

# Carlyle and Eisenhower East

- **Development Activity**
- **Carlyle Retail update**
  - **Signage**
- **Block P**
- **ASA Expansion**
- **Height Amendment**
- **Eisenhower Metro Station**



## Development Status



2,207,000 sf – Concept

1,633,000 sf – Final

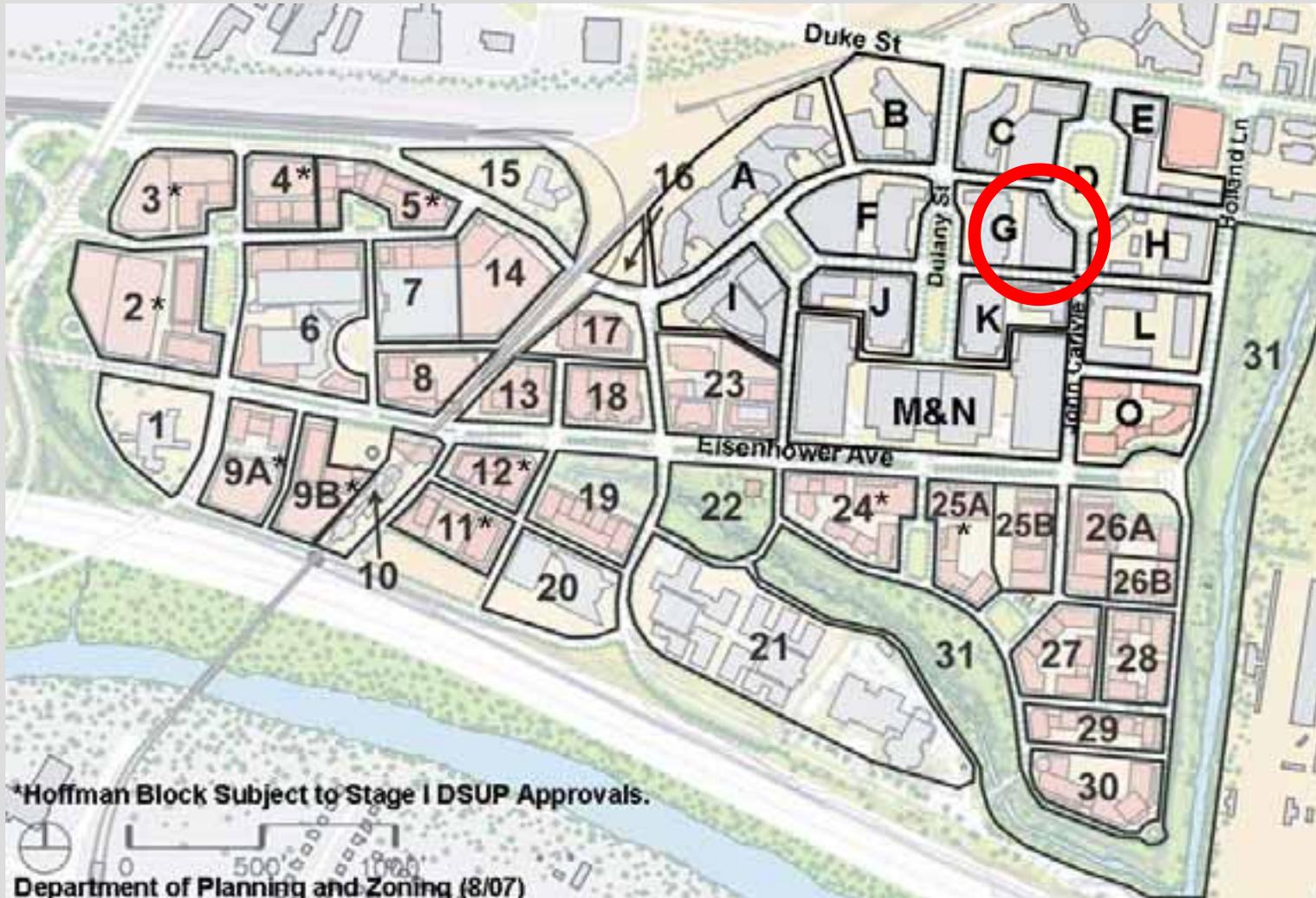
1,501,000 sf – Under Construction

5,341,000 sf – Total

**VA Concrete Plant**

(will be closed for operation in approximately 2 years)

## Block G – Lane Building



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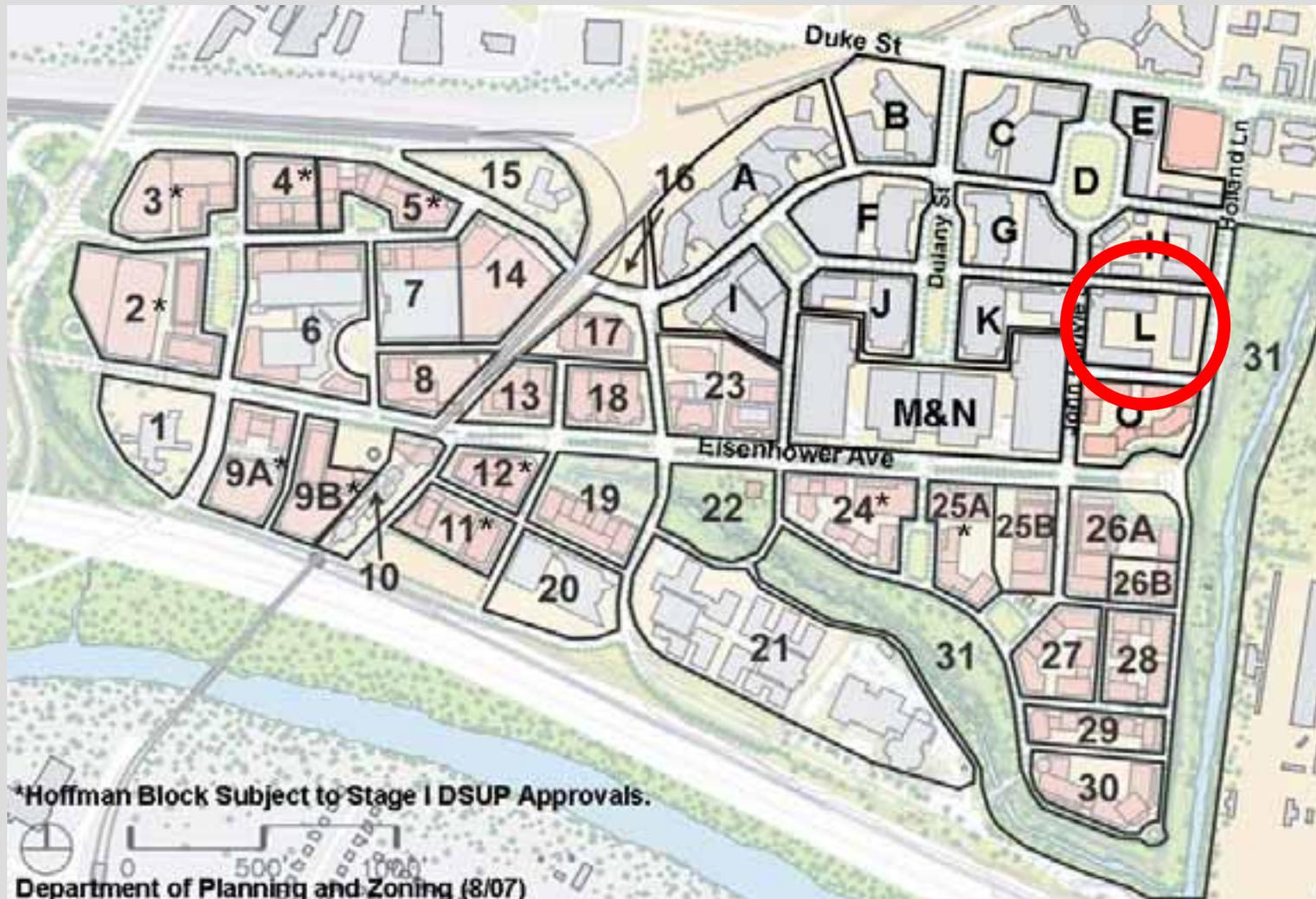
- Final CO issued January 2007
- 98,342 sf of Office
- 70,000 sf of Retail
  - Robeks, Starbucks, HSBC Bank, Carlyle Club (full service restaurant), and Potbelly Sandwiches



October 2, 2007

Planning Commission Worksession

## Block L – Post Properties

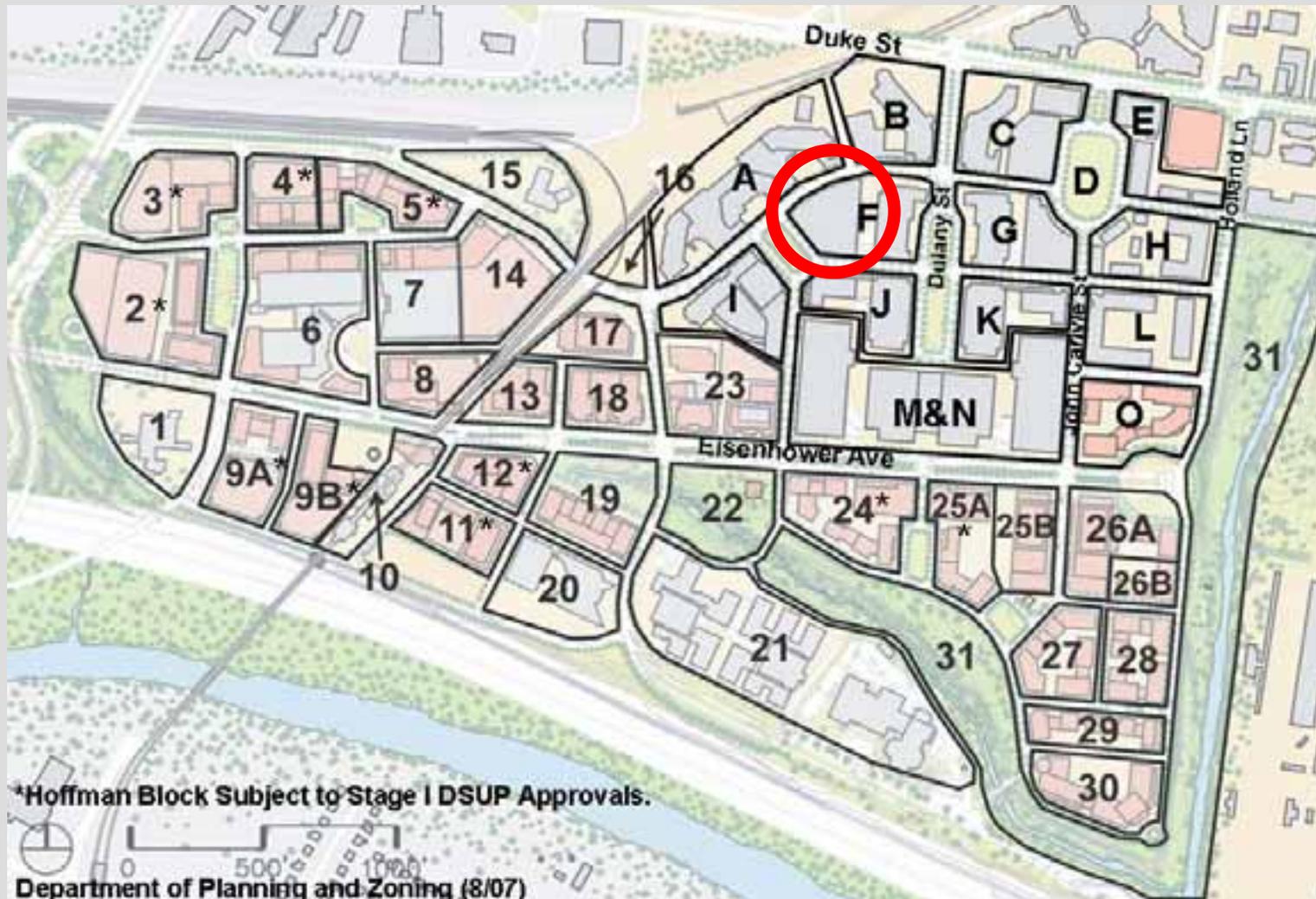


## Block L – Post Properties



- Final CO issued June 2007
- 205 units in 12-story High Rise
- 145 units in 4-story Mid Rise
- 19,716 sf of Retail on John Carlyle
  - Brueggers, Jerry's, Serenite Spa, Sushi-Ko, and Zikrayet (full service restaurants)

