



**DESIGN REVIEW BOARD WORK SESSION**

**Design Review Board Case # 2022-0001**

**Block P – 765 John Carlyle – Proposed Revisions to Approved Form, Design and Architectural Character.**

Application	General Data		
<p><b>Project Name:</b> "765 John Carlyle" – North &amp; South Towers</p> <p><b>Location:</b> Block P – Carlyle CDD</p> <p><b>Applicant:</b> Jonathan P. Rak, Esq., McGuireWoods LLP, on behalf of 765 John Carlyle MOB, LLC; 765 JOHN CARLYLE SENIOR LIVING, LLC.; and, JM Zell Partners</p>	<b>DRB Date:</b>	January 20, 2022	
	<b>Site Area:</b>	Block P – Carlyle CDD	
	<b>Zone:</b>	CDD #1	
	<b>Proposed Use(s):</b>	<i>North Tower:</i> Office with Ground Floor Retail	<i>South Tower:</i> Senior Living (including Continuum of Care)
	<b>*Gross Floor Area:</b>	<i>North Tower:</i> 138,502GFA (incl. 12,025GFA of Retail)	<i>South Tower:</i> 246,223GFA
<b>Purpose of Application:</b> Proposed architectural revisions to Block P – North & South Towers			

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*\*Applicant to clarify that the proposed GFA's for Block P (N/S Tower) comply with the approved program numbers in the Land-Use Allocation Tables and the Block P Design Guidelines, as per SUP#2020-00065, et al..*

**DRB HEARING FOR ARCHITECTURAL REVISIONS, JANUARY 20, 2022**

Staff opened the meeting with a brief introduction of the two newest board members, followed by a presentation on the project. Following staff's presentation, Jeff Zell, Bill Brewer, Gary Steiner and Jonathan Rak, Esq., spoke on behalf of the project. Following their presentation on the design changes (i.e., value engineering), the Carlyle Eisenhower Design Review Board (DRB) voted to reject Staff's recommendation and approve the design changes to Block P subject to DRB Review of the following:

- Refinements to the penthouse (South Tower)
- Garage Screening (Both Towers)
- Precast Jointing Refinements (North Tower).

The Board agreed with the Applicant's explanation for the changes and noted the volatile nature of the market. They also agreed with the Applicant's decision to revert to the former raised open-parapet condition on the North Tower and the changes to the south tower. Lastly, they agreed to review the revisions on an on-going basis, via circulation of the materials to the members.

Staff Recommendation

To DENY the requested changes and revert to the original design to the greatest degree possible.

A. *Regulatory History*

i. *Recent DRB and Council Approvals*

Block P is a two-tower development in Carlyle (e.g., North Tower & South Tower) which was last presented to the DRB in late 2020. This previous DRB application was based on several amendments to the SUP governing Carlyle and Block P (SUP#2020-00065; the "SUP"), which included but are not limited to a change in use on the South Tower (formerly Office); and, to increase the maximum allowable height for the entire block. Accordingly, the Applicant was required to receive a recommendation from the DRB before going to City Council.

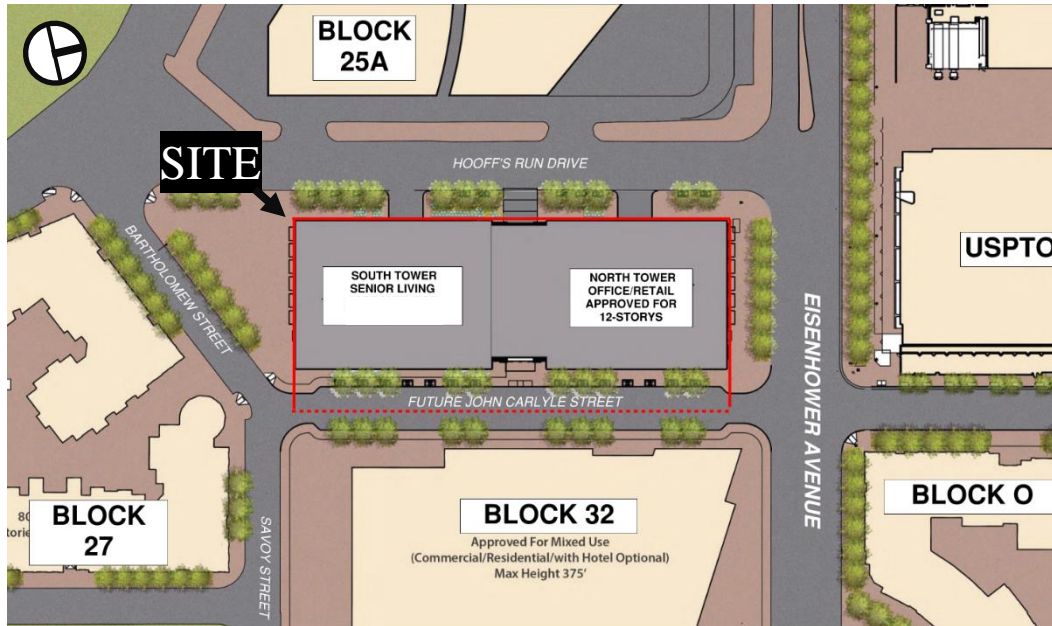
At that time, the north building and podium were more advanced from a design development perspective, thus two separate submissions were created – which also facilitated Staff's review. They were broken up more specifically as the "North Tower and Podium" and the "South Tower." The northern tower and podium received Final Architectural Approval in August of 2020 with a number of conditions (See **APPENDIX**) whereas the southern tower received theirs in October.

