overall project.
- Tower facades are encouraged to exceed 40% glazing for a contemporary expression taking full advantage of regional views

Modern use of brick

Mix of brick and glass

Glass curtain wall

Highlight Materials: Metals, Wood, and Stone

AVOID: 40% glazing ratio on towers

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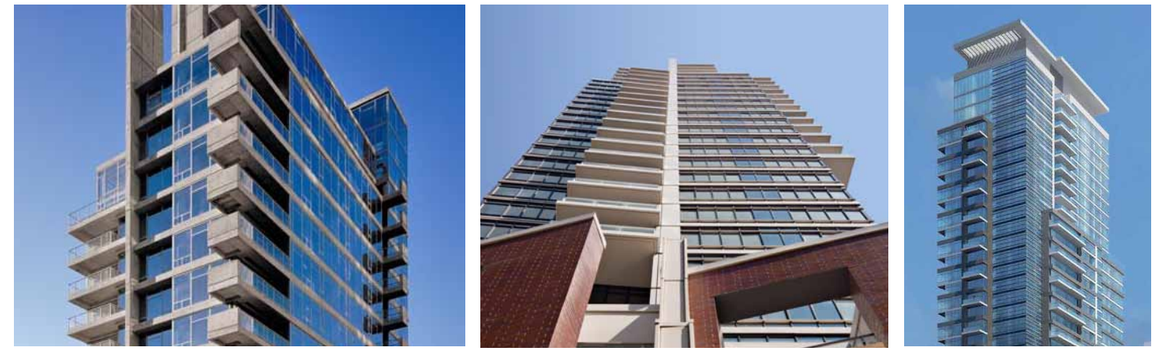
BALCONIES AND PROJECTIONS

The incorporation of balconies and other protrusions will add articulation and visual interest to the facades of buildings and should reinforce the primary architectural design of the building. Residential balconies should be integral to the units, and can enable greater connections between indoors and outdoors. The integrity of the facades should be maintained, despite the presence of the balconies, and they should be used to enhance the building form and contribute to its overall architectural unity and form. The scale of the details (slab expression, railings, etc) should be considered such that they do not appear as 'add-ons', and are integrated into the overall façade.



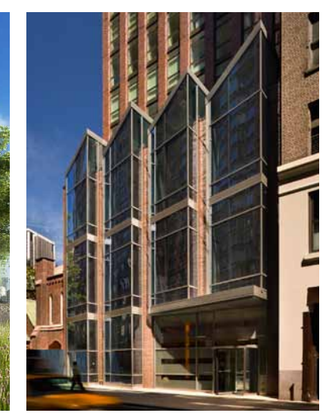
Facade articulation with projecting balconies

Distinctive tower tops

TOWER BASES

Entry at North Residential Tower

Deck Condition at Residential Towers



Entry at South Residential Tower

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TOWER TOPS AND MECHANICAL PENTHOUSES

The architectural expression of proposed buildings should be articulated with integrally designed parapets, cornices and unique tower tops and bulkheads. These should be designed to avoid appearing as poorly considered add-ons. These elements should serve to ensure greater cohesion and variety into the architecture as well as providing distinctive profiles along the skyline.

Cornices and parapets can also be key to creating definition and unity to the lower portions of mid-rises and towers. They should be integrated into the design of facades, such that engender greater spatial definition to the streetscape and add visual character to the pedestrian environment below.

Tower tops and mechanical penthouses are essential to the creation of each tower's presence, and contribute to the skyline composition. Tower tops should be designed to create distinction for the buildings, but integrally tied into the high-rise form itself. Each tower should have a unique profile that uses its tower top to contribute to the main vertical building form.

Mechanical penthouses need also to be integrated into the building design, and taken advantage of how they can add to the expression of the tower. Mechanical and telecom equipment must be effectively screened from view or integrated into the architectural character as to not detract from the overall quality of the building itself.

RESIDENTIAL

Vertical Loggia

Super-scale Canopy

Projecting Canopy and Frame

Open Frame

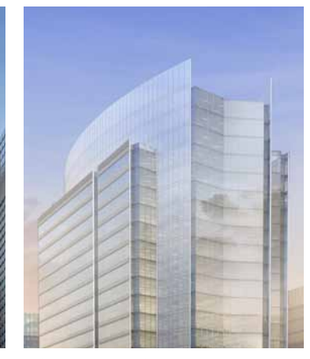
Stepped Masses

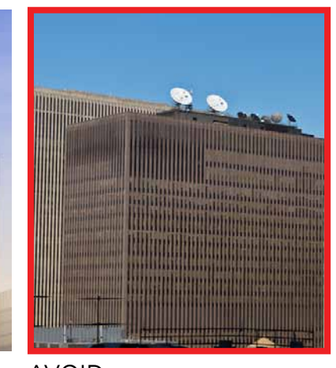
AVOID
Primarily flat top, proportionally small and unadorned mechanical bulkheads

COMMERCIAL

Celebrated Screen-Wall

Angular Profile


Planes and Masses


AVOID
Exposed mechanical equipment, lack of tower top expression.

