



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:	March 23, 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).		
<p>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</p>		
<p>DRB ACTION, MARCH 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.</p>		

DRB COMMENTS, JANUARY 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 now wishes to modify the building design. The proposed design alterations as submitted on February 23, 2017 are listed below in the Analysis section, in order of their appearance in the submittal package. The proposed design alterations include: a reconfiguration of the loading, an adjustment of the height, modification of the overhang, addition of a mechanical penthouse (retracted), and alteration of the north-south balconies.

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.

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 height of approximately 359' above average finished grade to the top of the main roof and 379' to the top of the mechanical bulkhead.

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 as submitted in the February 23, 2017 package do not meet many of the key design guidelines that were previously approved, and are discussed below in relation to their current design status or modification. At this time, the design alterations for consideration by the DRB are the changes to the balconies.

Reconfiguration of Loading

The Applicant proposes to alter the configuration of the loading to include a refuse and recycling access from Holland Lane. The traffic movements are under review by the Transportation & Environmental Services Department to determine functionality. City Staff has requested elevations of the Holland Lane side at the parking and loading levels to review consistency with the approved plans. Staff believes that the eventual resolution of this may be suitable for administrative approval.

Additional Height

The Applicant proposes to add two feet of height to each of the fifth and thirty-fourth floor, which would increase the total building height from 355' to 359'. City Staff believes this resolution is suitable for administrative approval.

Overhang Adjustment

The overhang of the tower section has been revised from 14'10" to 10'10". City Staff believes this resolution is suitable for administrative approval.

Mechanical Penthouse / Rooftop Amenity

Based on the elevator requirements for a roof amenity, the Applicant submitted for the addition of a mechanical penthouse. The addition of this facility did not meet the requirements of the Eisenhower East Design Guidelines nor the Carlyle Plaza Design Guidelines for integration into the architecture of the building. Based on discussions with City Staff, the Applicant has elected to retract this proposal and will eliminate the rooftop amenity space in order to retain the rooftop treatment as shown in the approved design. The applicant is exploring the provision of an amenity on one of the the mid-floor terraces (floors 16 or 26).

Balconies

The proposed alteration submitted on February 23, 2017 reduces the recess of the “slot” within the north and south façades from approximately 4’ with balcony space to a condition where the glass is coplanar with the glass on either side, with an approximately 18” depth frame. In doing so, the balconies are removed from within the slot and placed in the middle of the wider of the façade panels, projecting outward from the flat plane of this face.

The proposed balcony alterations do not meet the requirements of the Carlyle Plaza Design Guidelines. The guidelines state specifically “Incorporate balconies...to articulate the building façade and create visual interest... Any projecting architectural elements should be carefully designed to provide aesthetics, incorporate sun shading, be integrated with the façade, and should not appear as add-ons.”

Staff does not support the initially proposed projecting balconies. The form of the building developed by the Applicant’s architectural team is a strong, clean, geometric statement that depends upon the preservation of the geometric consistency of the component façades. Staff believes that the architecture of the façade as approved by the Design Review Board in July 2016 represents the best incorporation of the balconies and overall architecture.

Renderings of Approved Design



Through discussion with City Staff, the Applicant has developed an alternative configuration (Option A) for the balconies which would place the balconies on the narrower façade panel. The balconies would be incorporated into the architecture by expanding to the full width of the façade panel and extruding the east-west façade corner through a frame that would encapsulate the balcony sections. Staff believes that the incorporation of the balconies into a full-width section of the building parti and geometric module is an acceptable approach. The frame around the balconies creates an undesirable impact on the geometric pattern on the east-west façade, as presented in the current version. Staff recommends that the review of this option and its potential variations be deferred so that design development with City Staff can be undertaken to develop a fully integrated approach to the balconies.

Option A - Balconies



The Applicant is also requesting that the Design Review Board consider an option for the elimination of the balconies entirely (Option B), with the concurrent reduction of the slot

to a condition where the glass is coplanar with the glass on either side, with an approximately 18” depth frame. Staff does not support this option as it is a significant change in the architecture of the façade, resulting in a flat, barely-differentiated appearance that would express little of the distinctive architecture of the approved design.

Option B – No Balconies



IV. CONCLUSION

From the submittal provided, Staff believes that the loading, building height, overhang, and mechanical penthouse (retracted) may be administratively approved and do not require approval by the Design Review Board.

The remaining design alteration, that of the balconies on the north and south façade, will require further refinement of Option A. Staff recommends rejection of Option B as this is

inconsistent with the design approach to create a strong geometric design, and results in a flat, monotonous appearance. Staff recommends that the Design Review Board indicate their general acceptance of Option A and provide commentary accordingly.

Outstanding Conditions of Approval

The Applicant is required to provide additional submissions to the Design Review Board, based on the conditions stated in the July 2016 approval, to be satisfied prior to Final Site Plan submission, as listed below. Conditions b & c have yet to be addressed, as well as the second portion of Condition a, and will be provided by the Applicant for future DRB meetings.

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

Additional Design Discussion: Structural Implications of the Cantilevered Forms

Staff inquired of the Applicant how the 25 foot cantilevers are achieved, whether as a single cantilever carrying all ten floors of overhang, or floor-by-floor. The Applicant response was that the structure is post-tensioned concrete, and there will be a “sloped column” (technically, a tension member) running diagonally from the lowest outboard corner through three levels of dwelling units to the closest continuous vertical (approximately 25 feet away horizontally). Staff expressed concern about the visual effect of this, seen through the glass, and its impact on the corner living rooms.

Staff requests that the Applicant demonstrate in future DRB meetings the visual impact of this element on the exterior appearance of the building, and ensure that it will not detract from the pure grid exterior expression to a significant degree.

Eisenhower East / Carlyle Blocks