More recently in November 2021, the Applicant received approval from the Planning Commission for a vertical and horizontal subdivision of the site (SUB#2021-000XX ; the “Plat”). The Plat was created in anticipation of multiple, unique operators serving on and across the various levels of the two buildings. Lastly, in late 2021, the Applicant submitted their first Final Site Plan for Block P – which Staff subsequently provided comments immediately prior to the Winter Holiday.

The original DRB approvals were obtained in 2006-07, and were subsequently modified in 2008 and 2015 respectively. Block P is the only property in Carlyle which has never been developed. It is also the only Block in Carlyle which is South of Eisenhower Avenue. To the east of the project is Block 32, which has also received approval by the Board and City Council but has yet to commence construction.



**Figure 1:** Block P was originally Approved in the early 2000s for a dual-tower office development.



**Figure 2:** Approved Site Plan for Block P.

ii. *Project Background*

The Applicant has approval to construct on the entire Block P development site, up to a maximum height of 210-feet. The approved design includes two buildings of varying height which are conjoined by a common garage podium. As a shared element, the parking is located on levels P1-5 of both buildings, with vehicular access and loading located on Hooff's Run Drive. The southern tower is approved as a 17-story senior living building, whereas the north tower is approved for 12-stories of Office and with approximately 12,000SF of ground floor retail.

Architecturally speaking, the approved buildings would read as two separate pieces of architecture which are connected by a 5-story "hyphen" in the middle. This hyphen was intended to read as an entirely different architectural element and thus was glazed with bright glass and a translucent spandrel at the terrace level which overlooks the street extension of John Carlyle.

The Applicant is required to extend a portion of John Carlyle Street as per the Carlyle SUP – which is a joint responsibility shared with adjacent Block 32. Accordingly, the Applicant for Block P will improve to the centerline of the future 60-foot ROW for the portion abutting their property to the east – See **Figure 2**.

It is also worth noting that the specific amount of retail, the maximum height for the block, and the program floor area numbers, among others, are regulated by the SUP and the Block P Design Guidelines. Thus, changes to these elements would require an amendment of the SUP and thus Council Approval.



**Figure 3:** Approved design for Block P; South Tower (L) and, North Tower (R)

*B. Current Proposal*

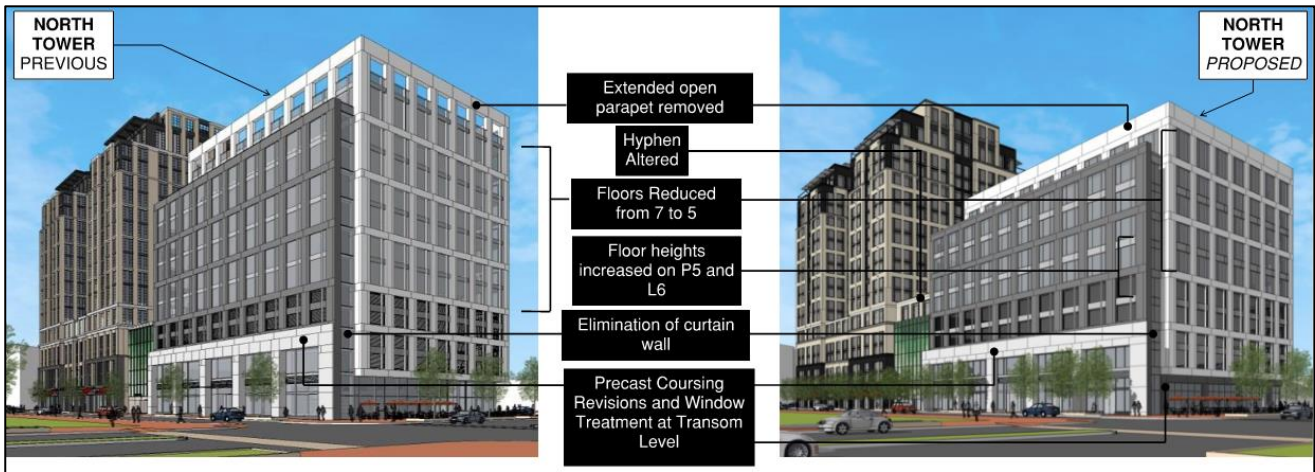
The Applicant, Carlyle Plaza, LLC, proposes to construct two buildings of varying height on the Block P development site in Carlyle – 2600’ from the Eisenhower Metro Station.

With this request, the Applicant proposes a number of revisions to both towers, including but not limited to changes in height, scale/proportionality, materiality, and general architectural character. The amendments to the approved design for each tower are discussed in more detail below. The changes proposed are not supported by Staff.