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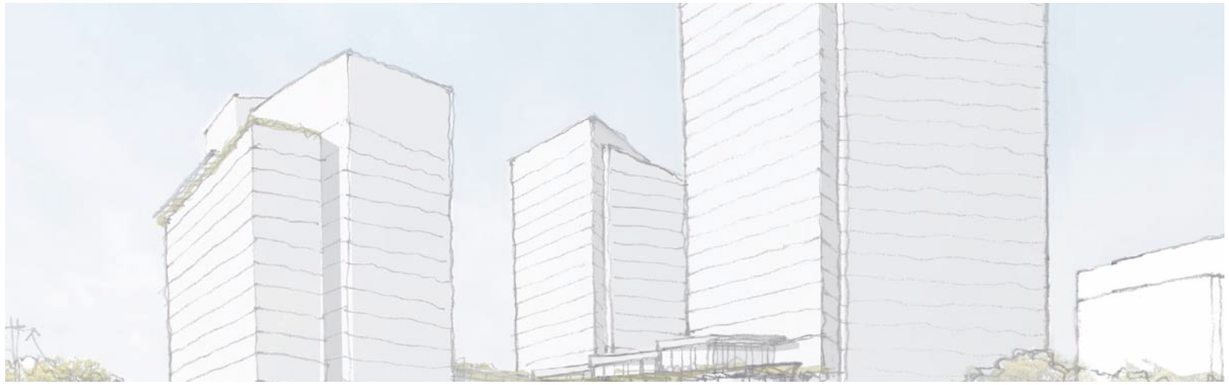

BUILDING MASSING GUIDELINES

- GROUND FLOOR USES
- BULK REQUIREMENTS

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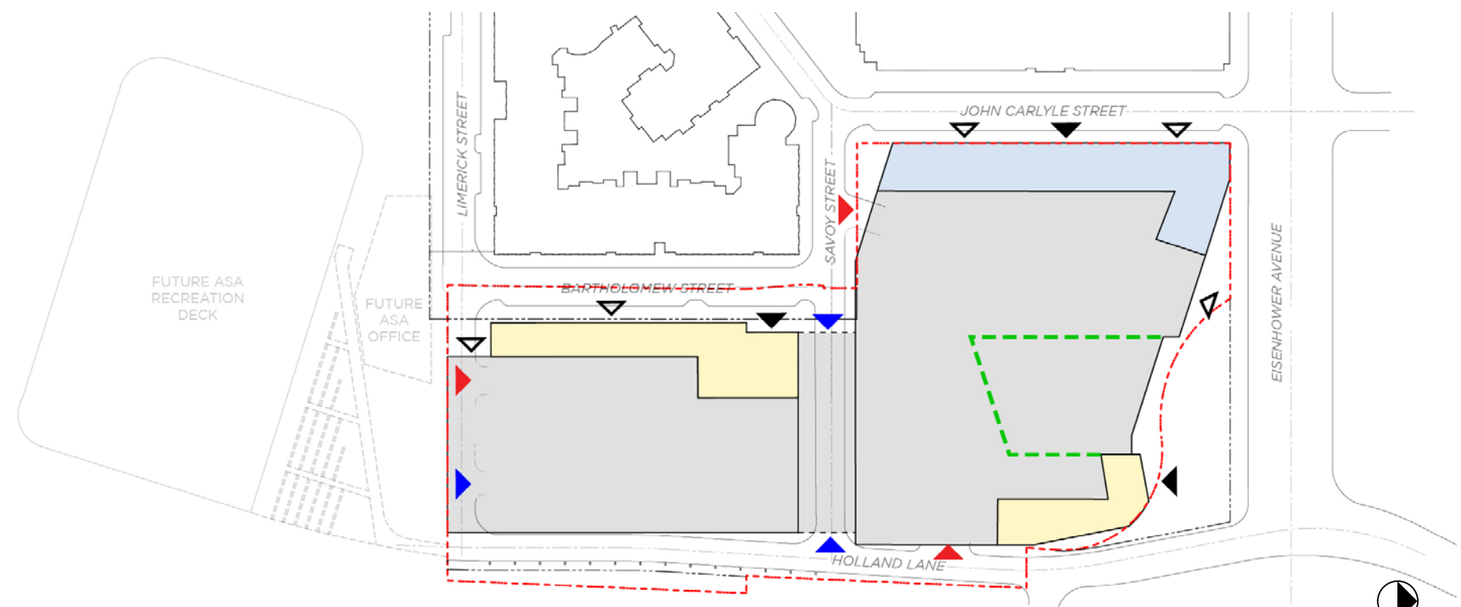
GROUND FLOOR

- Loading/Service Entry
- Parking Entry
- Primary Lobby Entry
- Secondary Pedestrian Entry
- Residential
- Office
- Parking
- Transition Zone

NOTE: Multiple entrances are encouraged at Bartholomew Street.



