



Design Review Board Case #2016-0001
Carlyle Plaza Two – South Residential Building

Application	General Data	
<p>Project Name: Carlyle Plaza Two – South Residential Tower</p> <p>Location: 340 & 350 Hooff’s Run Drive (ultimately will have a Bartholomew Street address)</p> <p>Applicant: Alder Branch Realty Limited Partnership, LLLP; represented by JM Zell Partners</p> <p>Architect: Arquitectonica</p>	DRB Date:	November 16, 2017
	Site Area:	~ 2 acres
	Zone:	CDD#11
	Proposed Use:	Residential
	Dwelling Units:	366 units
	Gross Floor Area:	~ 505,625 sf (400,795 sf res + 104,830 sf parking)
Purpose of Application:		
Design refinements of the first phase of the Carlyle Plaza Two development (south residential tower).		
Staff Reviewers:	Robert Kerns, AIA, robert.kerns@alexandriava.gov Thomas H. Canfield, AIA, tom.canfield@alexandriava.gov Gary Wagner, RLA, gary.wagner@alexandriava.gov Nathan Imm nathan.imm@alexandriava.gov Stephanie Free, ASLA, LEED GA, stephanie.free@alexandriava.gov Bill Cook, AICP, william.cook@alexandriava.gov	
<p>DRB WORK SESSION NOVEMBER 16, 2017: Overall, the Board found that the applicant’s landscape design presentation addressed Staff’s comments in the Memorandum to the DRB dated November 9, 2017 (Attachment #1) with the following recommendations:</p> <ul style="list-style-type: none"> • In regard to the Bartholomew Streetscape, the Board encouraged the applicant to consider a solution where tree grates are provided over the 2 street tree wells located immediately adjacent to the stone entrance paving and to utilize the standard planted wells as indicated in the Carlyle Plaza Design Guidelines for the remainder of the street trees. • The Board encouraged the applicant to lower the height of the 5th floor perimeter terrace wall and utilize plant material and design which would allow for open views from the pool terrace looking south. • The adjustments to the geometry of the plant beds which separate the public and private spaces on the 16th and 26th floor terraces offer increased privacy to the unit terraces in 		

conjunction with the 4 foot tall railing and 6 foot height metal screen wall. The DRB encouraged the applicant to utilize furniture which would provide an additional layer of separation between the two uses, and to study a 2 to 3 foot gap between the building wall and the planter for ease of maintenance.

- The DRB supported Staff's recommendation for accessible circulation within the play area and the applicant's solution to create an interim accessible ramp which connects the upper and lower portions of the play area as presented to the Board at the work session.

The Board anticipates that the next submission will deliver a comprehensive package which addresses all former DRB comments and conditions related to the building design, integrated with the revised landscape design which will incorporate the Board's comments from the November Work Session.

DRB ACTION, SEPTEMBER 28, 2017: The DRB voted unanimously to approve the design of the pilotis (change from approved round to rectangular and different spacing) at the base of the east and south facades adjacent to the pool terrace. The Board agreed with Staff's recommendation to continue further design development of other design details as outlined in the staff report. The Board favored clear vision glass throughout the façade and was concerned that other techniques to cover the vertical and diagonal columns would disrupt the façade design. Balcony design overall is ongoing and the applicant will continue to work through details. Staff was concerned with balcony privacy conflicts on the south façade and between private and public areas on the two sky terraces. The Board noted the unique design challenge and opportunity of the garage entrance at Limerick Street and suggested further study regarding illumination and ceiling design, as well as measures to screen the high section of exposed garage along the north edge of the drive. The applicant will present architectural and landscape material selections at the next meeting.

DRB ACTION, MARCH 23, 2017: The DRB voted unanimously to approve a 4'-0" increase in the overall building height. The DRB agreed with staff's recommendations to support the relocation of the trash loading area, and the elimination of the rooftop amenity space; applicant will instead explore providing a rooftop amenity space on one or both of the projecting roof terraces at the 16th or 26th floor. The DRB also voted unanimously to approve two possible options for revised balcony design: 1) Outboard balconies with glass railings that protrude from the north and south building façades contained by the inside edge of the large façade panel; or 2) No balconies. This approval is subject to the condition that the applicant continue to work to enhance the actual and/or perceived depth of the building slots, and work with Staff on the overall aesthetic, materiality, and detailing for the selected option to develop a façade and balcony solution that meets the intentions of the Eisenhower East and Carlyle Plaza Design Guidelines. The Board will review the final building façade and balcony design through electronic coordination and continued staff-applicant meetings (as required) and provide comments.