*i. The North Tower – Medical Office with Ground Floor Retail*

North Tower

The Applicant proposes to reduce the height of the North Tower by two floors. The Applicant has also removed a key architectural feature from the previous design, an extended open parapet. The ground level of the North Tower will remain retail, however changes are also proposed to the architecture at the pedestrian level as well as to the height of several strategic floors of the building and podium – see **Figure 3**.

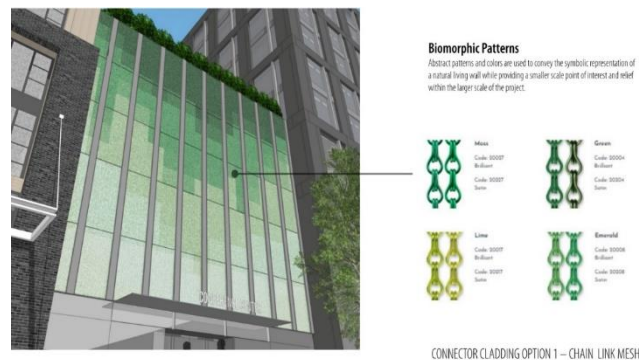


**Figure 4:** Northeast perspective of Block P with callouts to the proposed revisions.

### Middle Connector (Hyphen) and Podium

Changes are proposed to the hyphen (connection piece) which was previously clad with an intricate façade system of biomorphic chainmail, curtainwall, and vertical metal railings – see **Figure 5**. It ascended 5 stories, with an activated roof terrace above and translucent spandrel glass. Presently, the Applicant proposes a “cap” above the hyphen, which would carry over the architecture of the adjacent southern tower. They have also proposed to increase the floor heights on Level 6 of the tower itself and on Parking Level 5 – which alter the proportions.

There are also changes proposed to the garage screening and numerous façade system as the result of value engineering.



**Figure 5:** Graphics and Elevations depicting changes to the Architectural Connector Piece (Hyphen)

ii. *South Tower – Senior Living (including a Continuum of Care)*

The Applicant proposes numerous changes to the South Tower, which are also the result of value engineering. Among the requested changes are revisions to the scale and proportionality of the building, removal of depth from the façade as well as signature architectural features.



**Figure 6:** Applicant proposes the following changes to the South Tower, as viewed from the Northeast on future John Carlyle Street.

Staff Discussion

Staff find the changes to be significant alterations from the approved design. Chiefly, the loss of the strong vertical expression of the South Tower and the visual loss of three floors with the North Tower result in an undesirable urban design and architecture.

The proposed changes are analyzed [for each tower] based on the following criteria.

- *Changes to Scale and proportionality*
- *Removal/Alteration of Key Architectural Features*
- *Others considerable Alterations*

**A. North Tower – Medical Office with Ground Floor Retail**

i. Scale and Proportionality

The revised floor heights throughout, and the removal of two physical levels has significantly altered the scale of the building. The changes result in a more dominant podium (e.g., 5 levels) that appears to match the scale of the office building above. In other words, the base now appears visually to constitute nearly one-half of the total building height. Staff do not believe this is a successful transition in the design, which

results in an underdeveloped improvement above the common podium level. For instance, Block 32 (see **Figure 3**) is approved for 375-feet.

- ii. As part of the changes to the proportionality of the building, it now appears that there is an equal amount of parking floors and occupied floors within the building, giving the appearance from the street level that the building is largely a parking structure.



**Figure 7:** The manipulation of the ceiling heights and the elimination of two levels on the building have significantly altered the proportions and scale of the North Tower.