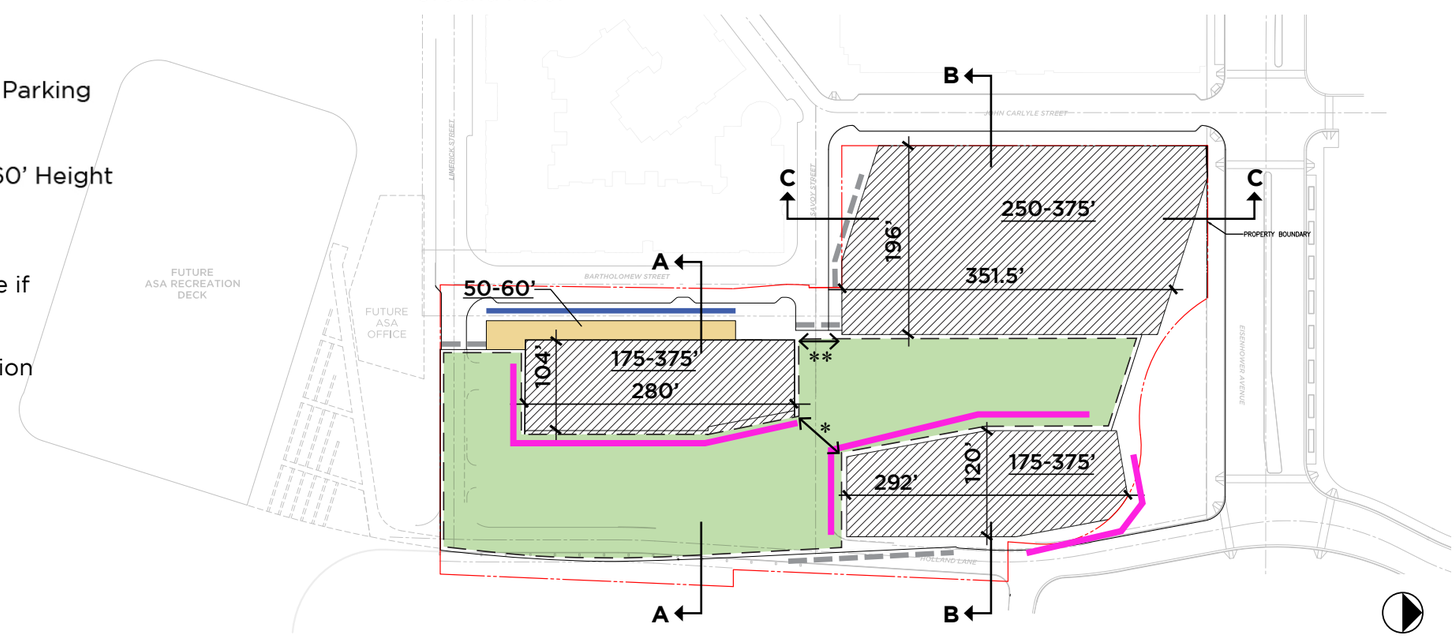
Ground Floor

BULK

- Low-Mid Rise Base
- Tower Location Zone
- Parking
- Landscaped Roof Deck Above Parking
- 50' Streetwall Requirement -- 20' Setback Required at 50'-60' Height
- Open Arcades / Pilotis

NOTE: Balconies may extend up to 4' beyond the tower location zone if more than 15' above the adjacent surface.

NOTE: Refer to approved Preliminary DSUP Site Plans for exact location of tower location zones.



Tower Location Zone and Building Heights

* Min. Distance 80'
** Min. Distance 55'