DRB COMMENTS, JANUARY 19, 2017: The DRB concurred with the Staff recommendation to defer a decision or action on the rooftop plans until the plans are further developed and provided in concert with the other conditions of approval. The rooftop amenity

space as provided by the Applicant was seen as limited in utility and aesthetic appeal.

DRB WORK SESSION, JULY 21, 2016: On a motion by Mr. Lewis, and seconded by Councilman Chapman, the DRB voted to **approve** the massing, form, scale, and general architectural character of the tower and low-rise residential liner for Phase 1 of the Carlyle Plaza Two development, subject to the conditions below to be addressed prior to final site plan submission. The motion passed 5-0.

1. Applicant will provide a Roof Plan identifying mechanical equipment and amenity areas, if any, and detail Terrace Levels on Floors 16 and 26.
2. Applicant will provide more setback depth between front and back planes for low-rise units (between 12-16” total difference).
3. Applicant will work to minimize visibility of the mullions to reduce contrast between metal and glass.

DRB WORK SESSION, JUNE 23, 2016: The DRB continued to review the concept for the tower, tower top, and liner units. The Board directed the applicant to submit a final package for review and approval of the tower massing, liner units, parking and landscape deck at the next DRB meeting. The DRB stated that materials and other details would most likely need to be fleshed out in subsequent DRB meetings.

DRB WORK SESSION, APRIL 21, 2016: The DRB continued to review the concept for the tower and liners units. The DRB will continue to review the plans for this development at future work sessions, requesting that the applicant to provide alternative designs for review.

DRB ACTION, MARCH 17, 2016: The DRB reviewed the initial concept for Phase 1 and provided feedback on the tower massing and liner units. The DRB will continue to review the plans for this development at future work sessions and official meetings.

I. SUMMARY

A. General Project Description & Summary of Issues

Alder Branch Realty Limited Partnership LLLP, represented by JM Zell Partners, is requesting Design Review Board (DRB) review for the revised Phase 1 of the Carlyle Plaza Two development in South Carlyle (Block 32). The phase includes the southern residential tower and liner units along Bartholomew Street, a portion of the parking garage to support this building, the related open space on top of the garage, and the terraced deck between the garage and the Alexandria Renew tank/field.

Although this phase was previously approved by the DRB in July 2016, the applicant wishes to modify the building design and was last before the DRB in March 2017. At the March meeting the applicant was directed to continue developing the balcony design and

the building slots. The proposed design alterations as submitted on August 28, 2017 are listed below in the Analysis section.

II. BACKGROUND

A. Project Evolution

With the Carlyle Plaza Two approval in 2012, the City Council approved the general site configuration, design guidelines, and infrastructure, and allowed the Design Review Board (DRB) to review and approve the final design of each of the buildings. In April of 2013, the Carlyle DRB approved the original design by FxFowle for the South Residential Tower. Prior to approval, the DRB reviewed the design several times at meetings in November 2012, December 2012, and February 2013. In July 2016, the DRB approved the massing, form, scale, and general architectural character of the residential tower and low-rise residential liner as designed by Arquitectonica. Prior to approval, the DRB reviewed the design several times at work sessions in March, April, and June of 2016. In March 2017, the DRB approved an increase in building height, relocation of the trash loading area, elimination of rooftop amenity space, and gave approval of two options for revision of the balcony designs.

B. Site Context

The entire Carlyle Plaza Two site includes about 6 acres of land located south of Eisenhower Avenue, between Holland Lane to the east and John Carlyle Street and Bartholomew Street to the west. The Alexan Carlyle, an existing five-story residential building is west of the southern portion of the site, and the future Carlyle Plaza One office building will be west of the northern portion of the site. The Alexandria Renew expansion site is immediately south of this property and is an integral piece of the overall development.

Phase 1, where the south residential tower will be located, is on the southwestern portion of the overall Carlyle Plaza Two site. It is bounded by Holland Lane to the east and Bartholomew Street to the west. The future extension of Savoy Street marks the northern boundary of the phase. The future extension of Limerick Street is the southern boundary of the applicant's property, and this phase will include a connection to a portion of the terraced deck on the northeast portion of the Alexandria Renew site. Today, the Alexandria Renew building and multipurpose field construction is complete.