## Block F – Westin/Jamieson

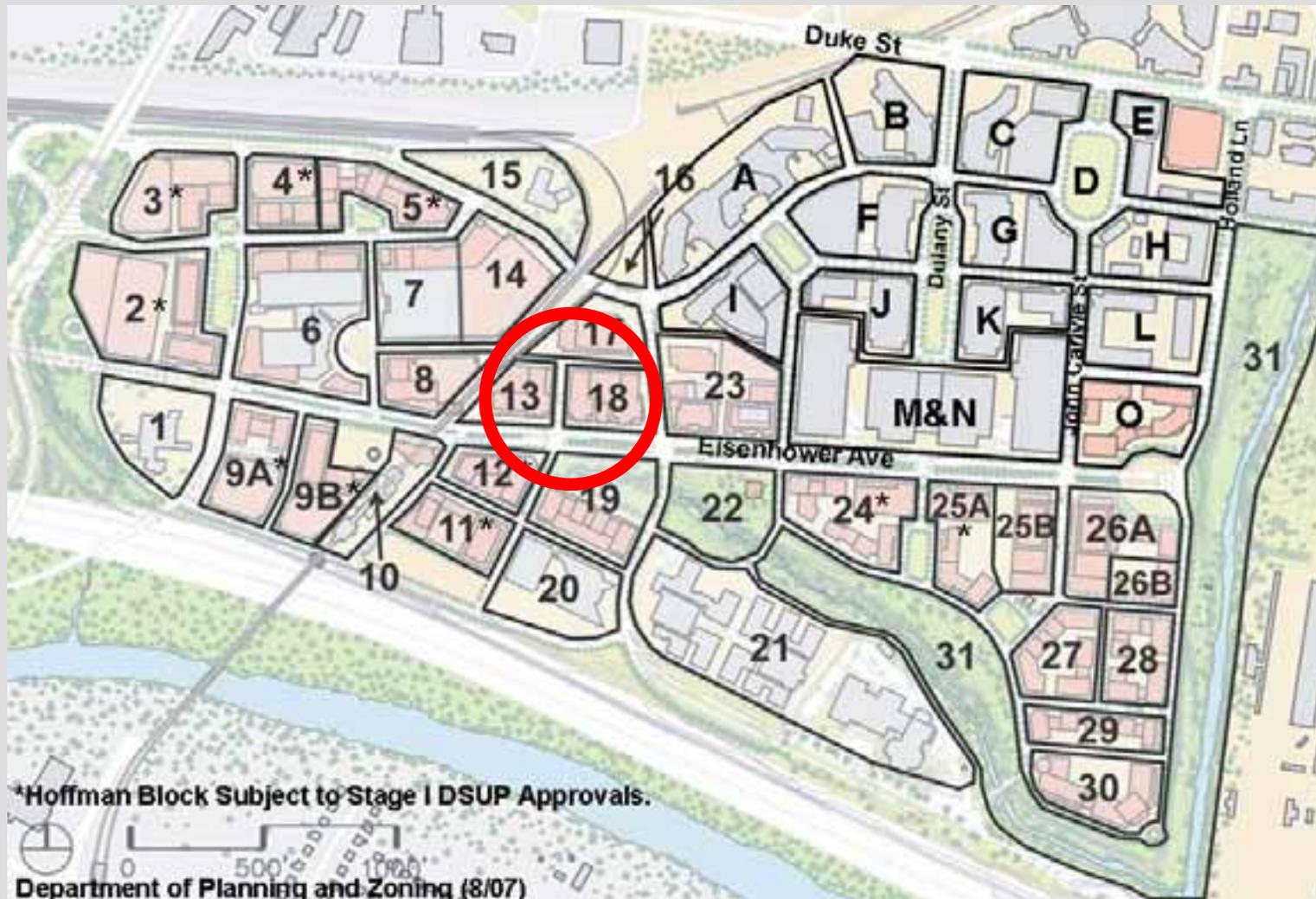


## Block F – Westin/Jamieson



- Projected occupancy: Dec. 2007
- 79 residential units
- 319 hotel rooms
- 5,500 sf of retail:
  - Jamieson Grille, Trademark Bar, Starbucks, Spa

## Blocks 13/18 – Mill Race (Residential)



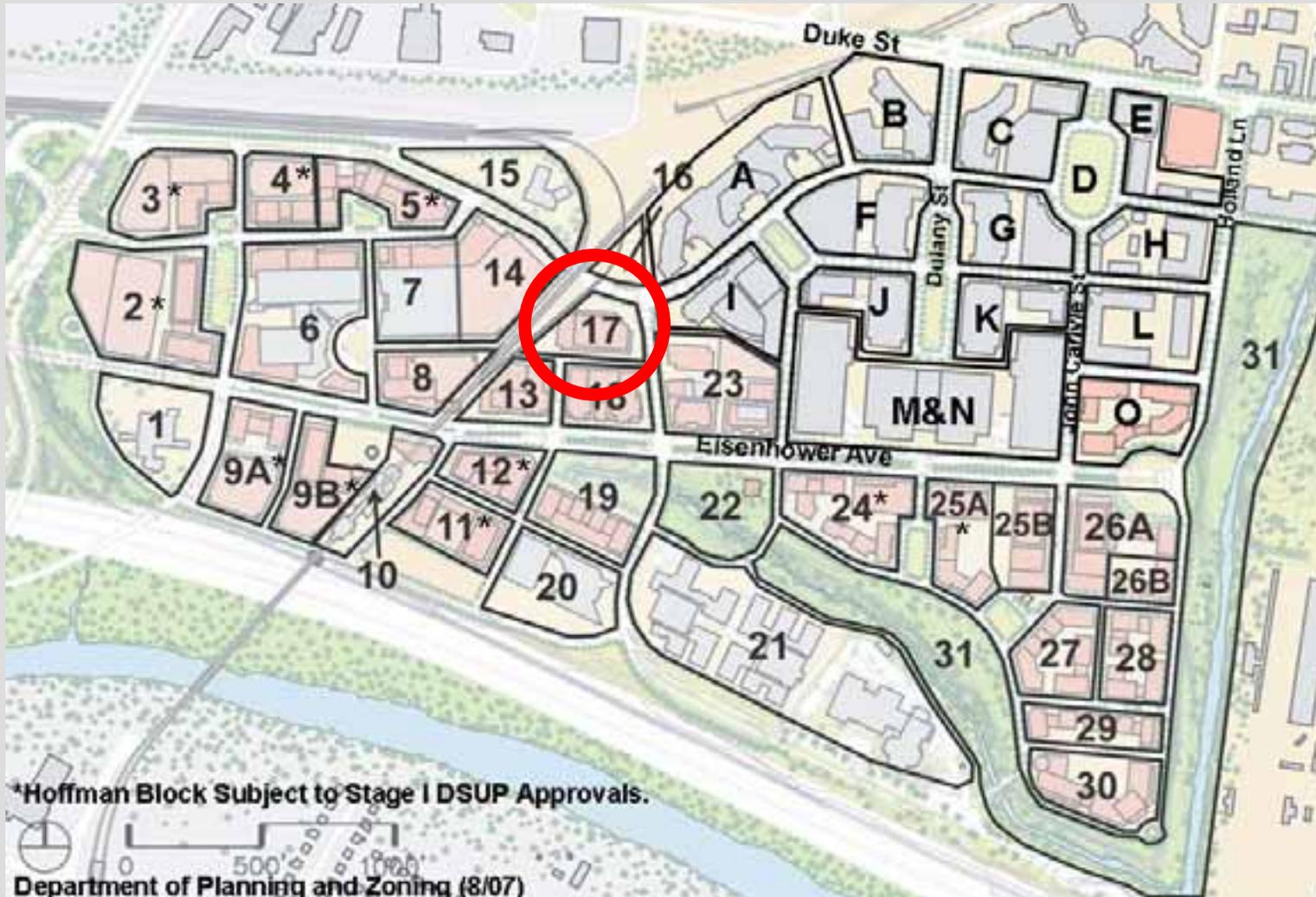
## Blocks 13/18 – Mill Race (Residential)



- Projected occupancy: late 2007-early 2008
- Building 1 (2351 Eisenhower Ave):
  - 25 Stories
  - 369 Residential Units
  - 12,100 sf of Retail
- Building 2 (2251 Eisenhower Ave):
  - 20 Stories
  - 326 Residential Units
  - 12,000 sf of Retail