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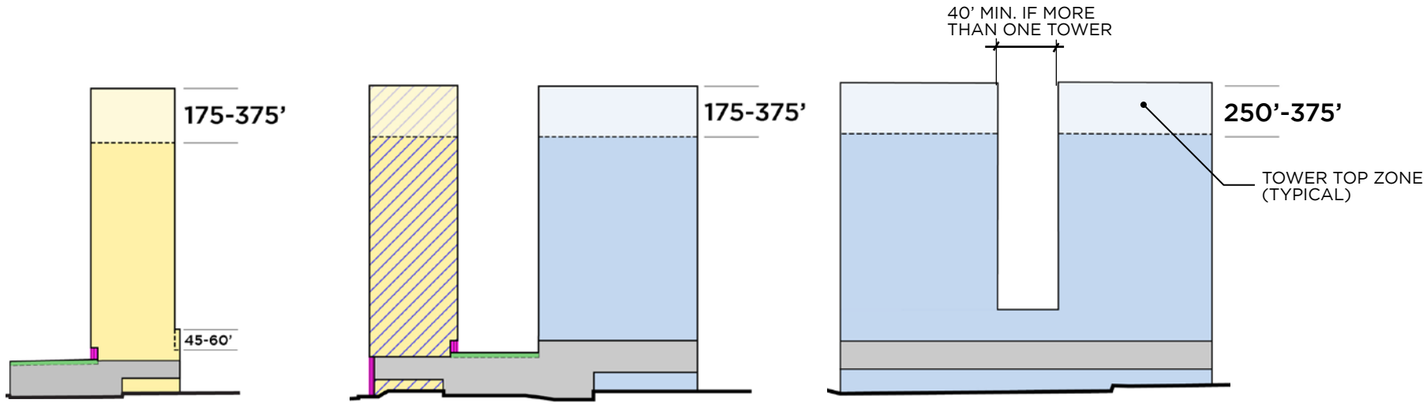
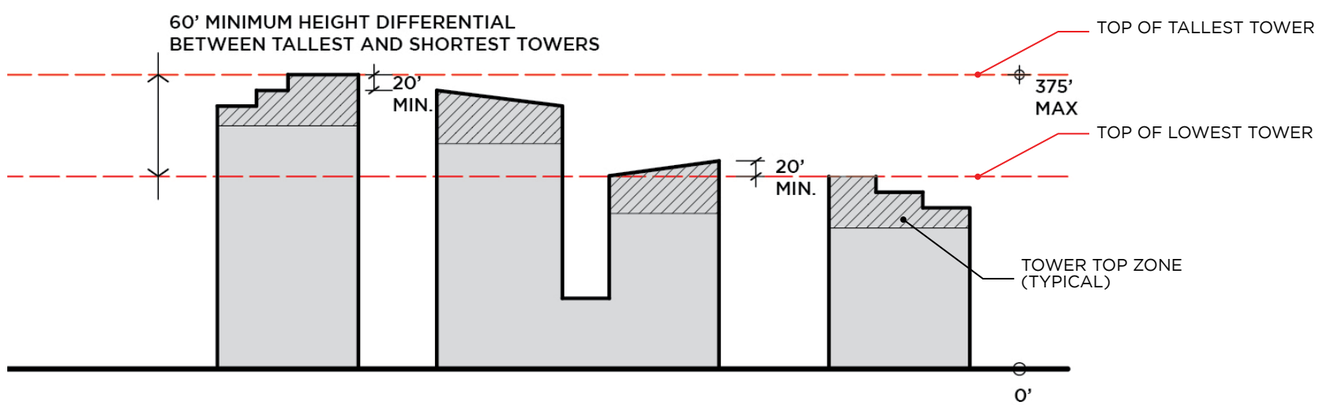


Section A

Section B

Section C

Tower Sections



Tower height variation

NOTES:

- Height of tower top zone varies
- Tower height differential between tallest and shortest tower shall be a minimum of 60'
- Tower height differential between adjacent tower footprint zones shall be a minimum of 20'
- Upper level connection of office towers is permitted

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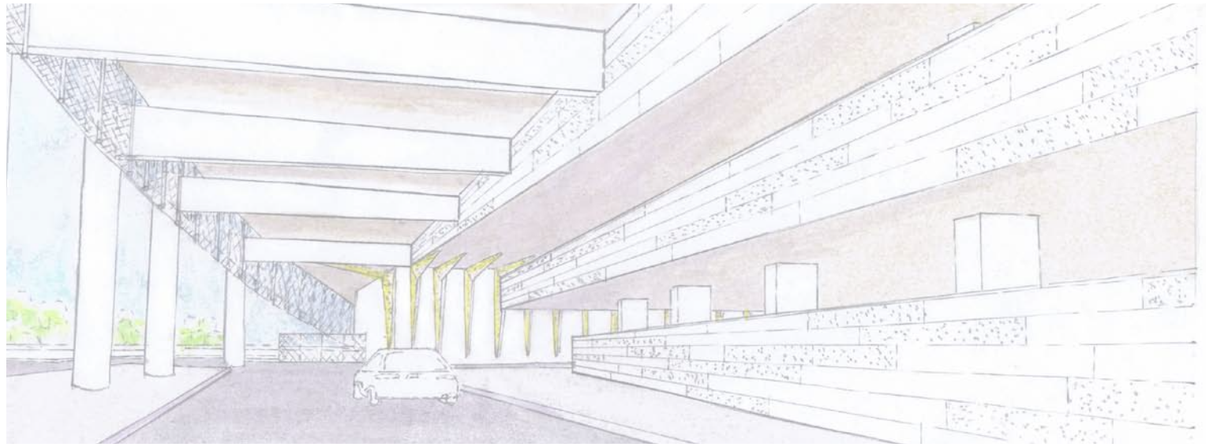

PARKING, SERVICE AND LOADING GUIDELINES

- GOALS
- PARKING, SERVICE AND LOADING
- LIMERICK STREET EXTENSION

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PARKING, SERVICE, AND LOADING

The goal of the following guidelines is to minimize the negative aesthetic impacts parking and loading may have on the pedestrian experience and the overall image of the project:

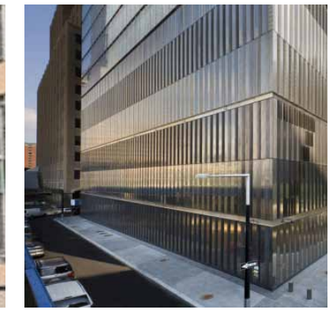
- Elements of the parking areas visible to the public realm should have architectural character that is commensurate with adjacent program use and coordinated with overall architectural expression.
- A good proportion of the parking structures will be wrapped with active uses. The areas that are not wrapped with active uses shall have facades that will integrate materials and details that are complimentary to the adjacent buildings.
- Parking garage entrances and exits should be located within designated areas.
- Any vents or mechanicals for parking garages or loading areas that are visible on building facades should be screened or well-integrated into the building architecture in terms of its materials, color, architectural expressions, etc, with efforts to limit the visibility of large areas of unbroken grilles.