C. Overall Project Description

The south residential building has been designed as a 34-story high-rise tower with a 4-story low-rise residential building along the west side to provide an active-use buffer between the garage and Alexan Carlyle on the west side of Bartholomew St. The tower is oriented so the long facades face east and west. The tower and the liner units together provide a total of 483,310 gross square feet and 366 units (tower: 354 units; low-rise component: 12 units) with 105,590 square feet of parking garage space. The proposed building would reach a total height of approximately 359' above average finished grade to the top of the roof.

III. STAFF ANALYSIS

As part of the original Development Special Use Permit (DSUP) approval, the Design Review Board (DRB) worked with the applicant to develop a set of design guidelines that are specific to the Carlyle Plaza Two development. This document provides guidance on the architectural intent for the buildings, the overall building massing, parking/service/loading areas, and interim conditions.

The main focus of the DRB meetings and work sessions in 2016 had been on the significantly modified architectural style of the new proposal for the South Residential Tower, and reconciling that design with guidelines that were written for a markedly different concept. The applicant continued to refine the proposal to address comments from both staff and the DRB for approval in July of 2016.

The Applicant has made a number of changes to these proposals through discussions with City Staff to bring many of these alterations back in line with the approved building design.

The proposed building alterations submitted for review at the March 2017 meeting did not meet many of the key design guidelines that were previously approved. Among the modifications was a reconfiguration of the balconies, and the associated impact upon the overall architectural design. Two balcony options presented at the March meeting were approved, subject to future review. The DRB also approved an increase in overall building height, agreed with Staff recommendations to relocate the trash loading area, and to provide amenity space on the projecting roof terraces at the 16th or 26th floors rather than on the roof top.

The current submission package is a continuation of efforts to develop specific design issues and address feedback from the March 2017 meeting.

Facade Elevations

The façade design is characterized by a strong grid pattern and a series of vertical recessed slots on each façade. Another distinctive feature is a cantilevered shift in building mass at the mid-section of the tower. This device is best seen in the East/West elevations and creates dramatic terraced spaces as a resident amenity.

In reviewing the various drawings submitted for DRB review, and in comparison to the Final Site Plan submitted for the project, the glass type, color and contrast varies significantly and it is unknown what the proposed solutions entail.

There are several concerns raised by these changes shown on some elevations: the greatest is that the insertion of continuous vertical “stripes” runs counter to the primary design theme of offset masses. Also, the addition of a number of different glass types confuses what was put forth as a pristine geometric concept. To understand the visual implications of what is being shown, the DRB and staff would need complete samples of

all proposed materials, including all types of glazing being proposed, and photorealistic day and night renderings of the building to show how these glass types read, and how window coverings at night would affect the visibility of structural additions.

Staff has concerns about the change in expression from horizontal to vertical for the glazing in the north and south elevations, and whether the accent slots on all four sides will contrast sufficiently with their surroundings to read strongly. The variation of different glass types in many areas of the building requires resolution.

Balconies

The original approved balcony design featured balconies located within a recessed “slot” on the north and south facades. While Staff and the Board found the original design to be the best incorporation of balconies within the clean and geometric overall architectural statement, this arrangement had impacts to the interior floor plans and market positioning of the units.

The proposed balcony configuration was presented at the DRB meeting of March 23, 2017 and conditionally approved by the Board, in addition to an option of no balconies. This design features outboard balconies with glass railings located on the north and south facades.

Garage Entrance at Limerick Street

A four-story, above-grade parking garage is proposed, and permitted per the DSUP due to environmental constraints and other issues that preclude underground parking. The garage is designed to accommodate a green roof which will be open to the public as open space.

The covered entrance bay from Limerick Street is more than three levels high, with the ends of the parking decks on the north side exposed and overlooking the garage entrance and covered right of way. The proposed design incorporates a suspended ceiling feature in a grid pattern of varying depths. The design is similar to the stepped exterior façade pattern used on the East/West facades of the tower. This is a change from the approved design featuring decorative angled metal chevrons on the south side of the entrance bay wall and ceiling.

Amenity Areas

Amenity areas shown in plan include projecting terraces on the 16th and 26th floor projections on the high-rise tower, and roof decks atop the garage and four-story residential liner building.

High-Rise Terraces

In response to previous DRB comments, the applicant has provided concept plans of the terraces found on the high-rise tower. The 16th and 26th floor terraces show common terrace space and private terrace space separated by screen walls, railings, and/or planters shown in a variety of configurations. The common terrace space is accessed via adjacent amenity rooms accessible to residents.