## Block 17 – Mill Race (Office)



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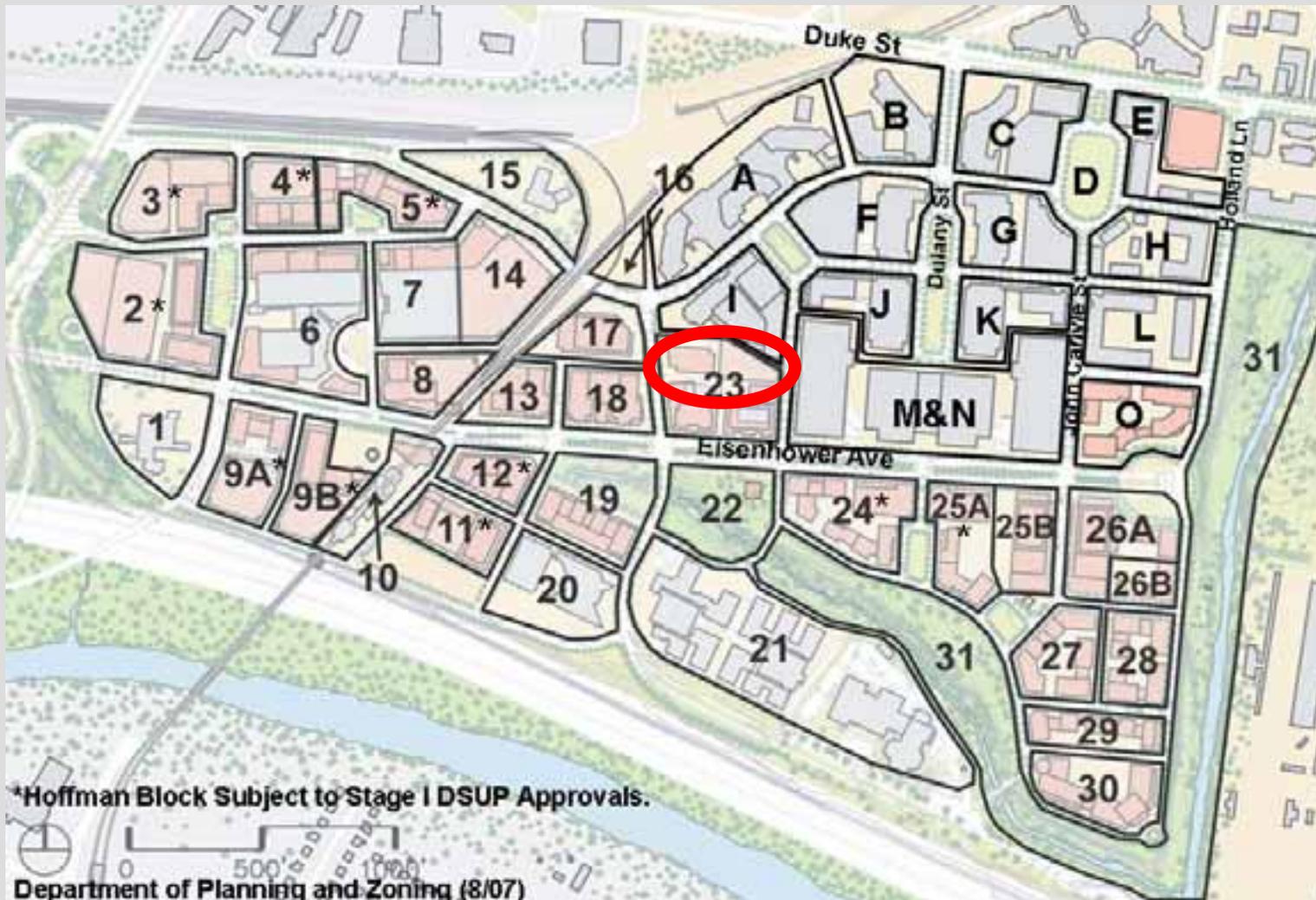


*View from Jamieson Avenue*

- Projected occupancy: early 2008
- 242,547 sf office (American Society of Clinical Oncology)
- 4,355 sf retail



## Block 23 – Eisenhower Center III



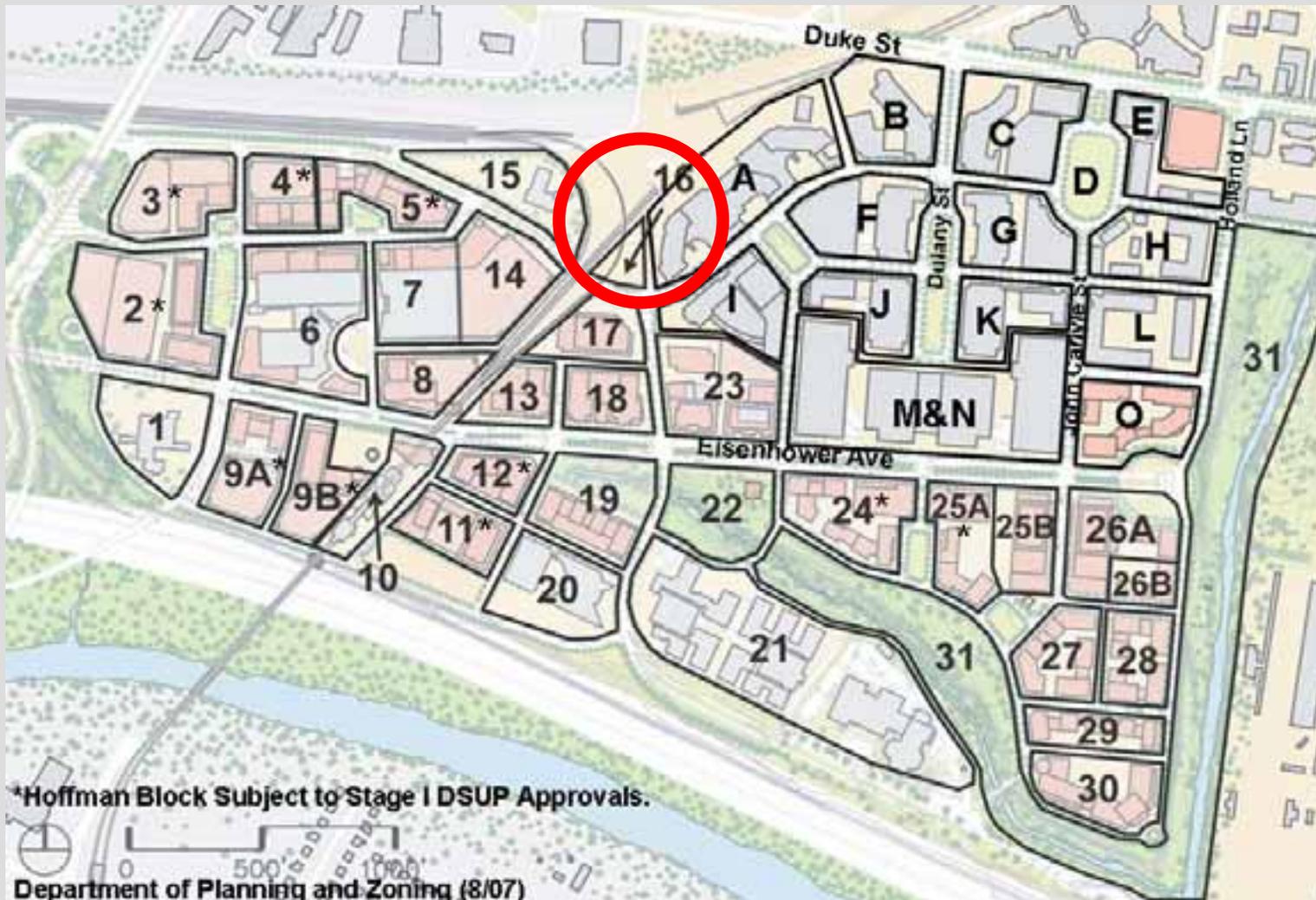
## Block 23 – Eisenhower Center III



- Projected occupancy: Summer 2008
- Parking Structure completed September 2007 (5 stories – 314 spaces)
- 83,420 sf of Office
- 5,580 sf of Retail