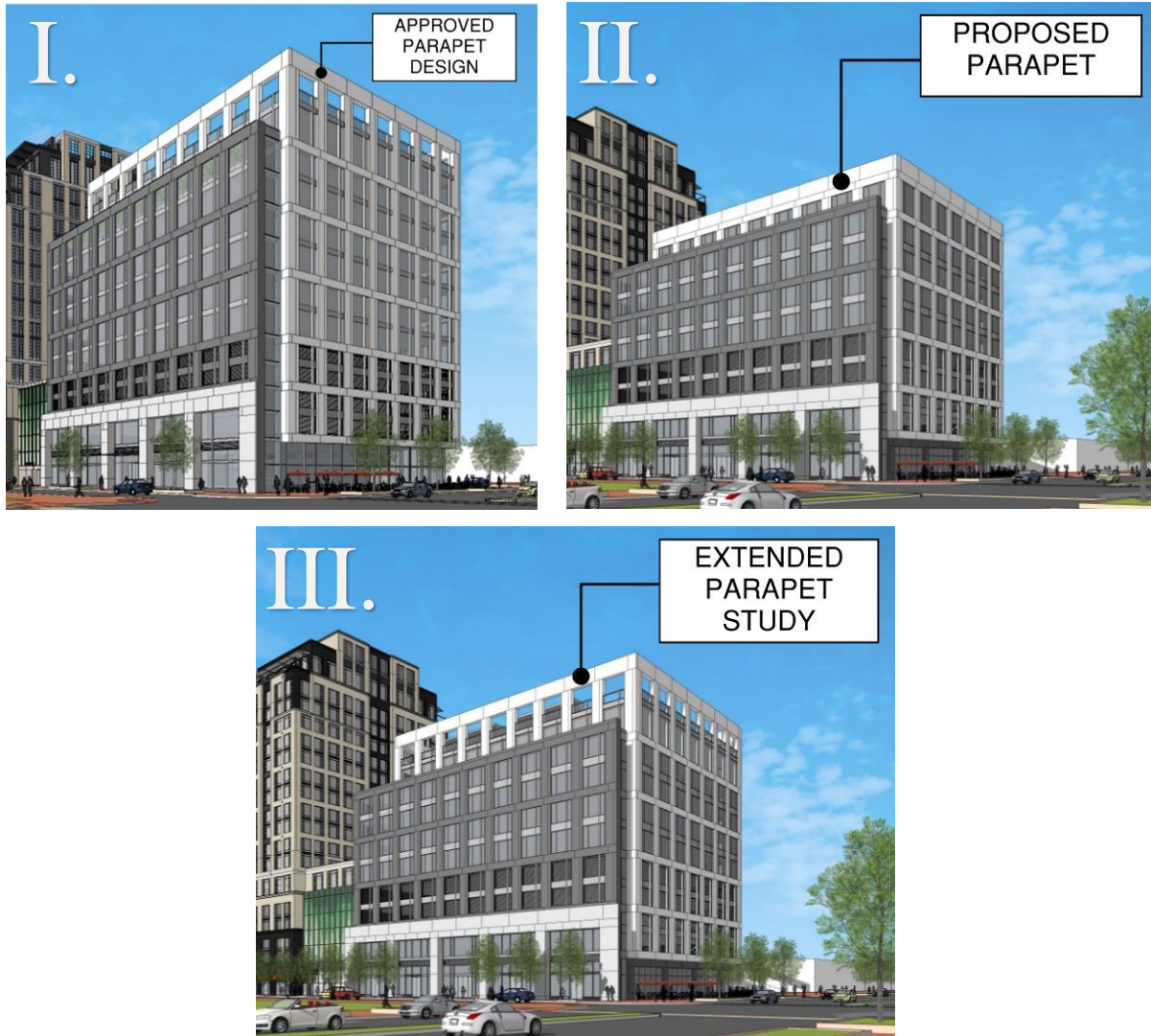
iii. Key Architectural Features

Several key architectural features have been eliminated with the North Tower.

- Extended Open-Parapet

The elimination of the extended open-parapet has visually eliminated an additional perceived floor of the North Tower. Mechanical equipment's is no longer screened to the former degree, and the trees at the terrace level have been eliminated. However, the Applicant has also studied how to incorporate this signature feature with the shortened building – as shown in the **Figures 8-9** below.





**Figure 8:** I. Approved North Tower; II. Proposed North Tower with Reduced Height and Parapet Removal; and, III. Studied Open-Parapet with Proposed Building Height.

- Architectural Zipper  
 The Applicant also proposes to remove the curtain-wall at the “architectural zipper” of the north tower. The continuous glass will be replaced with a system which is interrupted by metal spandrel panels to sheath the slab, with smaller architectural glass panes and mullions. These changes are a significant departure from the approved design, in which the glass “zipper” created a strong disjunction between the white and gray precast facades.



**Figure 9:** Previous (L) and Proposed (R) expression of North Tower "Architectural Zipper"

- Building Hyphen

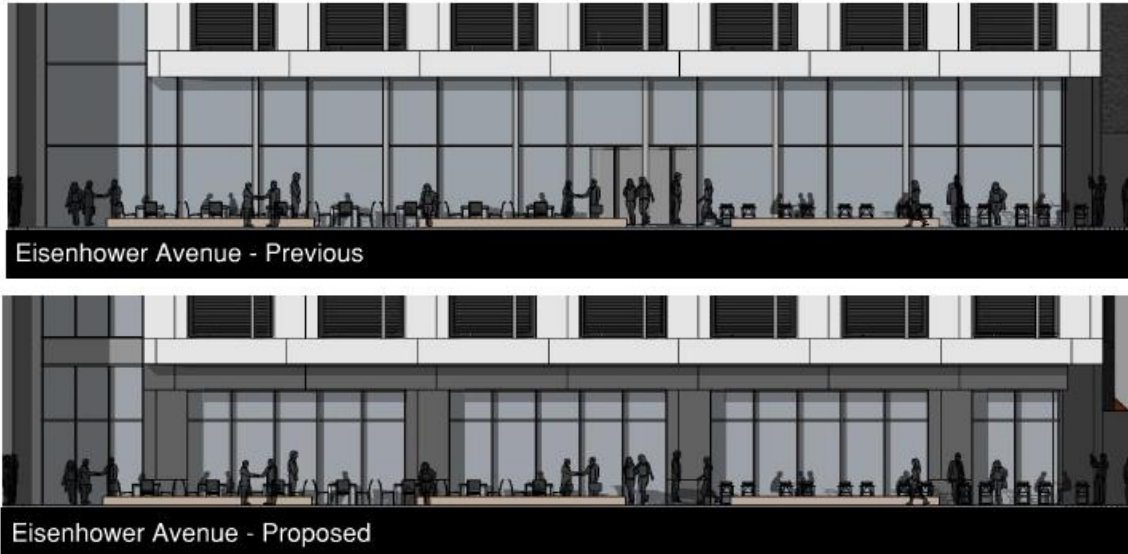
As discussed above, the Applicant proposes a "cap" over the 5-story (e.g., podium) level connector, which separates the two towers. Staff and the DRB always desired for this piece to be a clear and dramatic departure from the architecture of both towers. The request to carry over the architecture from the South Tower is not supported as it eliminates the visually break desired between the two buildings.