Pool Terrace

The amenity space above the garage features terraces, grills, bar, pool, bath house, landscaping, and a “front porch” created by the building overhang at the east façade. Compared to the approved plan, the shape of the pool terrace area has changed slightly in the proposed submission. The “front porch” area adjacent to the east side of the high-rise tower has undergone changes concerning the pilotis that support the structure and enclose the space under the “front porch.” The July 2016 approved design had a total of 17 round columns framing the east and south sides of the front porch. The design in the current submission shows eight (8) rectangular columns.

Adjacent Interim Open Spaces

An open area is shown north of the site in the block located south of Eisenhower Avenue and east of John Carlyle street. The approved plan of July 2016 identifies the area as “interim landscape” with a small surface parking lot, while the current submission shows a lawn, “future staging area,” and enlarged interim surface parking lot. Both plans also show a potential interim parking area east of the garage and elevated park.

IV. ANALYSIS NARRATIVE

Based on the variety of solutions shown, Staff offers the following comments and recommendations to provide direction to the applicant.

Status of Outstanding Conditions of Approval

Three conditions of approval were stipulated at the March 23, 2017 hearing before the DRB which were carryover comments from the July 21, 2016 approval.

“1. Provide a Roof Plan identifying mechanical equipment and amenity areas, if any, and detail Terrace Levels on Floors 16 and 26.”

A roof plan was provided, however Staff encourages continued development of the terrace space as described previously in this report. Additional Staff comments have been made requesting clarification of the glazing at the top of the slots that would screen the rooftop equipment. **[RESOLVED]**

“2. Provide more setback depth between front and back planes for low-rise units (between 12-16” total difference).”

This has not been addressed. The sections shown on pages 11-12 do not differ from the renderings in the July 2016 submission. The depth between the planes is labeled as six inches as shown between “DUPLEX D” and “APT.” on page 12.

Provide minimum required depth (12-16”) between front and back planes of low-rise units. **[NOT RESOLVED]**

“3. Applicant will work to minimize visibility of the mullions to reduce contrast between metal and glass.”

Conditional Approval was given by the DRB for the balcony design, but directed Staff to continue working with the applicant to minimize visibility of the mullions of adjacent windows and to reduce contrast between metal and glass within the stepped grid pattern. **[NOT RESOLVED]**