## Block 16 – Marriott



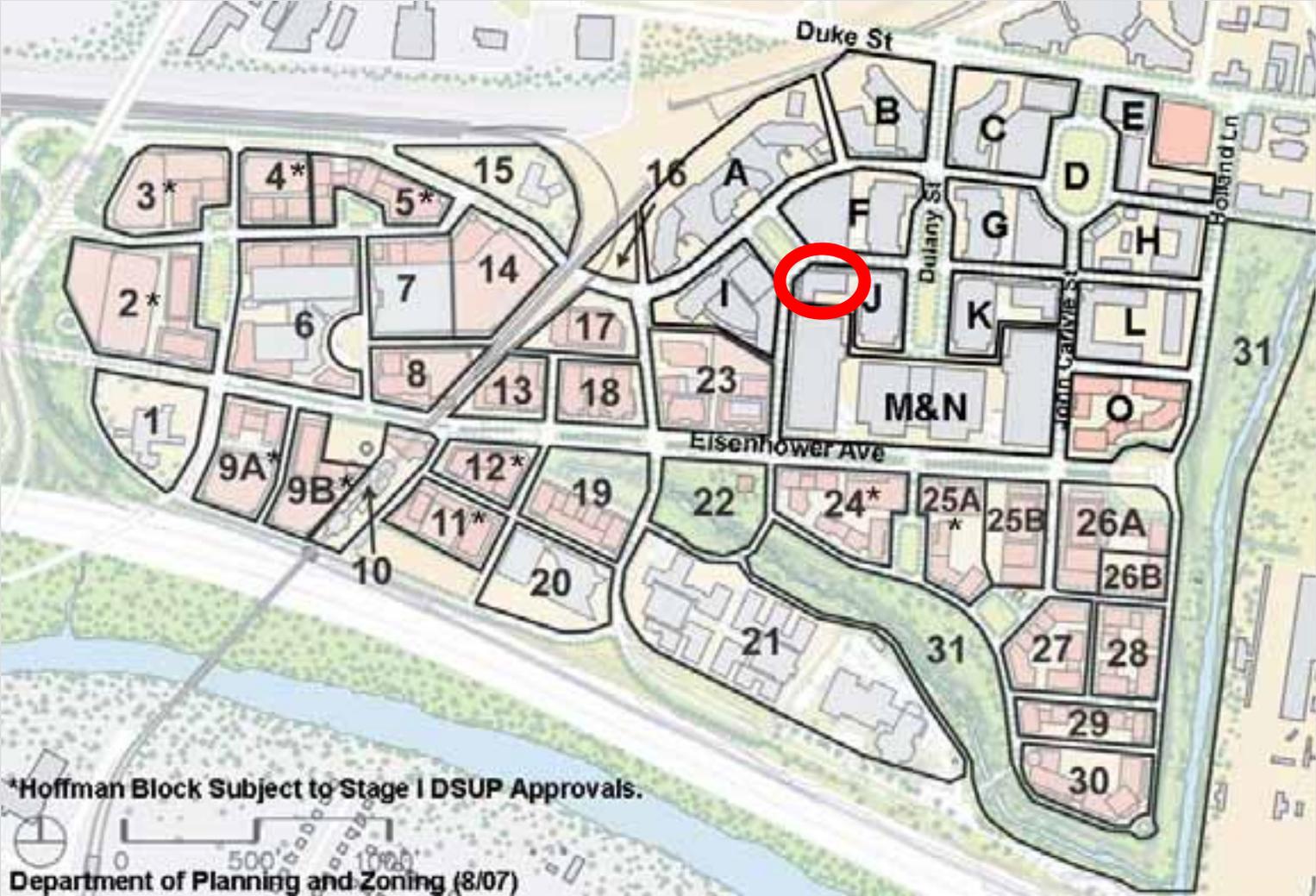
## Block 16 – Marriott



- Projected occupancy: late 2008
- 181 hotel rooms



## Block J - LCOR



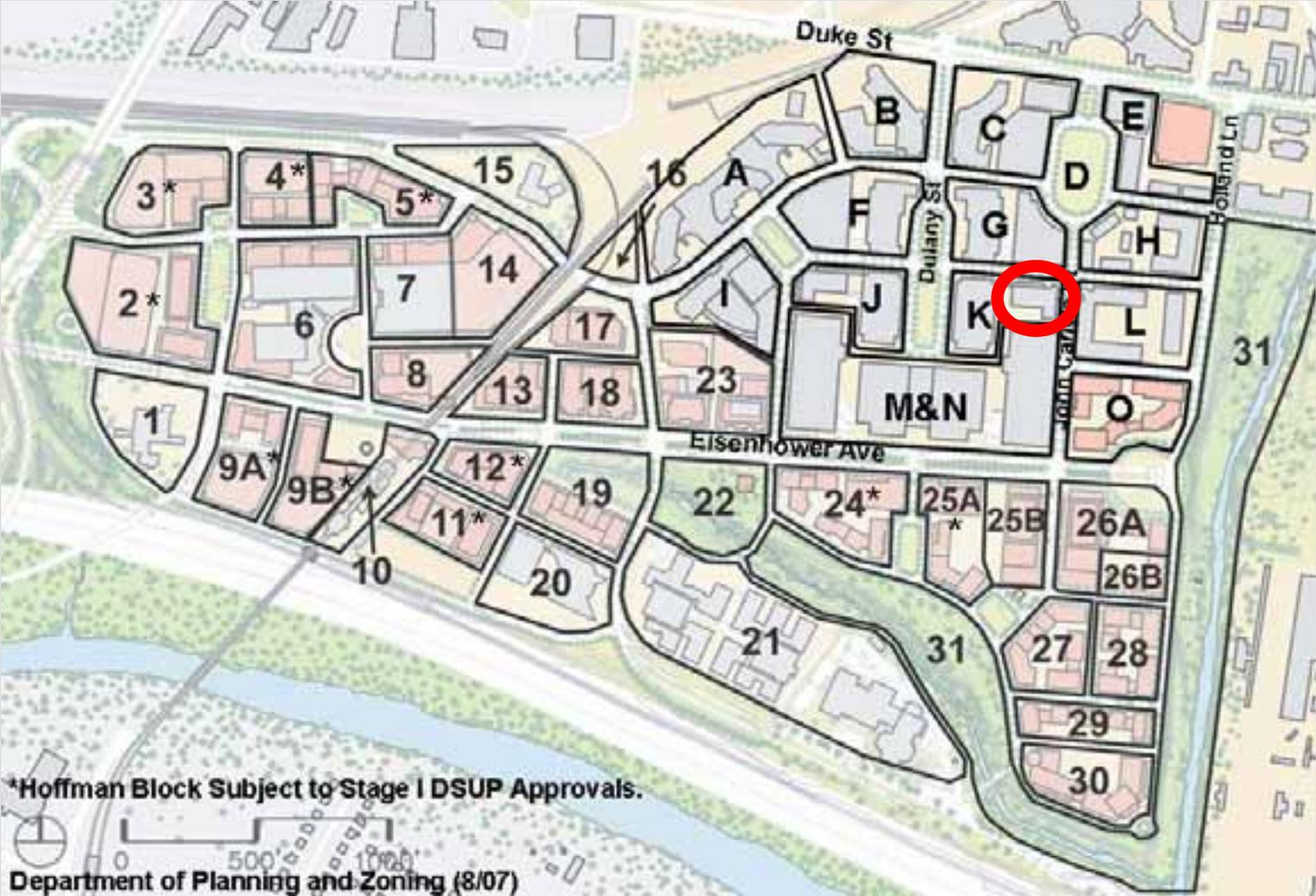
## Block J - LCOR



- Projected occupancy: late 2008
- 52,037 sf of Office
- 16,319 sf of Retail



## Block K - LCOR



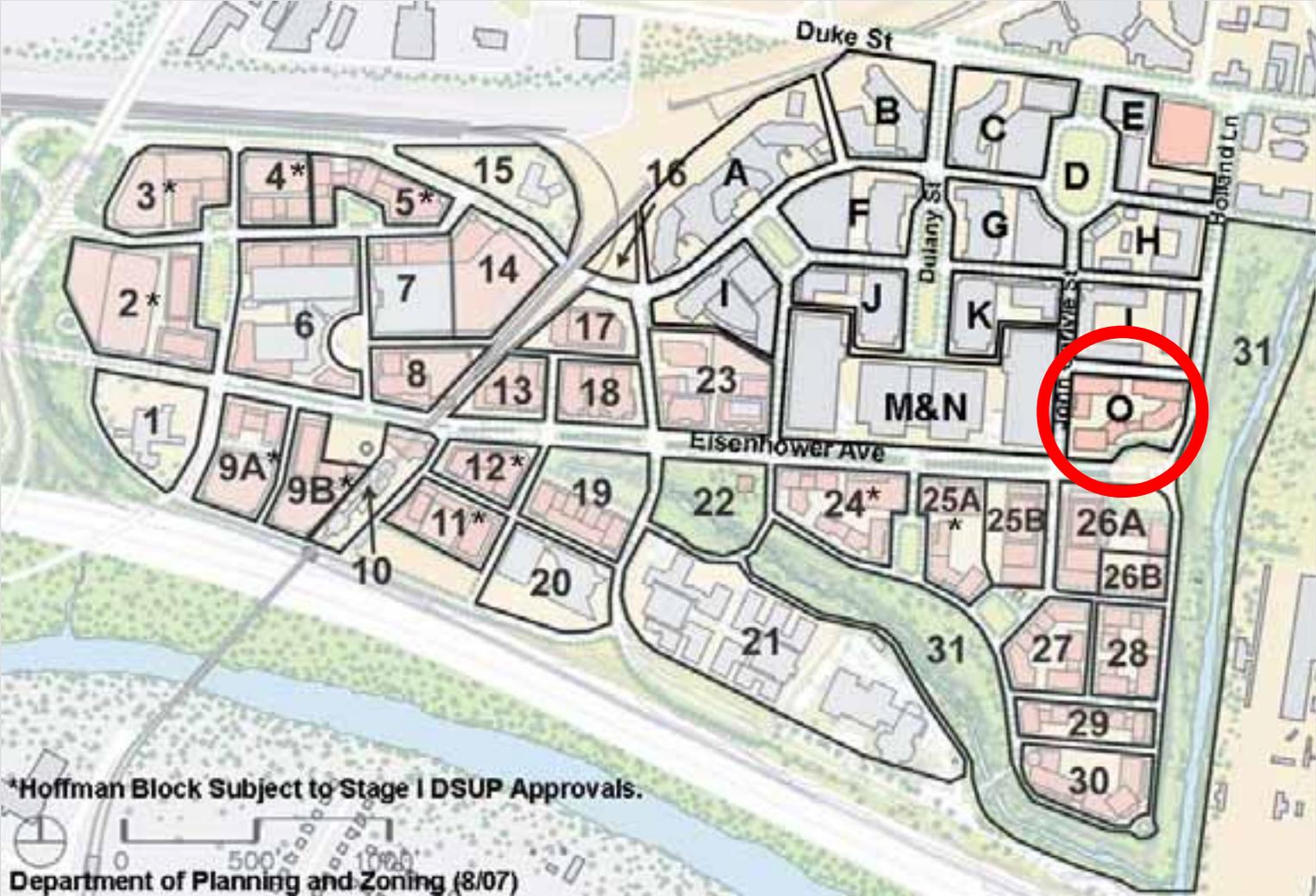
## Block K - LCOR



- Projected occupancy: late 2008
- 32,594 sf of Office
- 29,048 sf of Retail



## Block O



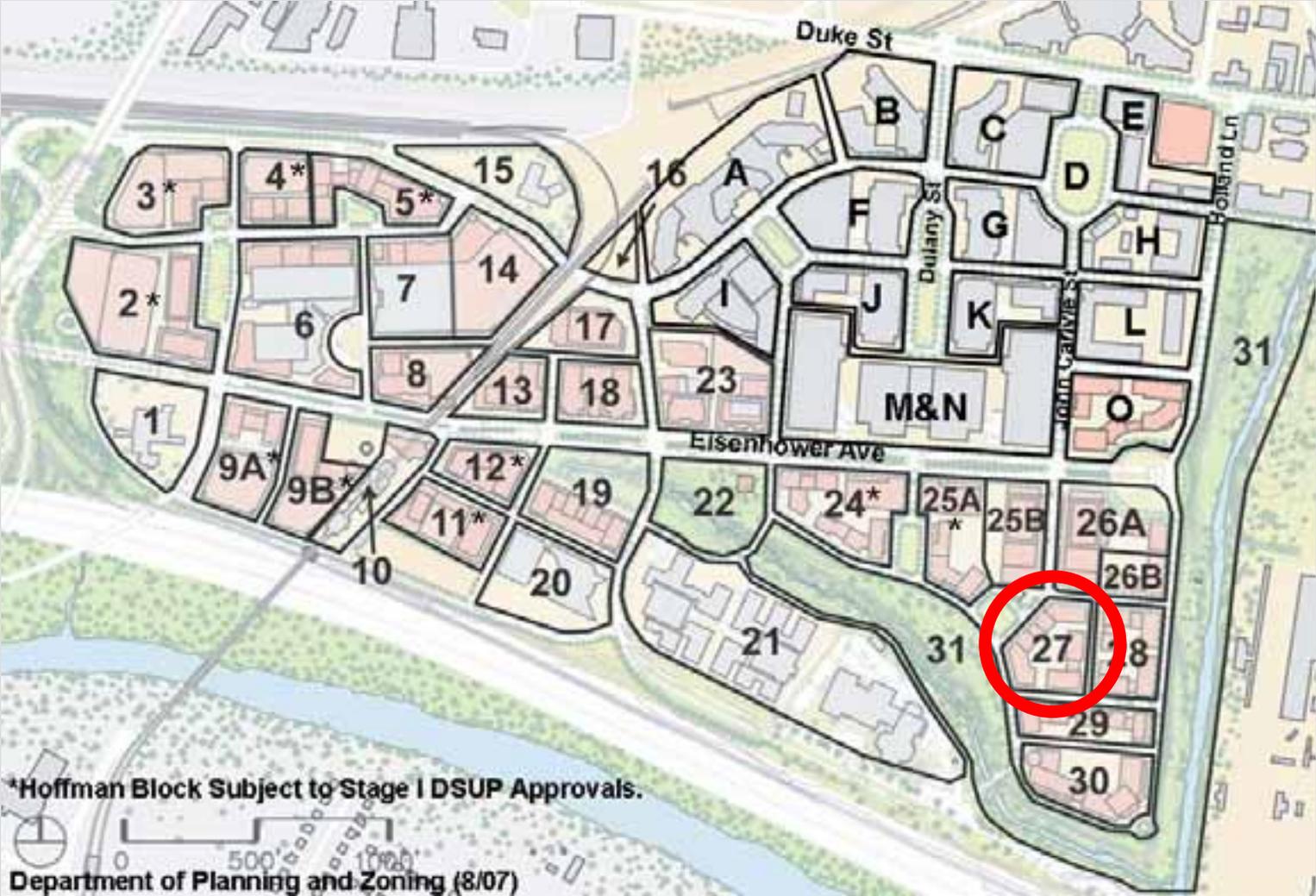
## Block O



- Projected occupancy: 2009
