



**Design Review Board Case #2012-0002**  
**Carlyle Plaza Two – South Residential Building**

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Application	General Data	
<p><b>Project Name:</b> Carlyle Plaza Two – South Residential Building</p> <p><b>Location:</b> 340 &amp; 350 Hooff’s Run Drive</p> <p><b>Applicant:</b> Carlyle Plaza LLC and FX Fowle, represented by Ken Wire, attorney</p>	<b>DRB Date:</b>	November 19, 2012
	<b>Site Area:</b>	~ 2 acres
	<b>Zone:</b>	CDD#2
	<b>Proposed Use:</b>	Residential
	<b>Gross Floor Area:</b>	~ 350,000 sf
<b>Purpose of Application:</b>		
Concept design review of the first phase of the Carlyle Plaza Two development (south residential building).		
<p><b>Staff Reviewers:</b> Thomas H. Canfield, AIA <a href="mailto:tom.canfield@alexandriava.gov">tom.canfield@alexandriava.gov</a>  Gwen Wright, <a href="mailto:gwen.wright@alexandriava.gov">gwen.wright@alexandriava.gov</a>  Gary Wagner, RLA, <a href="mailto:gary.wagner@alexandriava.gov">gary.wagner@alexandriava.gov</a>  Katie North, AICP, LEED AP <a href="mailto:katie.north@alexandriava.gov">katie.north@alexandriava.gov</a></p>		

## **I. OVERVIEW**

Over the last two years, the DRB has met extensively with the applicants for the Carlyle Plaza Two development. In June, the Council approved a DSUP for the floor area and concept for the overall site. With this approval, the Council allowed the DRB to approve the final design of each of the buildings that would be built in phases. At this time, the applicant is moving forward with plans for the phase that includes the south residential tower. This is the first of several meetings with the DRB to present the scope of this phase and begin design discussions for the building.

## **II. BACKGROUND**

### ***Project Evolution***

Discussions with the DRB about a development concept for the South Carlyle neighborhood, which included the Alexandria Renew expansion site and the Carlyle Plaza Two site, first began January 2011. In June 2011, the City Council approved a Master Plan Amendment that transferred the floor area from Alexandria Renew to the Carlyle Plaza Two. Over the next year, the DRB met with owners of both sites to refine the concept plan for the area into two specific plans. The Alexandria Renew expansion DSUP was approved in October 2011 and the Carlyle Plaza Two DSUP was approved in June 2012. With the Carlyle Plaza Two approval, the Council approved the general site configuration and allowed the DRB to approve the final design of each of the buildings. This application is the first phase to be reviewed by the DRB since the Council approval.

### ***Site Context***

The entire Carlyle Plaza Two site is approximately 6 acres south of Eisenhower Avenue, between Holland Lane to the east and John Carlyle Street and Bartholomew Street to the west. An existing 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 will be an integral piece of the overall development.

The south residential building will be located on the southern 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 this site, although the phase will include development on the northeast portion of the Alexandria Renew site.

### ***Project Description***

This phase of the Carlyle Plaza Two development will include the southern residential tower and residential liner units along Bartholomew Street. At this time, the applicant is anticipating that this building will be approximately 350,000 sf, but this amount could change as the plans are refined. The tower is approximately 350 feet tall or 30 stories. The liner units are proposed at 4 stories, which is approximately 55 feet tall. This phase will also include the portion of the 4-story garage associated with this building and the landscaped deck on top. Since this is the southern

phase of the development, the applicant will also be designing the deck connection to the field above the tank on the Alexandria Renew site.