**Figure 10:** Staff do not support the architectural cap over the hyphen.

iv. Others

The Applicant has also proposed substantial changes to the ground level of the north tower, which will be occupied by retail storefronts. The changes are most pronounced along the Eisenhower (e.g., north) façade, whereby the curtainwall has been removed and a colonnade of metal panel with intermittent glass introduced.



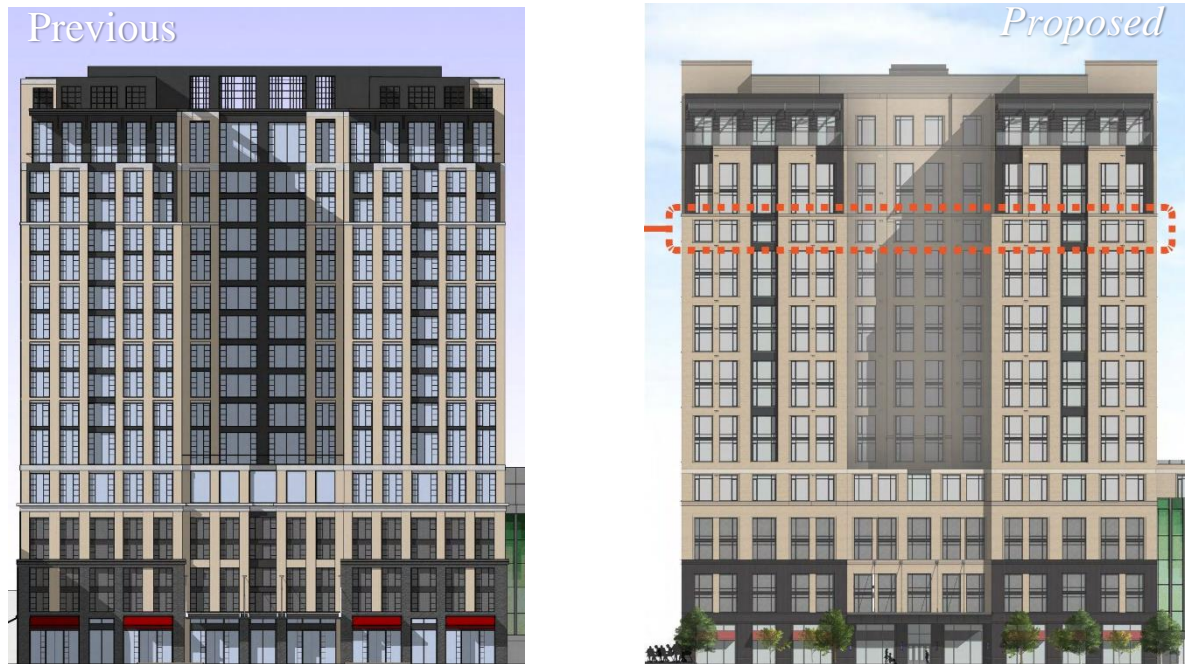
**Figure 11:** The Applicant proposes to eliminate the structural glass along Eisenhower Avenue retail level

***B. South Tower – Senior Living Including Continuum of Care***

i. Scale and Proportionality

• Amended Floor Heights

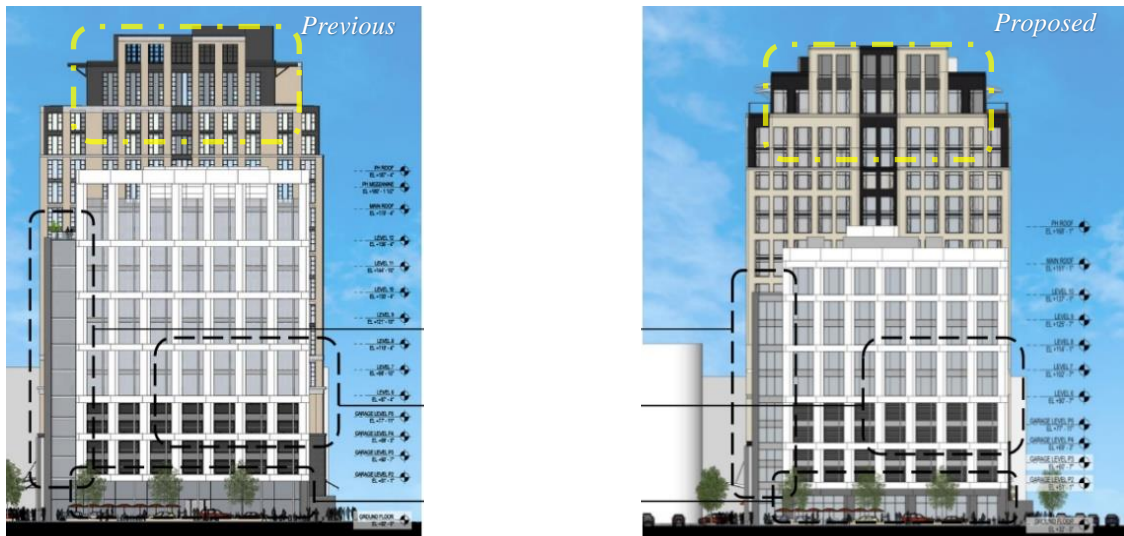
The Applicant has reduced the floors heights on strategic levels, thus gaining an additional floor. This has altered the scale and proportionality of the tower, which Staff does not support. It is also unclear if the Applicant is currently meeting the approved floor area by use; which as noted are regulated by the City Council approved SUP. This effect is subtle by itself, but when taken in conjunction with the design changes previously noted, result in a much less effective vertical expression.