- 331 residential units
- 6,286 sf retail



## Block 27



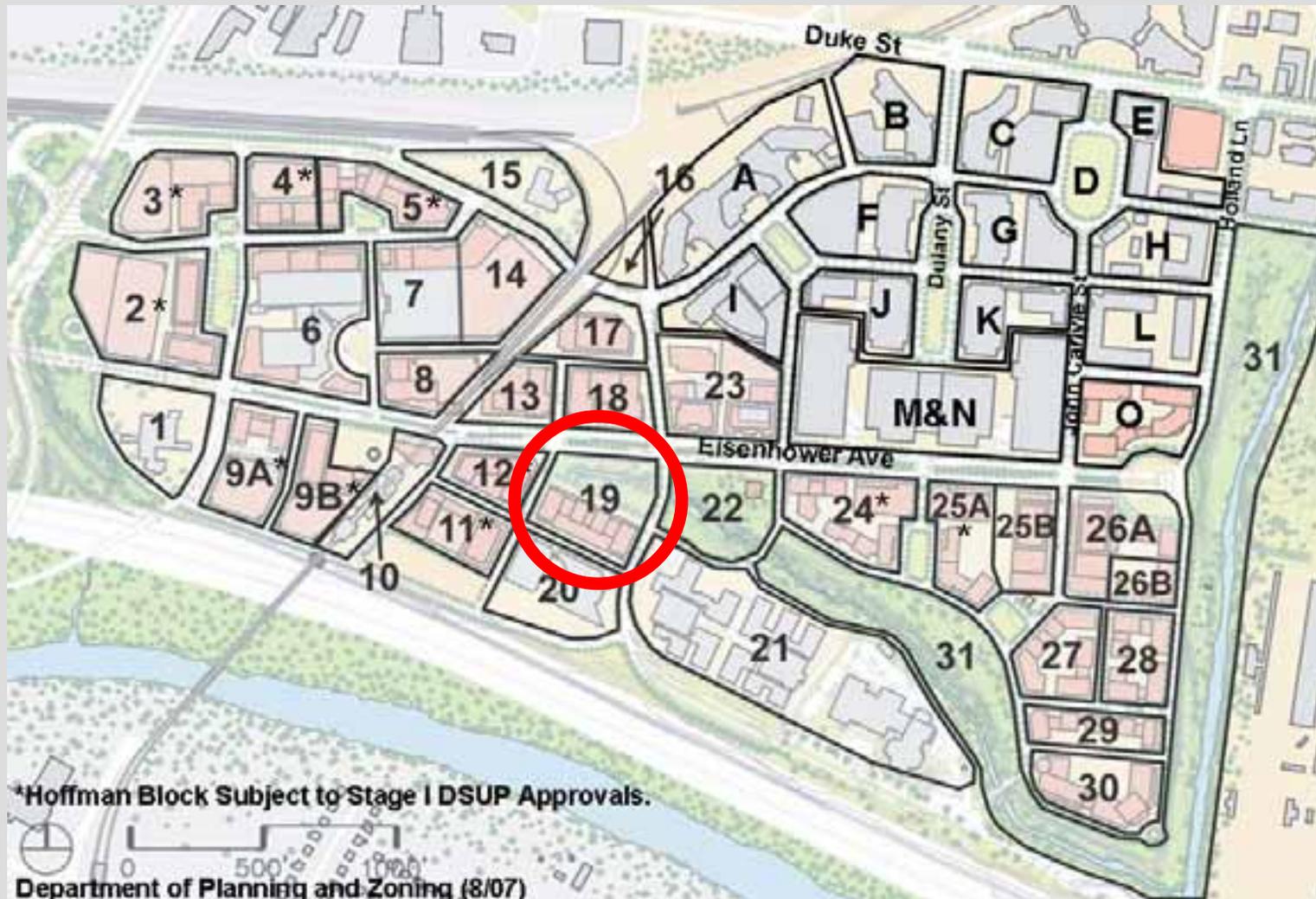
## Block 27



- Estimated Construction Start: late 2007
- Projected occupancy: 2009
- 280 Residential Units



## Block 19 – ATA Residential



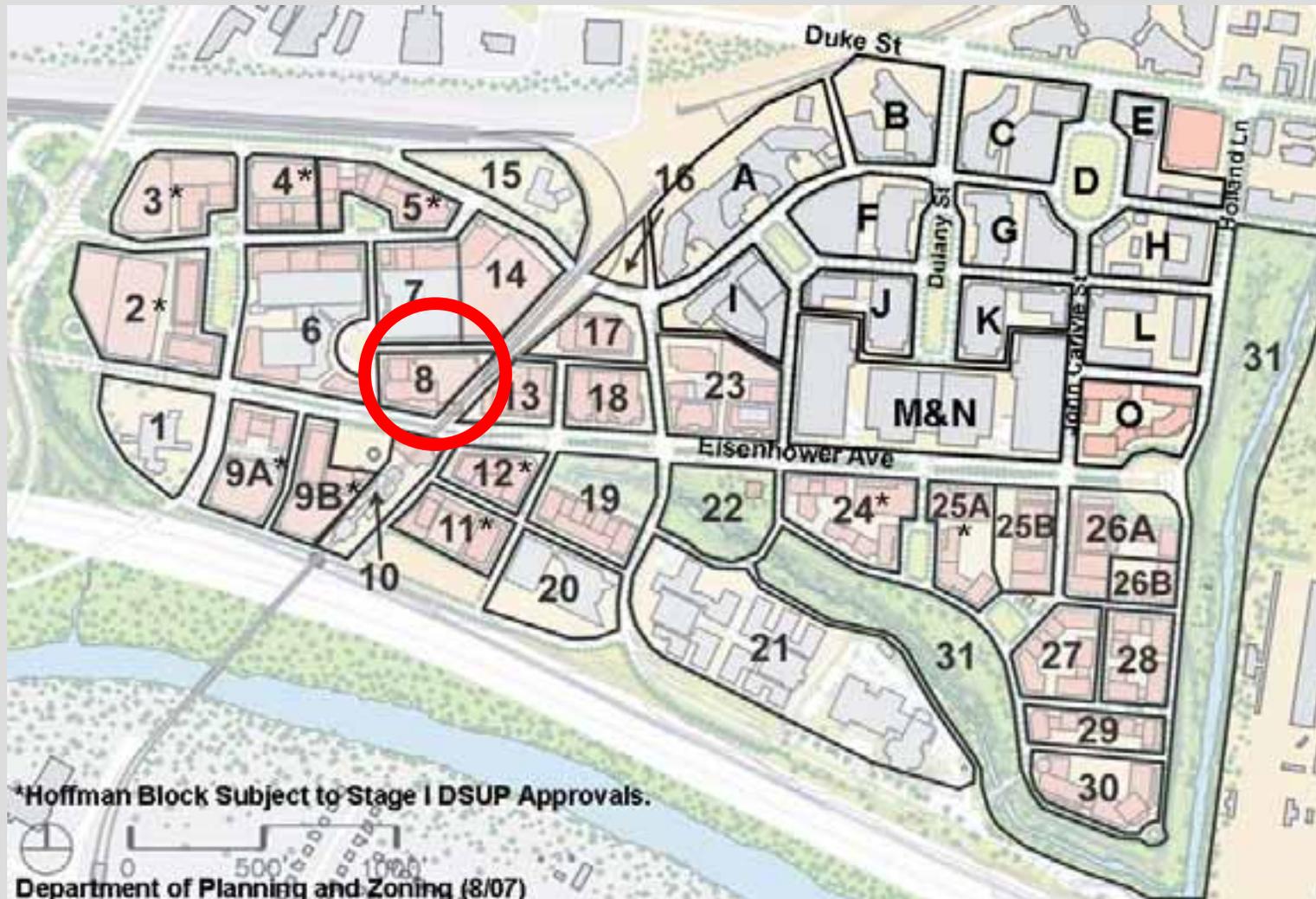
## Block 19 - ATA Residential



- Estimated Construction Start: late 2007
- Projected occupancy: 2009
- 392 residential units



## Block 8 – Hoffman Town Center



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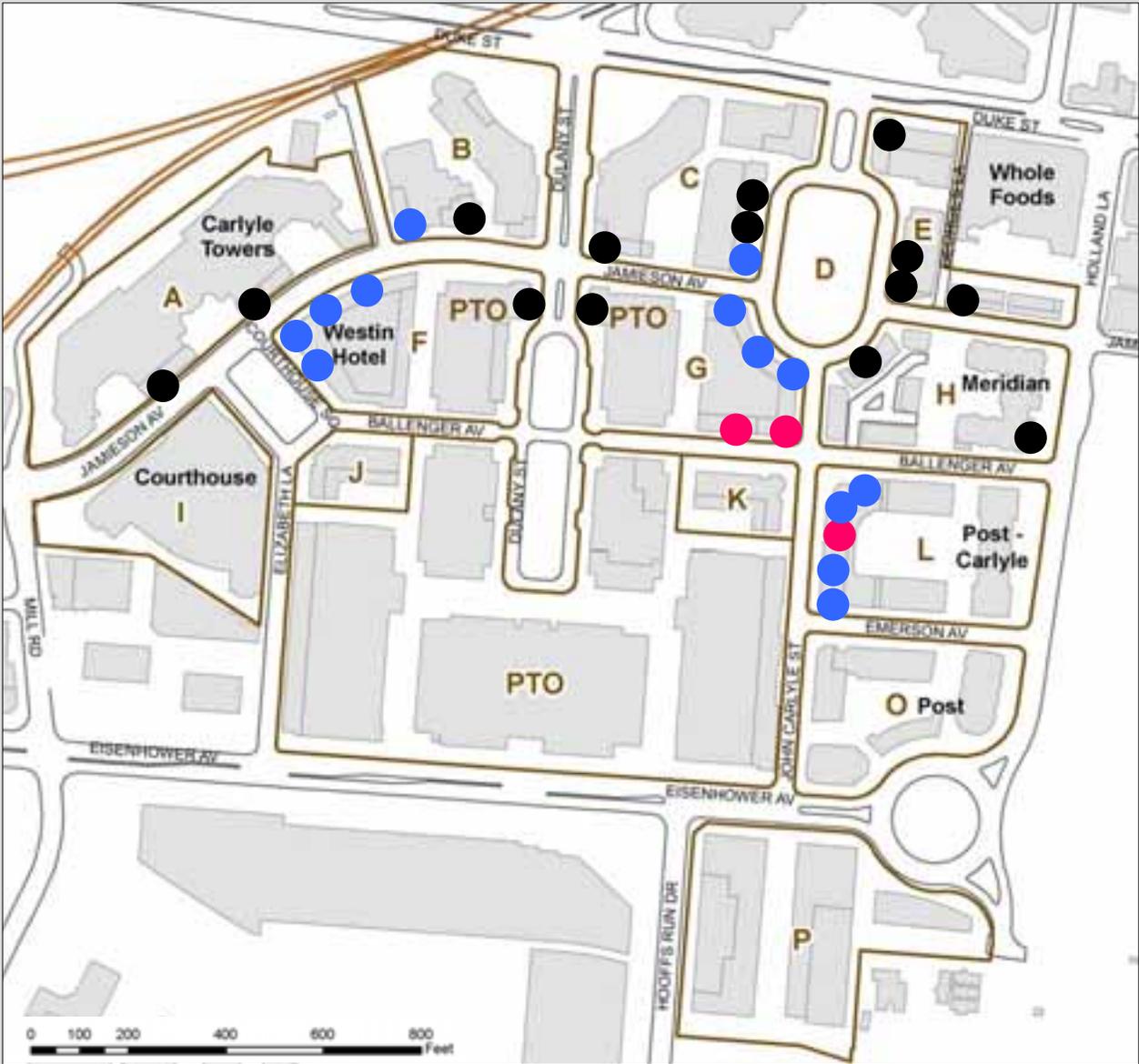
*Eisenhower Ave. elevation*