### III. STAFF ANALYSIS

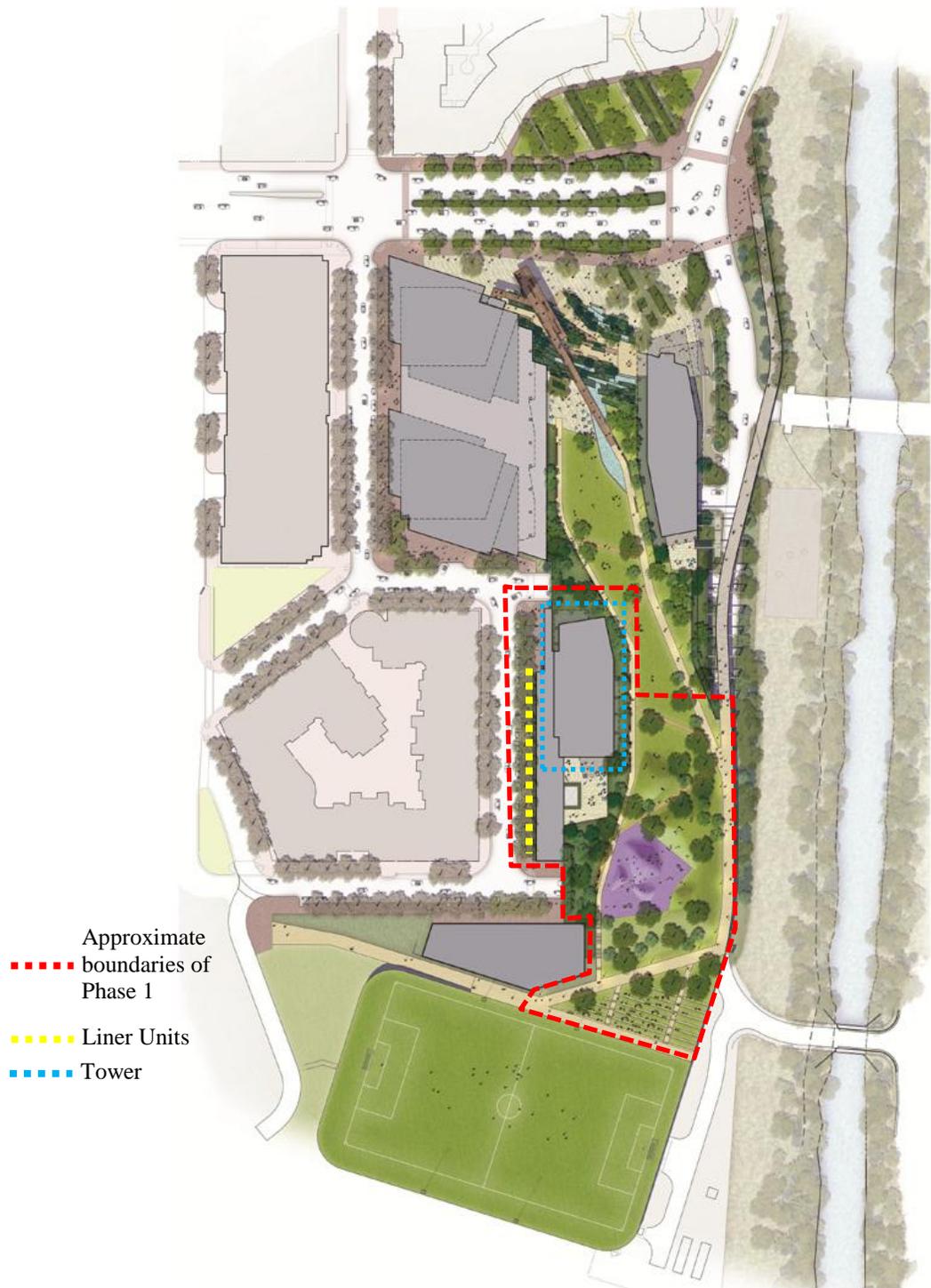
Since this meeting will be used to reintroduce the project and site to the DRB and get preliminary feedback on the design direction, staff has not prepared a full review of compliance with the Design Guidelines. However, the following items should be considered with this initial review and for future submissions:

- *Liner Units:* A number of sketches have been provided to show the concept for the liner units along Bartholomew Street. In general, staff is pleased with the direction of the design for these units. The height and scale of the units appears compatible with the 5-story building across Bartholomew Street. The angled bays along the street wall provide an interesting design that also allows for additional light within the units. Staff recommends continued refinement of this elevation and study of the materials that will be used.
- *Tower Massing:* Preliminary massing diagrams and elevations have also been provided for the tower component of this plan. While staff likes the slender width of the building, the overall length and massing need further study. As shown, the building appears somewhat boxy and long along the north-south direction. The original concept plan showed footprints with oblique angles for the proposed buildings which should be carried forward in this plan. As a suggestion, the geometry of the liner units could be incorporated into the larger design of the tower to tie to the two pieces together. Additionally, although difficult to tell the intent for materials for the tower, staff recommends using glassy elements to create interesting planes and shapes along the façade.