**Figure 12:** The Applicant proposes to shave 8-inches from strategic levels of the South Tower in order to gain an additional floor.

- Asymmetrical Penthouse

The Applicant proposes significant revisions at the penthouse level, which has among other things, would result in the loss of its asymmetrical expression when viewed from Eisenhower. Staff are unsupportive of this proposed change as the previous expression, in concert with the former roof terrace and canopy, helped celebrate the roof more successfully. The changes detract from the dramatic impact of the roof and penthouse forms. This expression played a significant role in the previous DRB approval, since it was felt that the design had achieved one of the overall design goals of achieving a dramatic roof and skyline form, without resorting to cliches.



**Figure 13:** The north elevation of the South Tower, from Eisenhower, was once expressed asymmetrically.

ii. Loss of Key Architectural Features

The Applicant has eroded the south tower’s residential character through the elimination of key architectural features which were viewed as desirable by the DRB. Profound plane changes have been dulled down and the treatment of the windows, which were once very industrious and vertically oriented, have been stripped of their mullions. The Applicant proposes the elimination of additional horizontal and vertical reading elements, which further dilute the residential feel of the building.

- Loss of Verticality

South Tower has lost much of the soaring verticality which played a major role in its DRB approval, due to the removal of a number of signature architectural elements. The solid façade elements have been redesigned to project a more square/horizontal expression, compared to the strongly vertical form that was approved. The façade elements in general appear to have been flattened to express more of a collage approach rather than a three-dimensional one. Additional factors include the change in window treatments, the depth and projection of interlocking façade elements such as the terrace level trellis, and the additional floor – which was gained by reducing the floors heights across multiple levels. Staff do not support these alterations, which would yield a less desirable and three-dimensional building with interwoven textures. In general, the façade elements appear to have been flattened to express more of a collage approach rather than a three-dimensional one.



**Figure 14:** Numerous design changes have eroded the building of its verticality and residential character.

- Simplification of the Penthouse  
The Applicant proposes significant alterations at the penthouse level which Staff unsupported. The former condition celebrated the roofline with an integrated architectural canopy that became a three-dimensional element of the tower. This integrated feature read as an embedded, cantilevered, dark metal building crown element that projected a very strong read from all surrounding vantage points. With the proposal, the Applicant is requesting to eliminate this interwoven element of the building's façade, and replaced it with a louvered awning which is mounted on metal panel.



**Figure 15:** The Applicant proposes significant changes to the building at the penthouse level.

- Loss of Horizontal Cast-Stone Trim  
 The Applicant proposes the removal of several horizontal, cast-stone trim bands, which helped break up the massing according to function (e.g., podium, tower and penthouse). Staff are unable to support the changes as they have eliminated a layer of richness from the façade – which constitute serious detractions from the neo-traditional residential expression that was approved



**Figure 16:** Staff find the previously approved the cast-stone trim to be desirable feature, which was effective in enhancing the perception of the tower as a three-dimensional building.