*East elevation*

- Estimated Construction Start: mid-2008
- Projected occupancy: 2009
- 469,984 sf office
- 22,120 sf retail

## Carlyle Retail Activity



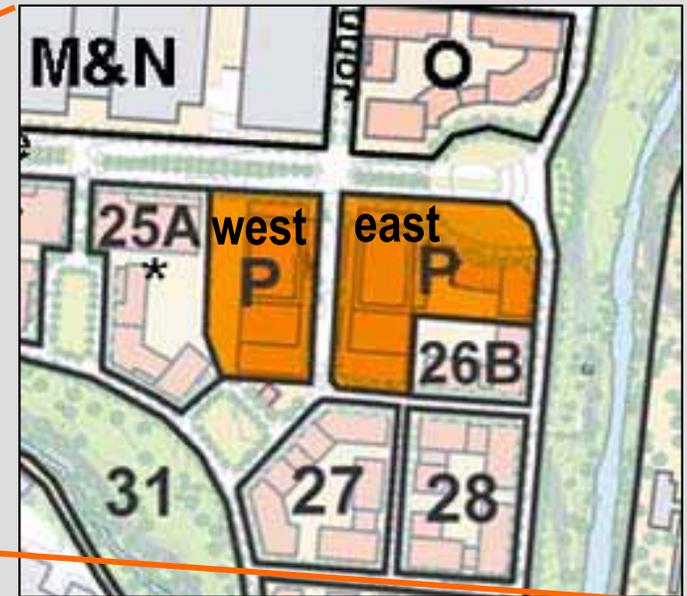
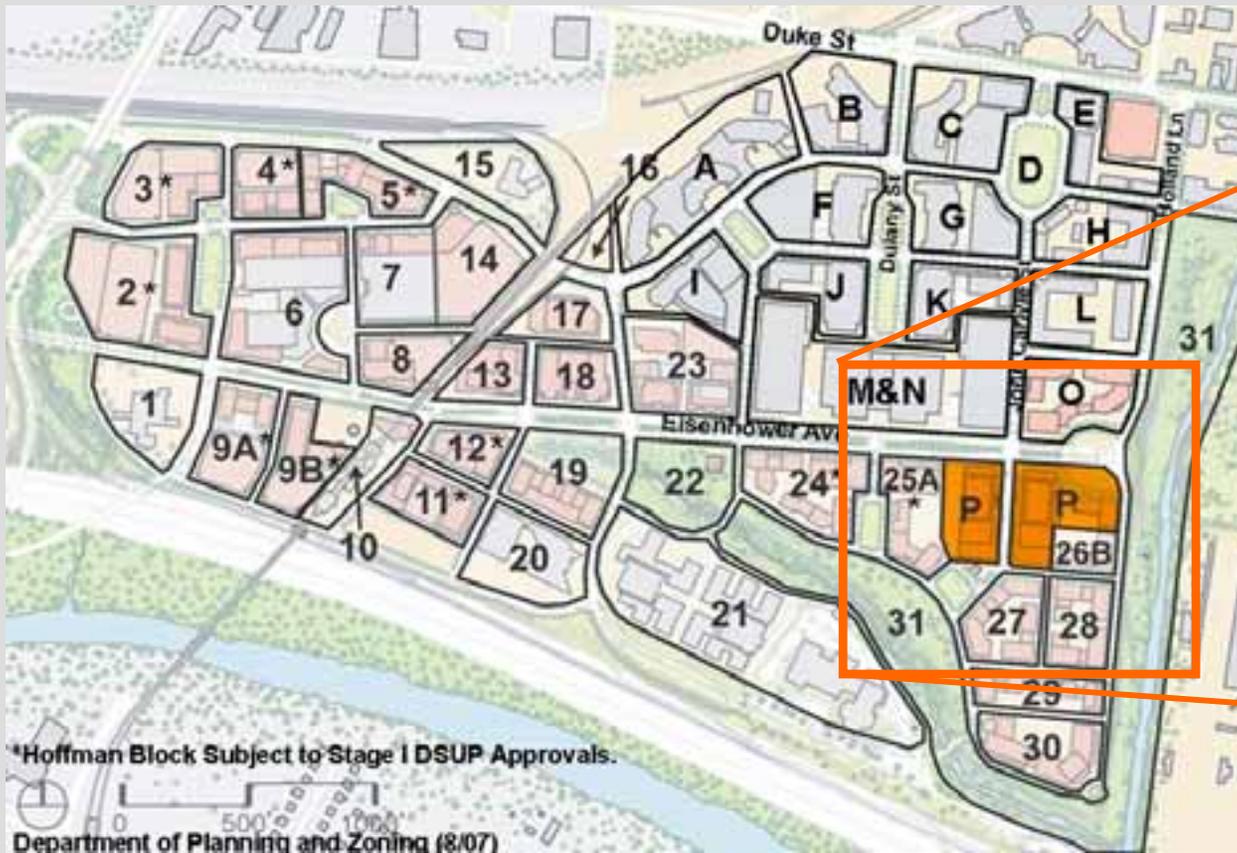
- Occupied 4/07 (46,000 sf)
- New since 4/07 (5,000 sf)
- Anticipated Within Next 6 months (25,000 sf)

## Carlyle Signage Amendment



- Allow administrative review of signs within the size requirements of the Zoning Ordinance (currently 16 sf)
- Require DRB review for larger sign proposals
- Possible illumination of projecting signs
- Encourage use of signs on awnings and permanent “banners”

# Block P Amendment – Carlyle/Eisenhower East Blocks



## Block P - Future Site Context

Hoffman Block 25A  
residential



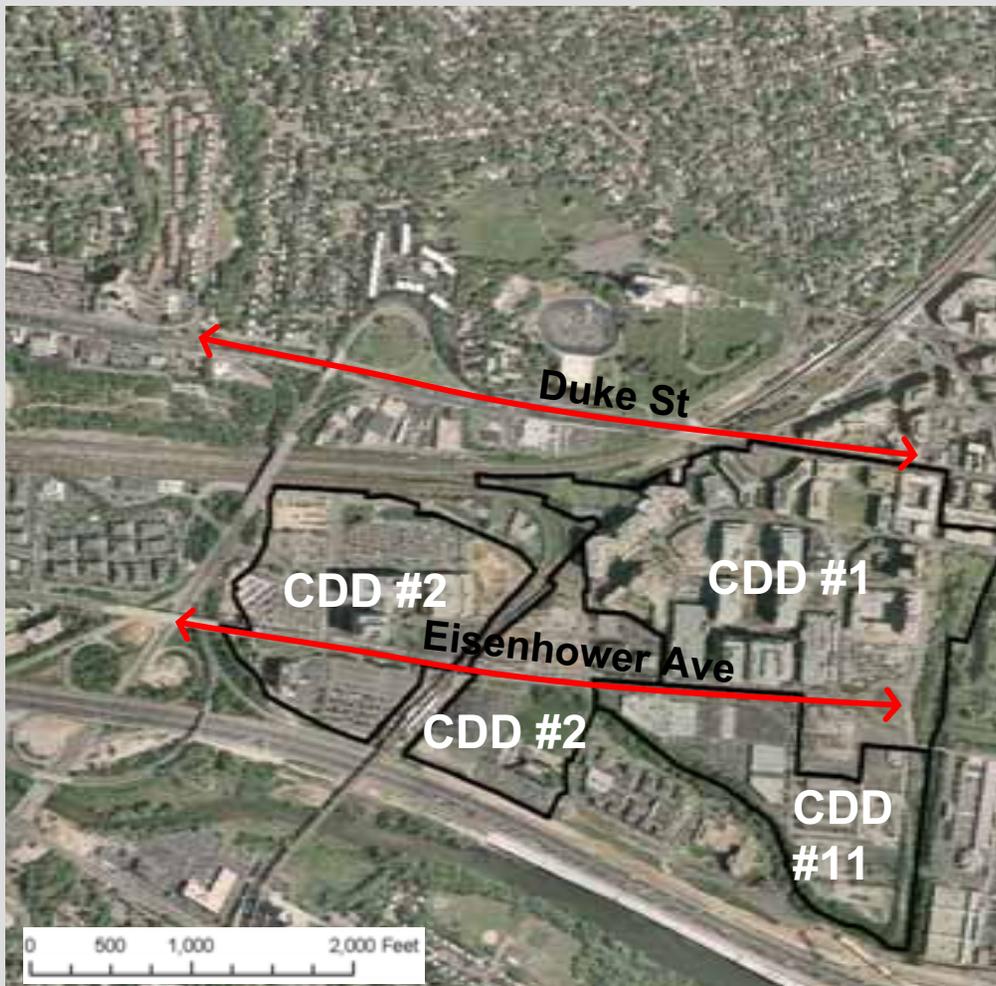
Block P  
office/retail

## Block P West block - Development Summary



- Site area: 2.18 acres
- Total floor area: ~372,000 sf
- Retail floor area: ~31,000 sf
- Height: 13 & 16 stories (148' and 183' high)
- Parking: above-grade, 5 levels – 546 spaces

## Block P Proposed Carlyle SUP Amendment



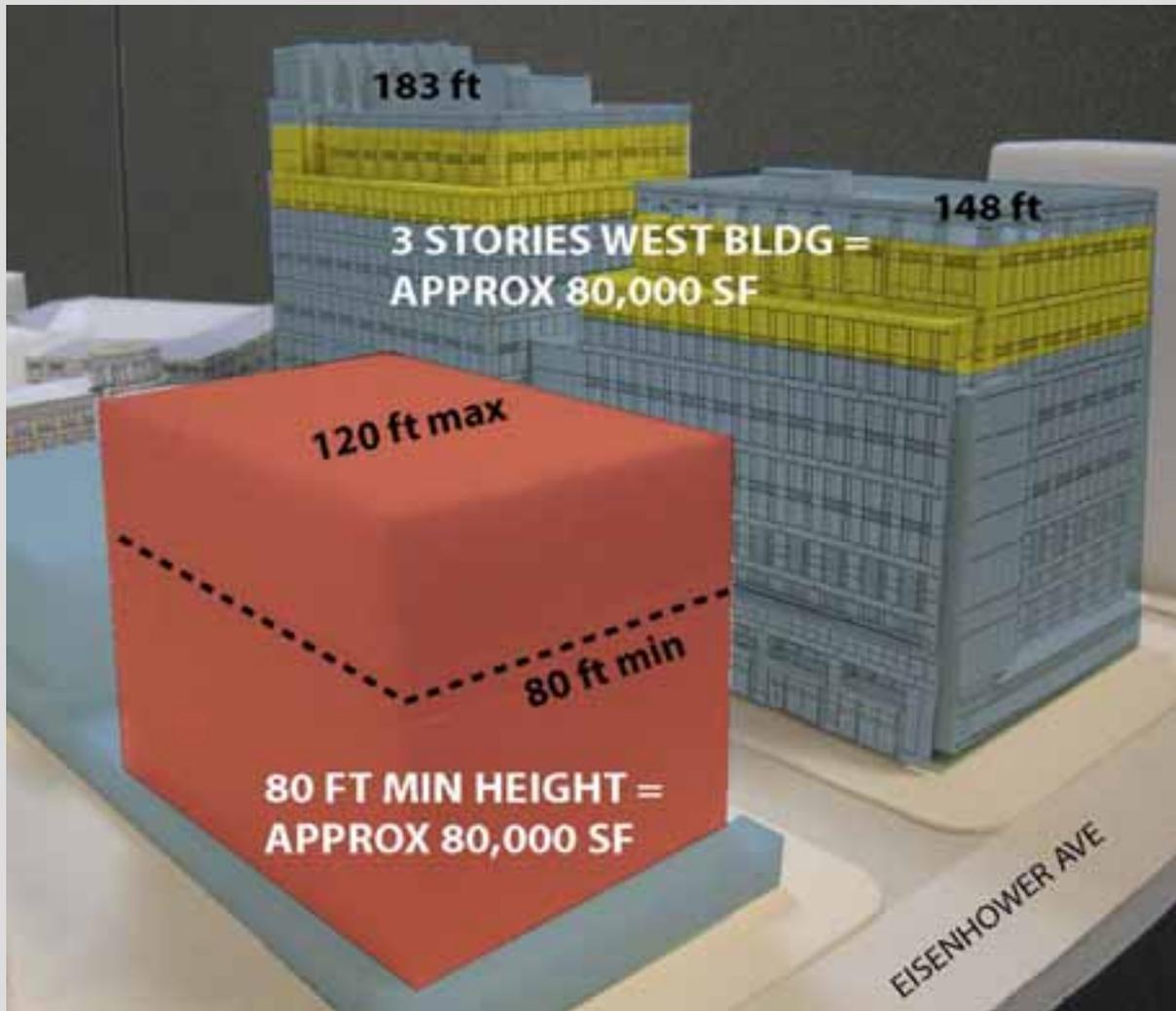
- Amendment to Carlyle SUP to permit reallocation of approx. 95% of floor area onto the west block
- Mass/scale for current west building proposal is appropriate but precludes minimum 80 ft tall building on east block
- Subsequent approval is required for floor area transfer onto east block