GOALS

Buildings cannot function without adequate parking and loading services. Usually thought as negative impacts to pedestrian environment, the following guidelines are to ensure efficient parking and service areas while minimizing interference with pedestrian.

- Parking shall be located below the landscaped deck level. The parking structure should provide residences, employees and visitors easy access.
- Service and loading should be designed to meet functional requirements without compromising pedestrian access or aesthetics.
- Parking, service and loading should be screened from public realm as indicated on parking, services, and loading diagram.
- Parking entries should be inviting and welcoming.
  Any vents or mechanical equipment for parking garages visible on building facades should be screened or well-integrated into the building architecture in terms of materials, color, architectural expressions, etc, with efforts to limit the visual impact of large areas of continuous grilles.

Screening at mechanical equipment



Metal screen at parking

Integration of loading/service

Green screen at parking

Pedestrian-friendly service court

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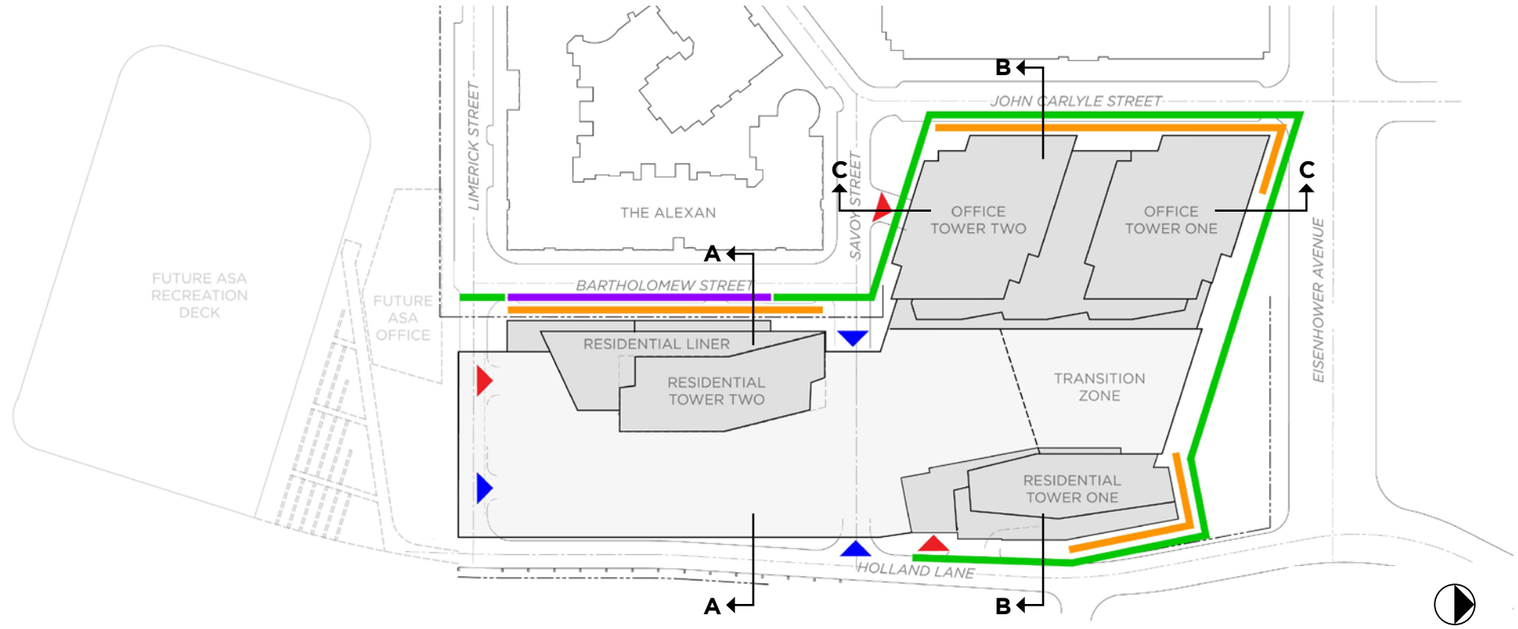
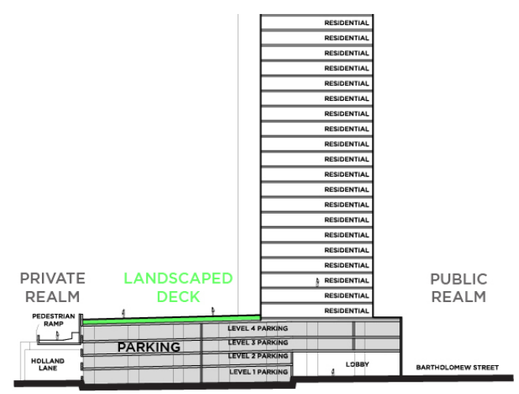
PARKING, SERVICE AND LOADING