iii. Others

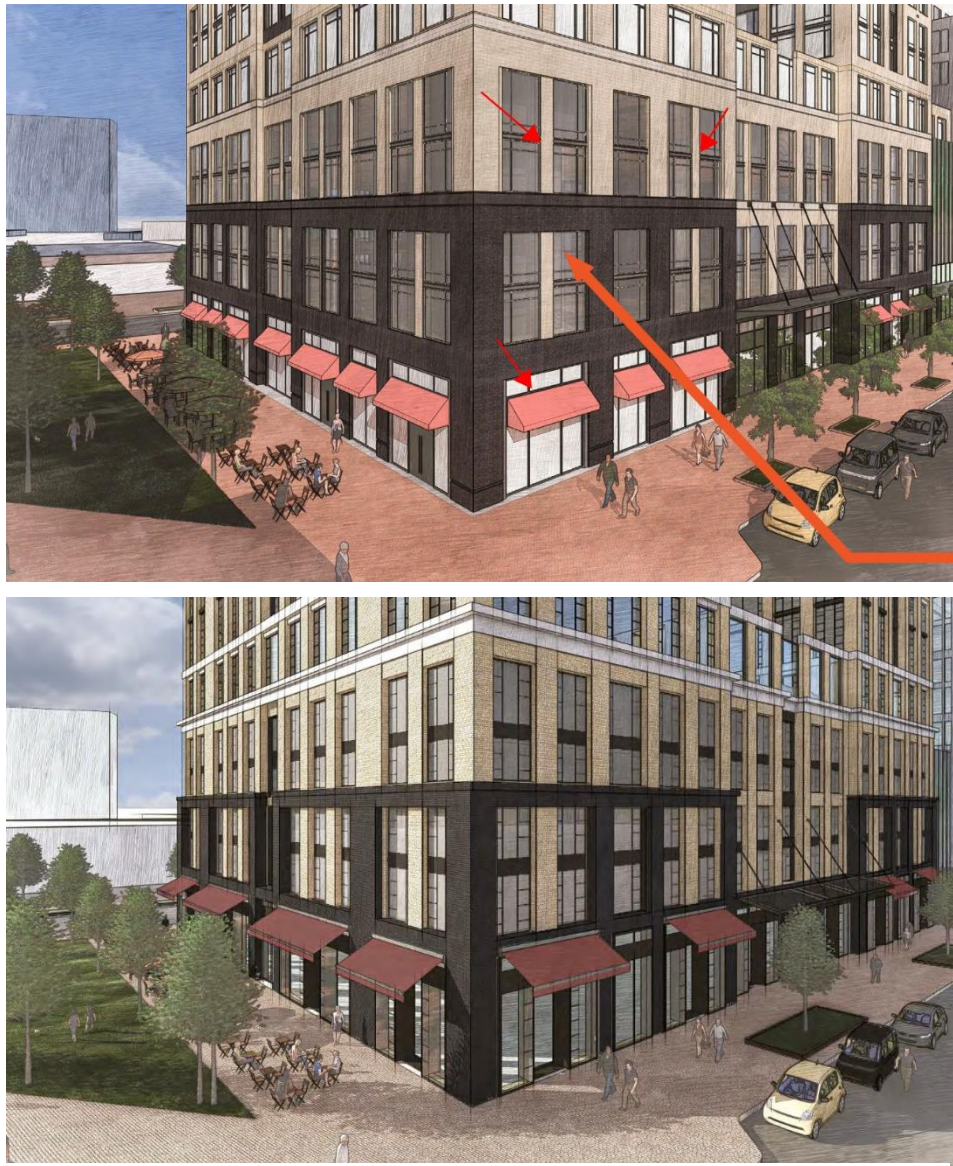
- Changes to Depth and Materials in Façade elements

The Applicant proposes to diminish the extent of the plane changes across the façade, which Staff is unresponsive of. In concert with the above, the changes result a boxier expression which is less three-dimensional and rich in texture – see **Figure 15**. Moreover, vertical projections which previously carried strongly up through the penthouse to the building skyline no longer read clearly due to minimization of the projections.

- Awnings, Canopies and Retail Bays

As with the North Tower, changes are proposed to the ground levels of the South Tower pedestrian entryways. Staff are unable to justify the changes, which also appear arbitrary and detract from the tenants of the EESAP, which aspire for high-quality pedestrian realms.