## Block P - Building Height Requirements



- Height and bulk of west building complies with design guidelines
- Current west block proposal does not comply with min. height requirement for east block

## Block P – Permitted floor area



- permitted floor area
- floor area reallocated from east block
- unbuildable building volume under current approval

## Block P – Staff Recommendations

- Annual reporting to the Planning Commission and City Council on the status of transfers to the site
- LEED certification for the west office building
- Coordination with the South Carlyle Square open space to the south
- Unified coordination of the retail parking signage

## Block P - View from Capital Beltway



## Block P

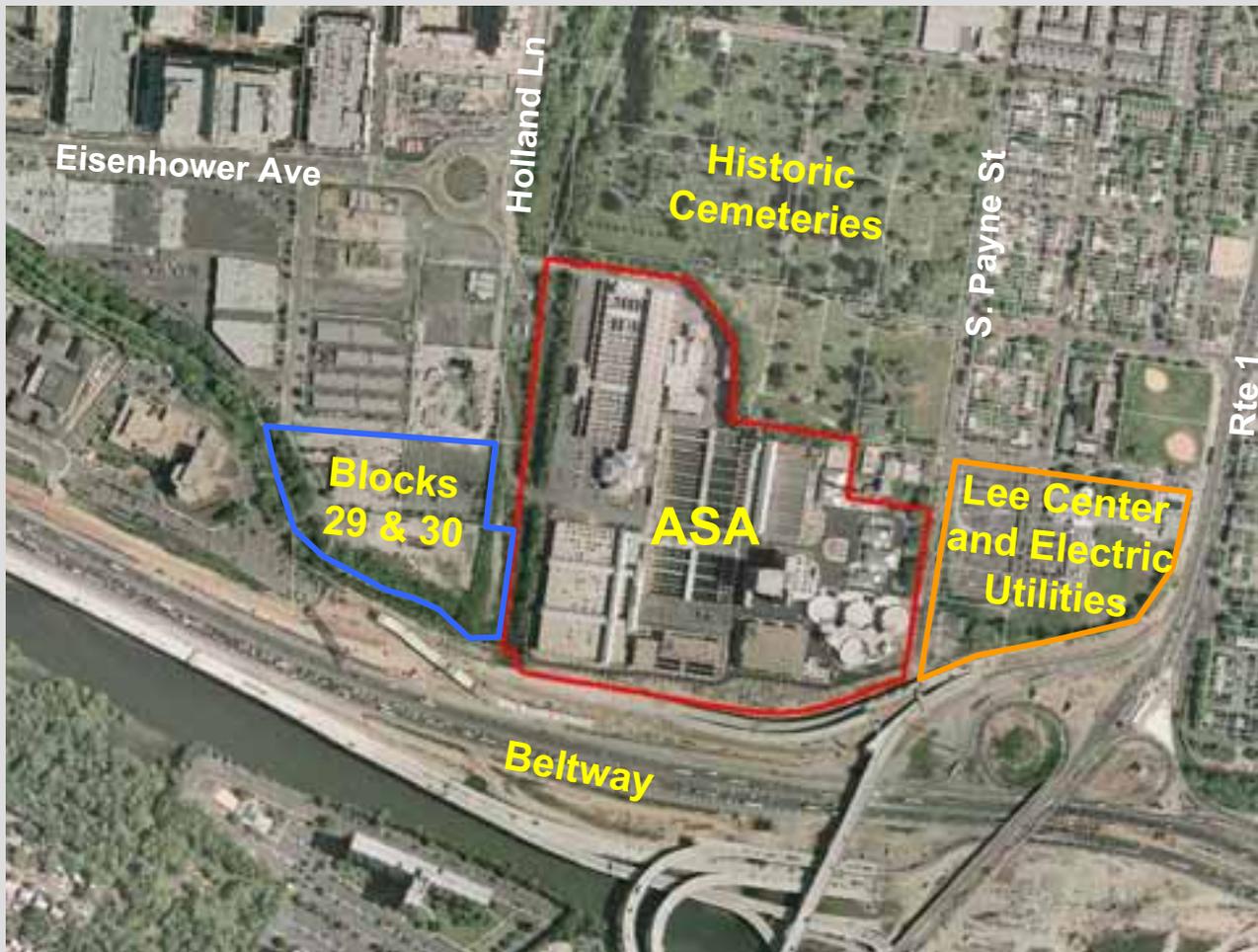


Hooff's Run Dr View



John Carlyle St view

## ASA Master Plan Amendment



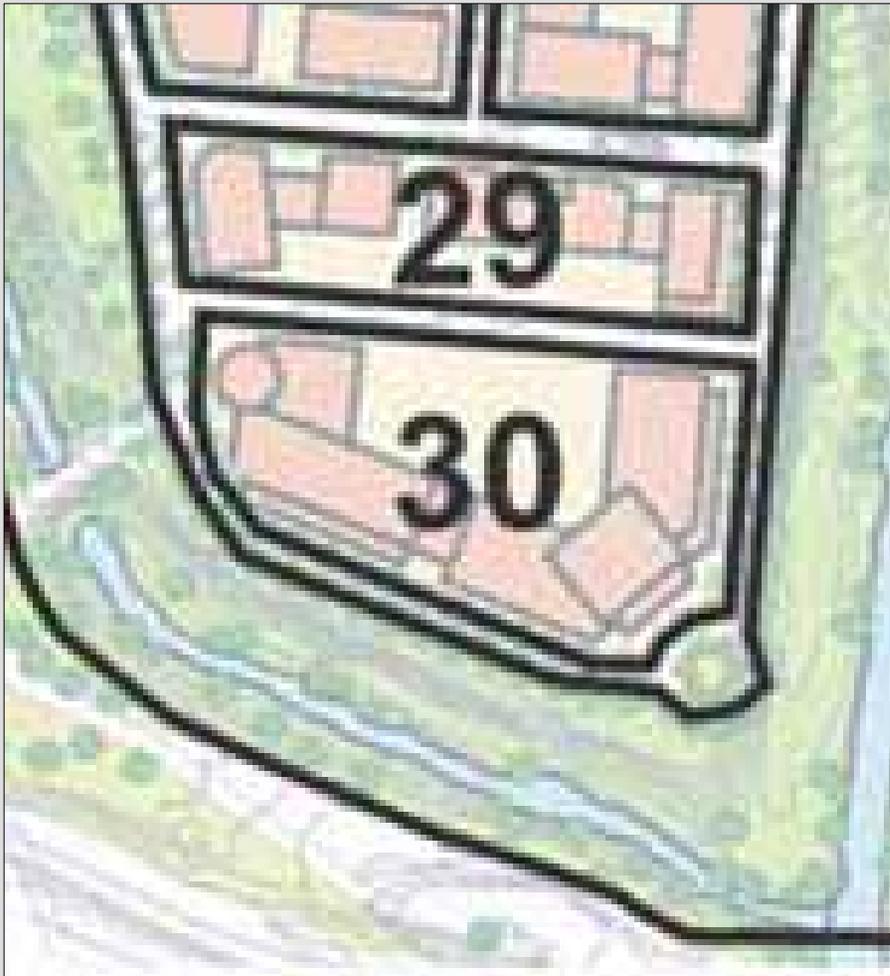
- ASA proposes to expand their facility to comply with enhanced federal and state standards.
- Requesting a Master Plan Amendment to add wastewater treatment facility as a future land use for Blocks 29 and 30
- Condemnation proceedings underway in Circuit Court

## ASA MPA – Impact on EESAP



- Block P to begin construction early 2008. Includes extension of John Carlyle St.
- Block 27 approved Dec. 2006 – Construction to begin late 2007. Includes construction of perimeter streets.
- VA Concrete to close by first CO for Block 27
- Phase I South Carlyle Square being developed