Staff Direction

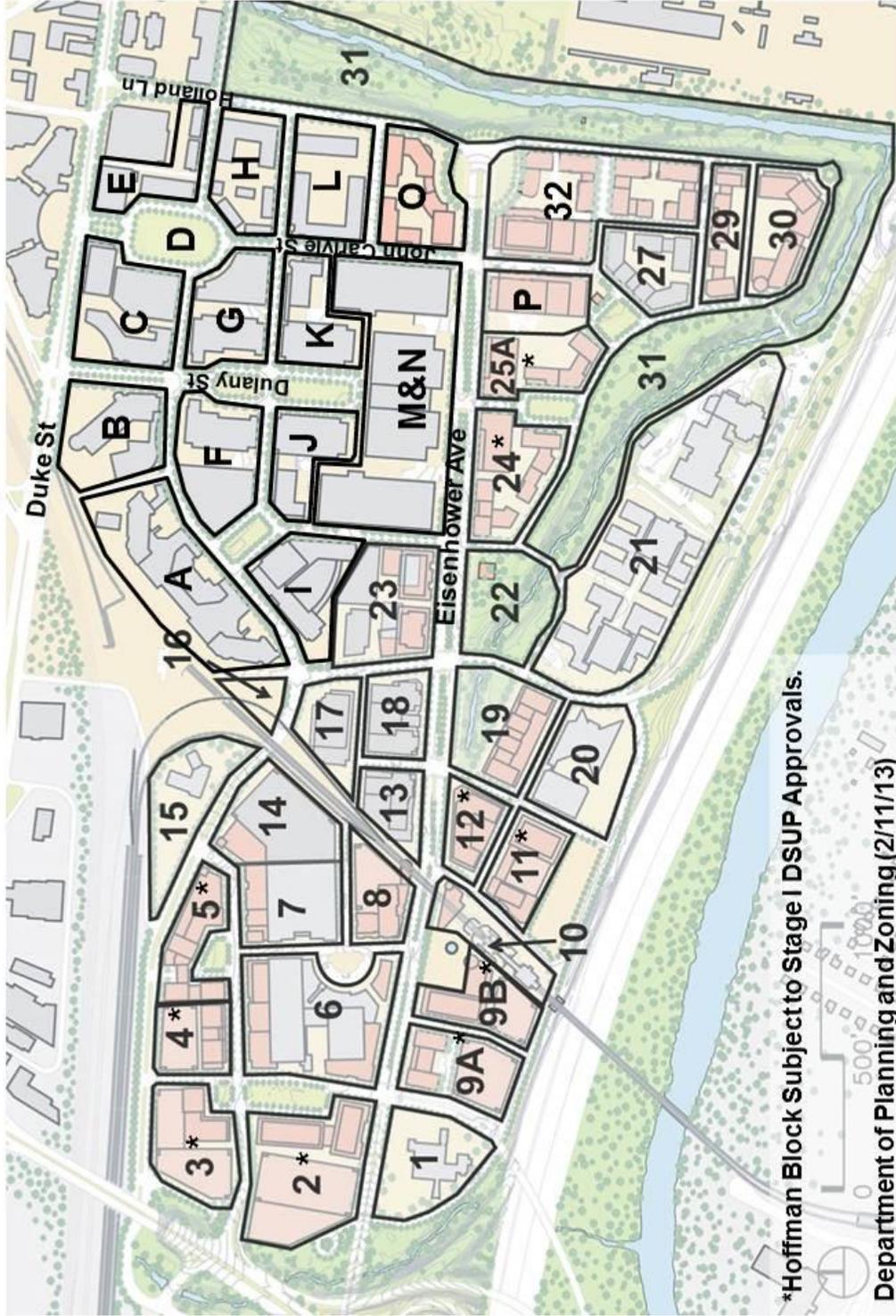
1. Utilize vision glass as presented in approved renderings, except for the portion concealing penthouse mechanical spaces.
2. Staff continues to have concerns that the East/West slots are not sufficiently visually distinct from the surrounding architecture.
3. Adjust balconies or units to eliminate privacy conflicts and the use of physical barriers within balconies.
4. Resolve privacy issues between public and private terraces on 16th and 26th floors. Provide details requested (see above).
5. Return pilotis design to the approved version incorporating circular columns with consistent spacing.
6. Provide architectural lighting in the garage and provide visual barriers where the parking levels overlook the street.
7. Identify the soffit material, patterning and any lighting used beneath the 16th and 26th floor projections.
8. Provide a timeline for use of the “future staging area,” describe and show screening provided.
9. Show the overhangs of the building that create the “front porch” at the pool level in plan view by using a dotted line or other graphic convention.

V. CONCLUSION

Staff recommends the applicant continue to work on the building design subject to the comments and analysis narrative provided above. The main issues of concern include:

- Visually reinforce the slot on each façade
- Address outstanding conditions of approval
- Resolve glass types
- Resolve balconies

Eisenhower East / Carlyle Blocks



City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 9, 2017

TO: MEMBERS OF THE CARLYLE/EISENHOWER EAST DESIGN REVIEW BOARD (DRB)

FROM: ROB KERNS; DIVISION CHIEF, PLANNING AND ZONING

SUBJECT: CARLYLE PLAZA II – SOUTH RESIDENTIAL TOWER NOVEMBER DRB SUBMISSION

The applicant of the Carlyle Plaza II –South Residential Tower made a submission to the DRB on October 17, 2017 for review by the Board at the November 16, 2017 DRB meeting. The submission is confined to illustrative graphics which describe the landscape design intent for the public and private open spaces.

City staff recommends that the DRB review the submitted materials as a work session or discussion as the applicant’s design team has stated that they continue to work through the structural engineering and cost considerations of the project. These considerations may result in changes to the landscape, particularly of the upper terraces, and would then necessitate reconsideration by the DRB if an action is taken. Additionally, we have reviewed the playground area with our internal ADA and playground safety staff, and find that there are significant concerns with its layout, equipment, and access and do not believe that this area is ready for design consideration at this time. Staff offers the following comments in consideration of this submission as points of discussion for the work session:

- The Bartholomew Streetscape:
 - The streetscape paving materials should reflect the City’s standard concrete/brick hybrid detail.
 - Staff believes the use of stone paving at the main lobby is a successful design gesture to emphasize the entrance. This material may be allowed upon review by T&ES and with a maintenance agreement.