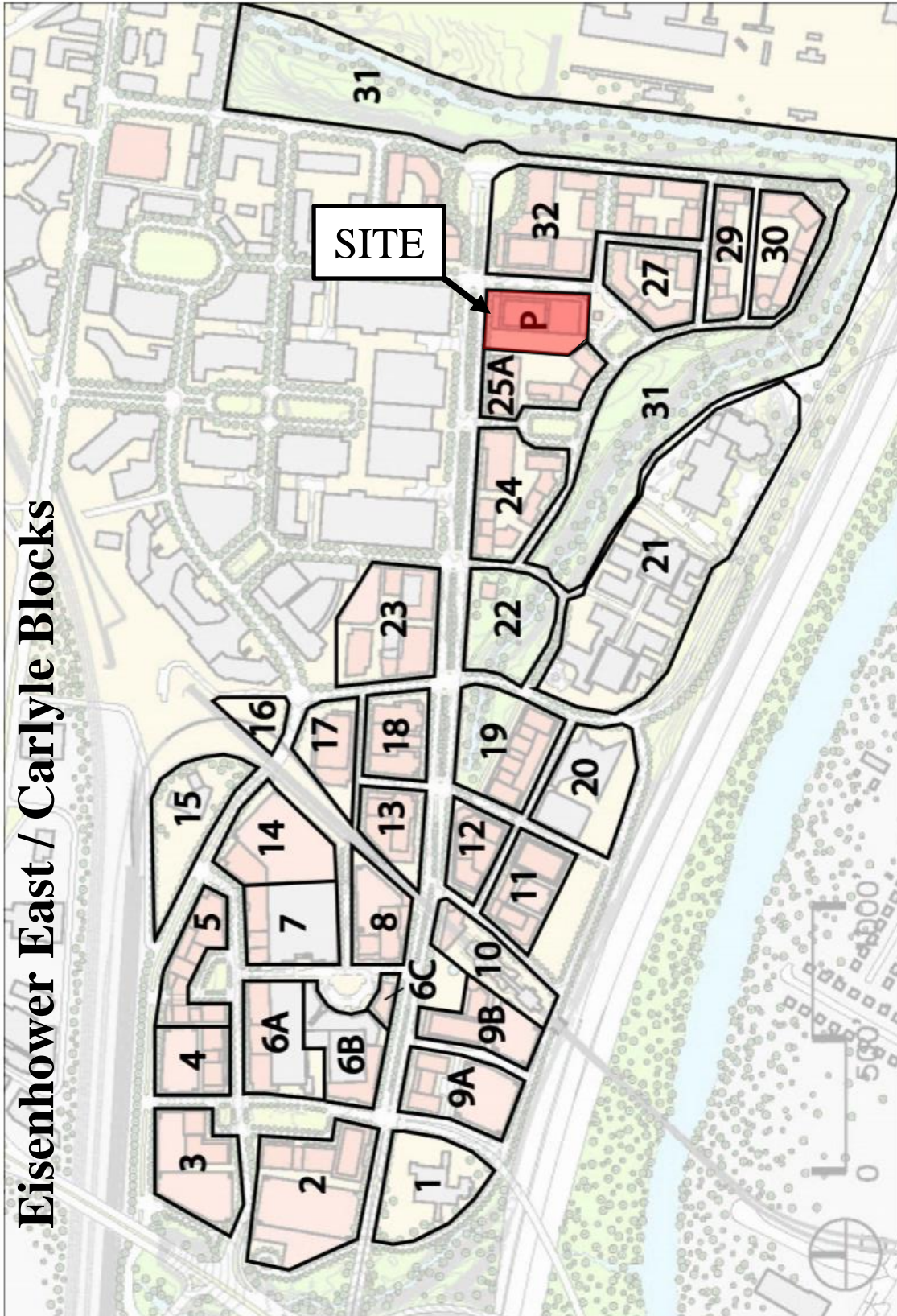


**Figure 27:** Changes to the ground-level appearance of the North Tower have resulted in a dramatically less engaging experience from the pedestrian perspective.

*iv. Other Business*

The Staff report has been uploaded to the City’s [DRB Webpage](#), which provides additional information related to the functions and workings of the Board. Due to the on-going coronavirus pandemic, Public Hearings for the Carlyle/Eisenhower East Design Review Board (DRB) have been held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), and the Continuity of Government ordinance adopted by the City Council on June 20, 2020.

# Eisenhower East / Carlyle Blocks



## APPENDIX:

### DRB Conditions of Approval for North Tower + Podium (DRB#2020-0003)

1. All non-back-of-house space on the ground floor must be designated as retail, as per the current approval and subsequent agreements. The architectural design of this ground floor must be provided to accomplish this, with regard to heights, configuration, ventilation, and other requirements suitable for retail and restaurant
2. All non-back-of-house space on the ground floor must be designated as retail, as per the current approval and subsequent agreements. The architectural design of this ground floor must be provided to accomplish this, with regard to heights, configuration, ventilation, and other requirements suitable for retail and restaurant use. (Sheet 7)
3. Clearly show all vehicular circulation ramps in plan, including cut lines, dimensions, direction of slope, transitions, and slope percentages. (Sheets 8 & 9)
4. Show the proposed details for the glazing shown along John Carlyle Street at the P2 parking level – this needs to include accurate representations and mullion spacing on the P2 Level Plan (Page 8) and must also include fully-dimensioned large-scale plan-section-elevation details (not included in this submission). The applicant may include images of vehicles within the garage levels at these locations, to accentuate the program.
5. A representation is made of the south end of the north tower arcade on Sheet 24 that indicates a reveal separating the dark and light precast sections, and appears to indicate a projecting fin, but this is not reflected on any of the related floor plans (Sheets 7 & 8). This end could match the north end of the arcade or be different as shown, but details and dimensions must be shown and approved.
6. In reverting to the previously approved grille design for the above-grade parking levels P2-P5 along Hoof's Run Drive, Eisenhower Avenue, and P4-5 along John Carlyle Street, there is insufficient detail shown to render an approval (Sheet 31). Therefore, the following conditions of approval will have to be met by the applicant during Final Site Plan review, to the satisfaction of the Director, Planning & Zoning:
  - a. Show large-scale, dimensioned plans-section-elevation representations of the Approved Grille Design
  - b. The horizontal, slightly recessed center section is shown clearly in the perspective view, but not shown at all in the vertical section drawing. There is an inner layer of screening shown in the section, but it is much further back from the front surface of the grille than is shown in the perspective view.
  - c. In addition, there are no plan details shown on this sheet, or on any of the related floor plan sheets: this design incorporates a number of framed mullion conditions in plan and section, which need to be shown accurately on all floor plans, as well as in detail. Finally, some of the dimensions shown on the current partial section do not refer to elements in the drawing and appear to be mis-placed.
  - d. During Final Site Plan review, include large-scale sections showing the above relationships from grade, up through the first office level floor, to accurately locate precast, grill, and glass-faces relative to each other. Additionally, quantify the setbacks.
  - e. Provide rooftop landscaping with a vertical expression visible from street-level that is integrated into the building architecture.