## ASA – Blocks 29 & 30



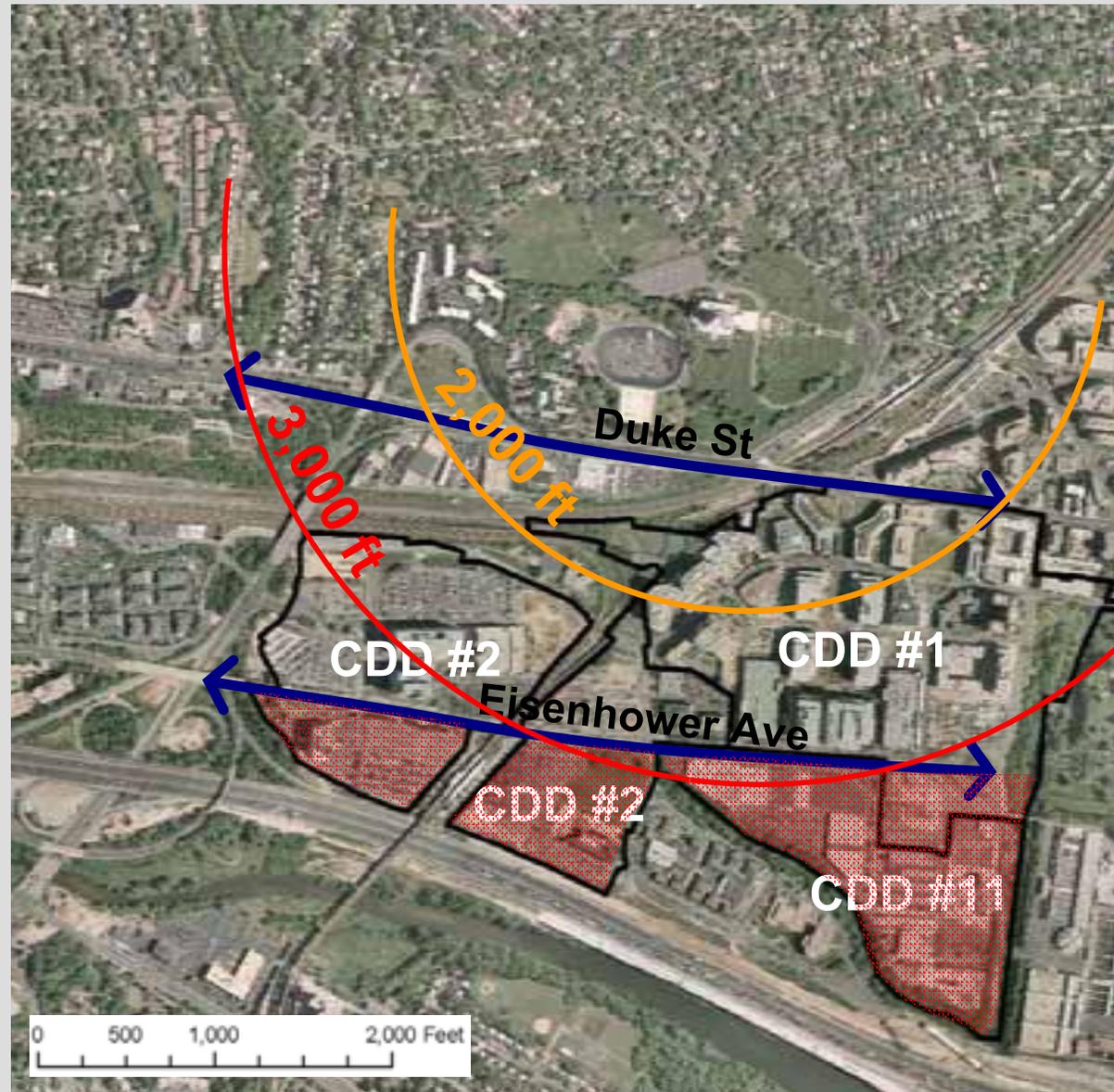
- Net Development Area:
  - 29: 55,500 sf
  - 30: 114,000 sf
  - TOTAL: 169,500 sf
  
- Allowable Floor Area:
  - Block 29: 170,000 sf Residential
  - Block 30: 512,000 sf Office
  - TOTAL: 682,000 sf

## Height Amendment

- Amendment to Sec. 6-403 of Zoning Ordinance permitting additional height for architectural features
- Impact on adjoining residential neighborhoods



Carlyle Towers from Duke St.



## Height Amendment – Building examples

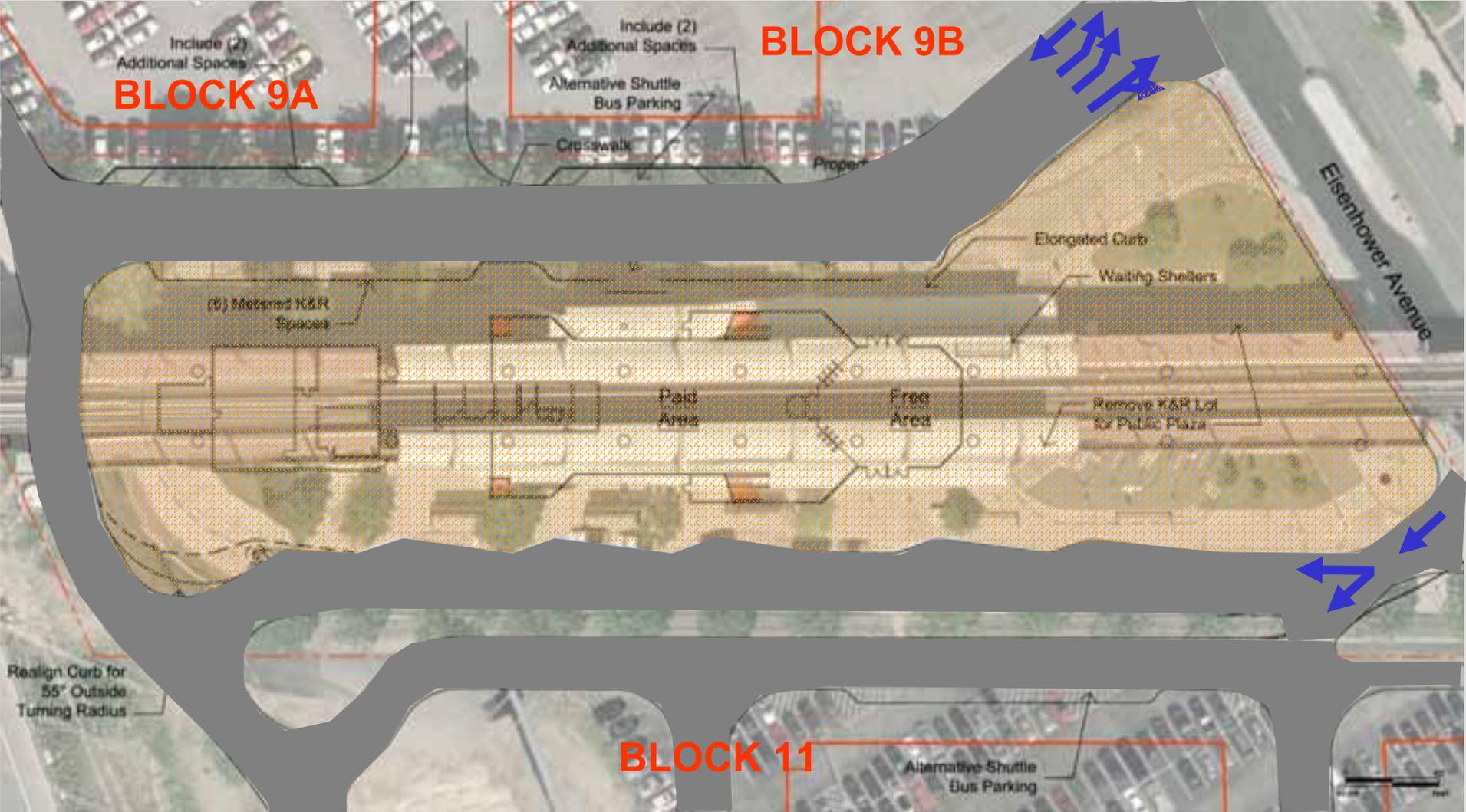
**Well-articulated tops**



**Poorly-articulated tops**



## Eisenhower Metro – Bus Loop Reconfiguration



## John Carlyle Square



### Park Size:

52,000 SF (1.2 acres)

190 ft by 330 ft

- Public Access Easement
- Maintained by Carlyle Community Council

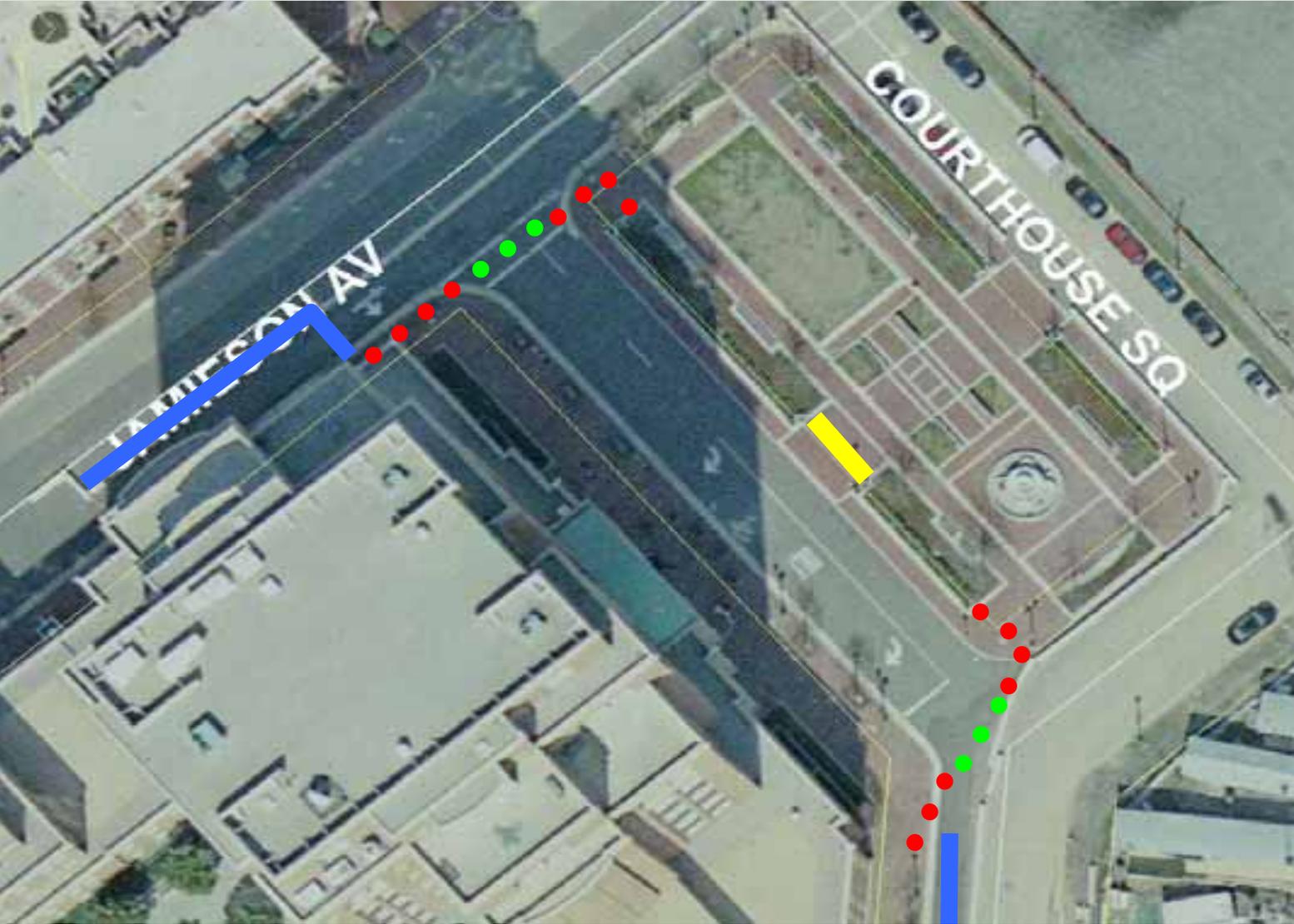
### Estimated Construction

Start: late 2007 - early 2008

## Courthouse Square – Existing Conditions



## Courthouse Square – Proposal



- ● ● 36" high fixed bollard
- ● ● 36" high removable bollard
- 24" high concrete bench with embedded bollards
- Existing Jersey barriers to remain

## Conclusion

- Over 5 million sf of development in Carlyle/Eisenhower East in the pipeline, with infrastructure projects underway
- Carlyle Retail occupancy has increased substantially; improvements to sign guidelines proposed
- Block P will complete John Carlyle St. retail experience
- ASA Expansion into Eisenhower East
- Height amendment to improve skyline