- As stated in the Carlyle Plaza South Design Guidelines, the street tree wells should be sized according to the Eisenhower East Design Guidelines.
 - Accordingly, tree grates are not supported on non-retail streetscapes.
 - The overhang at the lobby entrance should be shown to indicate its relationship to the streetscape elements.
 - Provide the size, scale, and overall design intent of the public art piece.
- 5th Floor Terrace and Low Rise Building Roof:
 - The program of the “Front Porch” is not communicated and requires further study.
 - Staff encourages the applicant to refine the paving material palette. The “Pool Terrace Paving” exhibit shows a continuous material throughout the entire terrace, while other plan sheets show varying colors and patterns of materials. The materials selected should be high-quality materials with slip resistance around the pool terrace, and stain resistance on the amenity terrace near the grill and dining areas.
 - 16th/26th Floor Terraces:
 - Given the limited size of the rooftop terraces, the applicant should enhance the indoor/outdoor relationship between the “Amenity Rooms” and the “Common Terraces” through the use of coordinated materials and furnishings.
 - The 4 foot railing to match the parapet and 6 foot high perforated metal screen wall do not offer sufficient privacy to the “Private Terraces.” Staff encourages the applicant to study alternatives to provide a more significant physical barrier between the public and private spaces.
 - The program of the “Common Terraces” should maximize view sheds and draw users to these points to take advantage views.
 - Elevated Park Playground:
 - As previously stated, Staff has significant concerns with the layout, equipment, and access within the play area, especially for disabled users. Condition #24 of the approved Development Special Use Permit provides specific guidelines for the play area design and lists regulatory guidelines that must be met. Staff suggests that the applicant revise the design of the play area to meet the requirements of this condition and the associated guidelines.

For future DRB submissions and reviews, City staff believes that it is important to focus on the primary architecture and conditions of approval first, prior to completing the landscape review. A number of architectural items are yet to be addressed by the applicant, including: 1) Staff’s direction to the applicant in the September DRB staff

report, 2) the DRB's comments at the September meeting, and 3) two of the DRB's conditions that were enacted with the July 2016 approval. The following list summarizes these items:

1) Staff's direction in the September 2017 staff report, which the Board agreed:

- *Utilize vision glass as presented in approved renderings, except for the portion concealing penthouse mechanical spaces.*
- *Staff continues to have concerns that the East/West slots are not sufficiently visually distinct from the surrounding architecture.*
- *Adjust balconies or units to eliminate privacy conflicts and the use of physical barriers within balconies.*
- *Resolve privacy issues between public and private terraces on 16th and 26th floors. Provide details requested (see above).*
- ~~*Return pilotis design to the approved version incorporating circular columns with consistent spacing.*~~ (Item resolved at September meeting)
- *Provide architectural lighting in the garage and provide visual barriers where the parking levels overlook the street.*
- *Identify the soffit material, patterning and any lighting used beneath the 16th and 26th floor projections.*
- *Provide a timeline for use of the "future staging area," describe and show screening provided.*
- *Show the overhangs of the building that create the "front porch" at the pool level in plan view by using a dotted line or other graphic convention.*

2) The DRB's action at this meeting in September:

*The DRB voted unanimously to **approve** the design of the pilotis (change from approved round to rectangular and different spacing) at the base of the east and south facades adjacent to the pool terrace. The Board agreed with Staff's recommendation to continue further design development of other design details as outlined in the staff report. The Board favored clear vision glass throughout the façade and was concerned that other techniques to cover the vertical and diagonal columns would disrupt the façade design. Balcony design overall is ongoing and the applicant will continue to work through details. Staff was concerned with balcony privacy conflicts on the south façade and between private and public areas on the two sky terraces. The Board noted the unique design challenge and opportunity of the garage entrance at Limerick Street and suggested further study regarding illumination and ceiling design, as well as measures to screen the high section of exposed garage along the north edge of the drive. The applicant will present architectural and landscape material selections at the next meeting.*

3) The DRB stipulated conditions with the original approval in July of 2016:

"2. Provide more setback depth between front and back planes for low-rise units (between 12-16" total difference)."

“3. Applicant will work to minimize visibility of the mullions to reduce contrast between metal and glass.”

Given that the content in the current submission does not include architectural information and subsequently does not address Staff’s comments and the DRB’s comments and conditions of approval, Staff recommends that the meeting on November 16, 2017 in regard to this application be held as a work session to discuss the landscape elements with no formal staff report or action by the Board.