- Loading/Service Entry
- Parking Entry
- Active Uses at Ground Floor
- Active Uses at Upper Garage Floors
- Screened Garage Facades

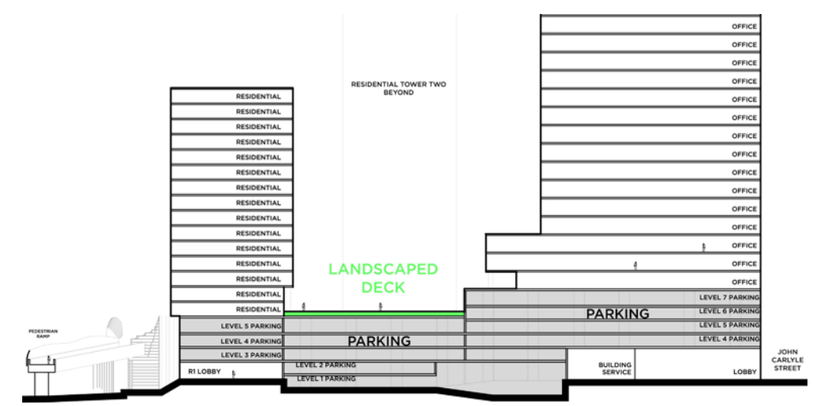
NOTE: Office loading shall be designed to accommodate head-in/head-out access.



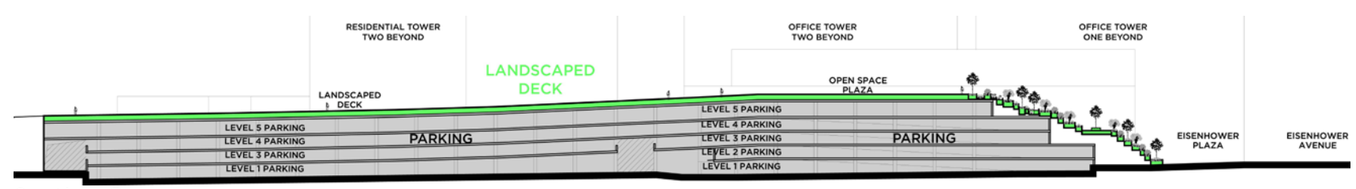
Parking, Service and Loading



Section A



Section B



Section C

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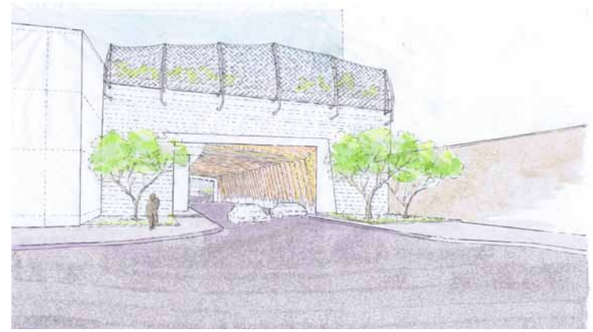
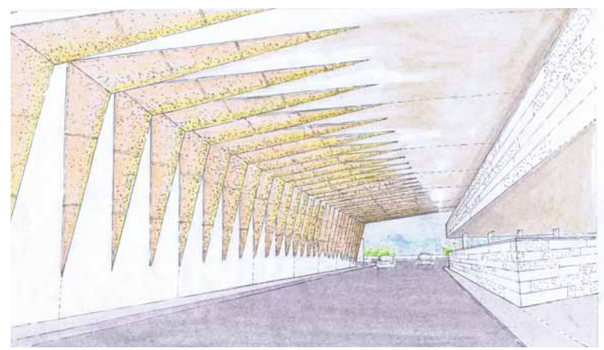
LIMERICK STREET EXTENSION

The extension of the existing street network in areas that pass through the site within the proposed parking structure will be carefully designed in order to ensure continuity and quality of experience for pedestrians and drivers who are circulating through these spaces. The following are design considerations for the Limerick Street extension:

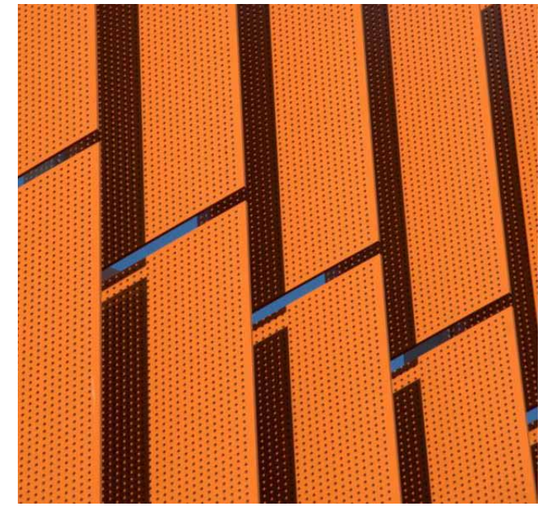
- Ensure a welcoming and memorable experience
- Open, airy, and light filled with an inviting entry
- Exposed structure with solid wall to the south that integrates creative lighting design and a dynamic rhythm of structural fins.