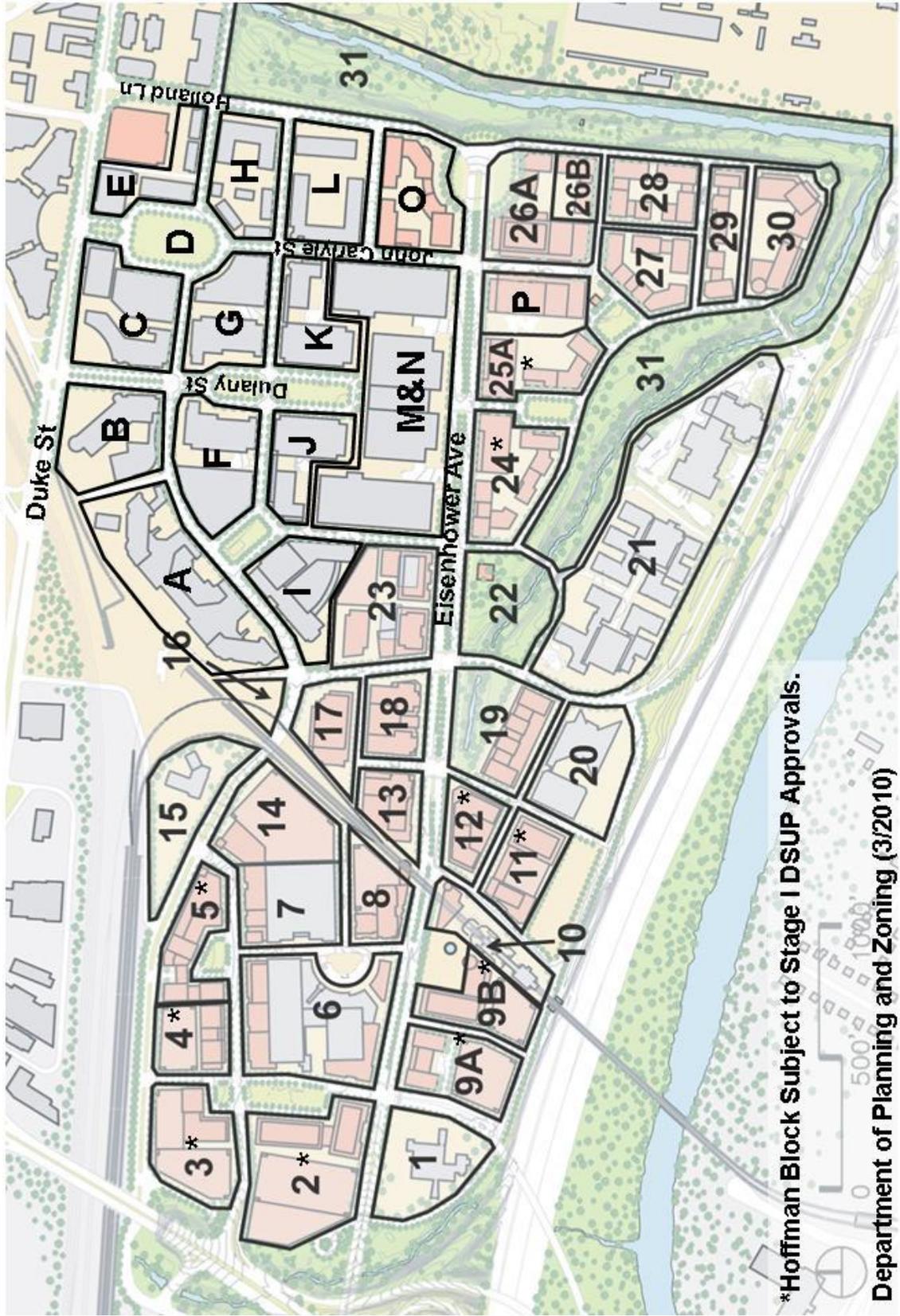
### IV. CONCLUSION

Staff recommends that the DRB provide initial feedback on the direction of the building design and continue to review the proposal at future meetings. Additional topics to be discussed further at later meetings will include:

- Relationship of the building to the deck
- Deck connection across the Alexandria Renew site and interim conditions until the Administration Building is constructed
- Limerick Street extension
- Interim conditions and treatment of the exposed garage wall along the north side of the phase



# Eisenhower East / Carlyle Blocks



\*Hoffman Block Subject to Stage I DSUP Approvals.

Department of Planning and Zoning (3/2010)