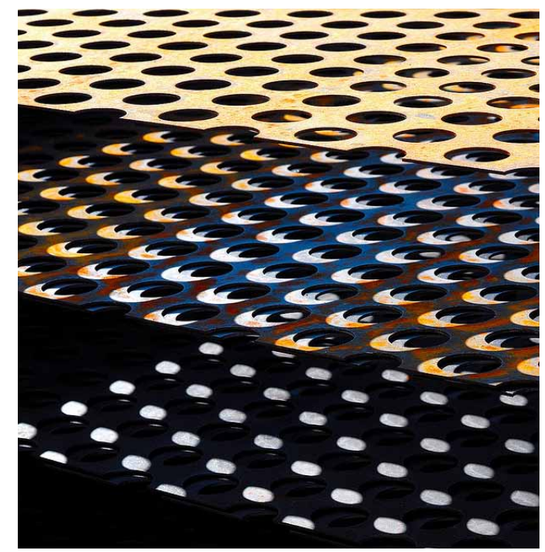


Holland Lane Facade (See DSUP)



Limerick Street Extension (See DSUP)





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INTERIM CONDITIONS

- ARCHITECTURAL
- LANDSCAPE / PLANTINGS

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INTERIM CONDITIONS

ARCHITECTURAL

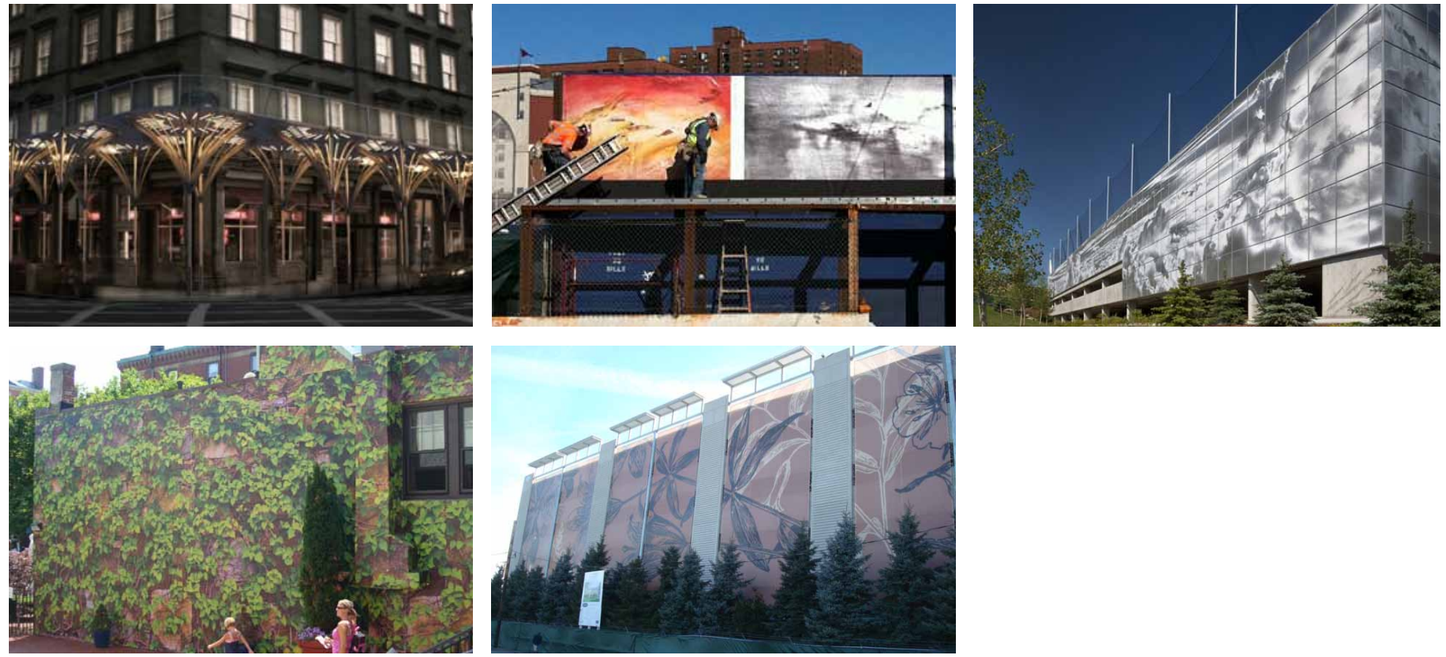
Care should be taken to provide an attractive and welcoming environment during interim phases when a portion of the project has been constructed but adjacent areas have been left unbuilt. Temporary screening should be provided to conceal exposed construction and incomplete areas of the project. This screening should be appropriately scaled, whether it is adjacent to heavily used pedestrian areas or visible only from a distance.

Interim conditions associated with phased development may include, but are not limited to, treatment of undeveloped parcels or portions of parcels; and treatment of visible portions of structures intended to be covered by future constructed features.

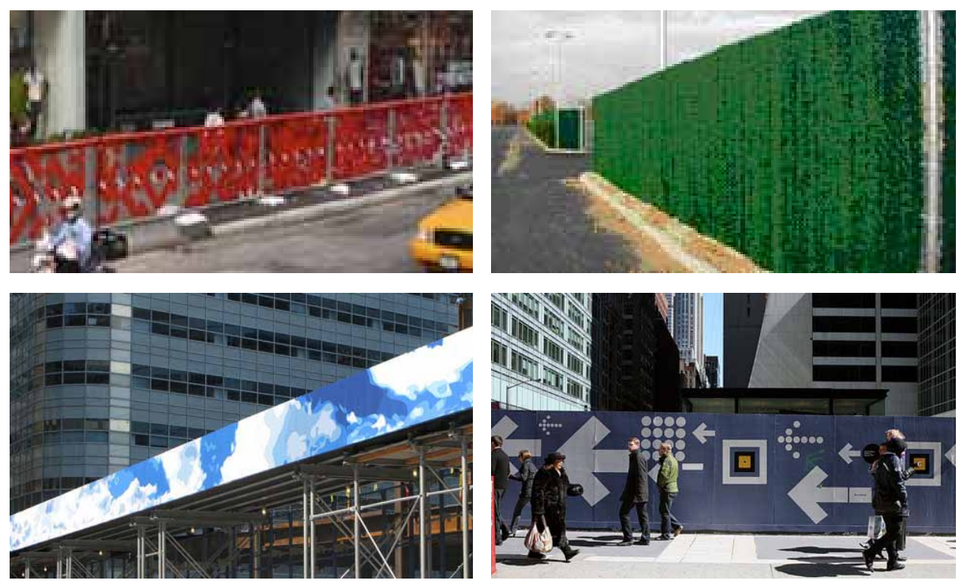
Treatment of visible portions of structures intended to be covered by future constructed features include one or both of the following:

- Installing building or structure-mounted fabric scrims and/or vinyl banners to screen and buffer views of structures (e.g. parking garages, faces of buildings) intended to be covered by future construction.
- Installing plantings that are coordinated with and are compatible with the overall design character of adjacent areas in future development zones.

Final interim conditions will be approved by the Design Review Board.



Sculptural scaffolding / lighting / temporary screen / printed mesh



Decorative pedestrian / vision barriers

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LANDSCAPE / PLANTINGS

Plantings can be used to screen and buffer views of structures (e.g. parking garages, faces of buildings) intended to be covered by future construction. Plant materials shall be fast growing species, primarily evergreen, and appropriate for short-term use. Planting palette may include, but is not limited to the following:

Trees

• Acer rubrum 'Red Sunset'	Red Sunset Red Maple
• Amelanchier laevis	Allegheny Serviceberry
• Betula nigra 'Heritage'	Heritage River Birch
• Cupressocyparis leylandii	Leyland Cypress
• Juniperus virginiana	Eastern Red Cedar
• Lagerstroemia indica 'Natchez'	White Crape Myrtle
• Photinia x fraseri	Photinia
• Pinus strobus	White Pine
• Platanus x acerifolia 'Bloodgood'	London Planetree
• Populus nigra 'Italica'	Lombardy Popular
• Rhus typhina	Staghorn Sumac
• Tsuga canadensis	Canadian Hemlock

Shrubs

• Ilex verticillata 'Sparkleberry'	Winterberry Holly
• Rosa 'Knockout'	Knockout Rose
• Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae
• Viburnum plicatum 'Mariesii'	Doublefile Viburnum
• Viburnum rhytidophyllum	Leatherleaf Viburnum

Ornamental Grasses

• Calamagrostis acutiflora stricta	Feather Reed Grass
• Miscanthus floridulus	Giant Chinese Silver Grass
• Miscanthus sinensis 'Gracillimus'	Maiden Grass
• Erianthus ravennae	Ravenna Grass

Undeveloped parcels shall be enhanced with temporary landscape treatments including:

- Temporary walkways: If pedestrian circulation through undeveloped parcels is needed to link neighborhood pedestrian circulation or link developed parcels with neighborhood circulation, temporary walkways shall be constructed. Walkways shall be constructed of asphalt and be minimum 5' in width.
- Site shall be graded with gentle slopes and even transitions to offer a safe finished condition.
- Site shall be seeded with turf type grasses and maintained in a neat, mowed condition.
- Except for screen planting defined above in 'Treatment of visible portions of structures', and tree planting associated with streetscapes, the site shall remain as an open lawn area for public use (where possible).
- Undeveloped parcels shall not be lighted except for streetscape walkways.

Temporary planting

Temporary turf planting

Temporary asphalt walkway

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