



DESIGN REVIEW BOARD CONCEPT REVIEW

Design Review Board Case # 2022-0001
Carlyle Block C Rooftop Amendment – 1940 Duke Street

| Application | General Data | |
|---|-------------------------|---|
| Project Name: Carlyle Block C Rooftop Amendment Location: 1940 Duke Street Applicant: I&G Direct Real Estate 25 LP | DRB Date: | July 21, 2022 |
| | Site Area: | 62,198 SF |
| | Zone: | CDD #1 |
| | Proposed Use(s): | Office |
| | Gross Floor Area | Existing Building: 219,986 SF Proposed Rooftop: 3,114 SF |
| Purpose of Application: Concept review of the overall appropriateness of the project’s height, mass, scale, form, and general character for a 3,114 gross square foot rooftop addition at 1940 Duke Street, Carlyle Block C. | | |
| Staff Reviewers: Robert M. Kerns, AICP robert.kerns@alexandriava.gov Thomas H. Canfield, AIA tom.canfield@alexandriava.gov Nathan Imm nathan.imm@alexandriava.gov Anna Franco anna.franco@alexandriava.gov | | |

I. OVERVIEW

The Applicant and property owner, I&G Direct Real Estate 25 LP, is requesting Carlyle/Eisenhower Design Review Board (DRB) **concept approval** for a 3,114 GSF rooftop addition to the existing 219,986 square foot building located at 1940 Duke Street, in the Carlyle neighborhood. The proposed addition will include a conference room and lobby area at the penthouse level on the west side of the building facing Dulaney Street. The applicant is also proposing improvements to the existing exterior penthouse terrace area.

The purpose of this DRB Concept Review is to determine if the DRB finds any fundamental flaws with the scale, height, massing, overall architectural concept, and relationship to the right-of-way with this submission. Further, part of the DRB consideration and recommendation should include feedback about the requested amendment to the Block C Design Guidelines to increase the height of the building. Please see section “Compliance with the Carlyle Block C Design Guidelines” below for more information.

At a subsequent meeting, the DRB will review the completed façade architecture as part of an Architectural Review submission and may provide a recommendation for City Council in the SUP amendment for the overall development. Concept Review approval by the DRB is required in order to proceed to an Architectural Review. *

** Please note that the DRB can provide a recommendation to the Planning Commission and City Council but “may not approve any increase in the height or gross square footage of any building or buildings to be constructed on the blocks or portions thereof or any change in the use or the square footage of any use approved for the blocks or portion thereof”, per SUP #2020-00065, condition #68.*

II. BACKGROUND

A. Site Context

The building located at 1940 Duke Street, on Carlyle Block C, is an existing 6-story office building on one lot of record with a lot area of 62,198 square feet (1.42 acres); also known as the “Carlyle Crescent” building. This building was constructed in 2003 pursuant to SUP #97-0157 and DSP #2000-0040. The building’s main frontage is the crescent shaped façade that faces Dulaney Street and Duke Street and measures approximately 338 feet facing west along Dulaney Street, 60 feet facing north along Duke Street, and 93 feet facing south along Jamieson Avenue. The rear of the building faces a private drive that provides parking access for all three buildings located on Carlyle Block C. The total floor area of the building is 219,986 square feet and a fully underground parking garage with approximately 455 spaces is shared between the users of 1940 Duke Street, 1900 Duke Street and 333 John Carlyle Street.

The surrounding area is occupied primarily by mixed-use buildings with office, retail, and residential uses. To the east of 1940 Duke Street, within Carlyle Block C, is an office building (1900 Duke Street) and a mixed-use building (333 John Carlyle Street) and to the west is another crescent shaped office building on Carlyle Block B (2000 Duke Street) that is meant to mirror (but not replicate) the shape of the subject building at 1940 Duke Street.

The building's upper floors at 1940 Duke Street are currently occupied by office tenants. The ground floor of the building contains lobby, office, as well as a Panera Bread restaurant as the southwest corner of the building, at the intersection of Dulaney Street and Jamieson Avenue.

B. Procedural Background

The subject property is part of the Carlyle Master Plan development. The Carlyle development was originally approved in April 1990 through a Special Use Permit (SUP#2253) to allow a multi-phase mixed use development including a maximum of 6,907,000 gross square feet (GSF) of floor area. The SUP approval covered the entire 76-acre development and established the amount of floor area and types of uses permitted for each of the sixteen blocks within Carlyle (see Attachment #1). The Carlyle SUP has been amended numerous times to allow increases in the permitted GSF for various blocks, changes in permitted uses, and other revisions, which have been processed as an amendment to the overall SUP.

In December 1997, City Council approved SUP#97-0157 with a site plan (DSP #2000-040), which amended the Carlyle SUP to allow the current development at 1940 Duke Street, completed in 2003. Most recently, in November 2020 City Council approved SUP #2020-0006 to amend the Carlyle SUP to allow an increase in the allowable GSF for Block P. Following approval of the Block P amendment, 6,903,886 GSF of the maximum allowable 6,907,000 GSF in Carlyle has been accounted for across the various blocks.

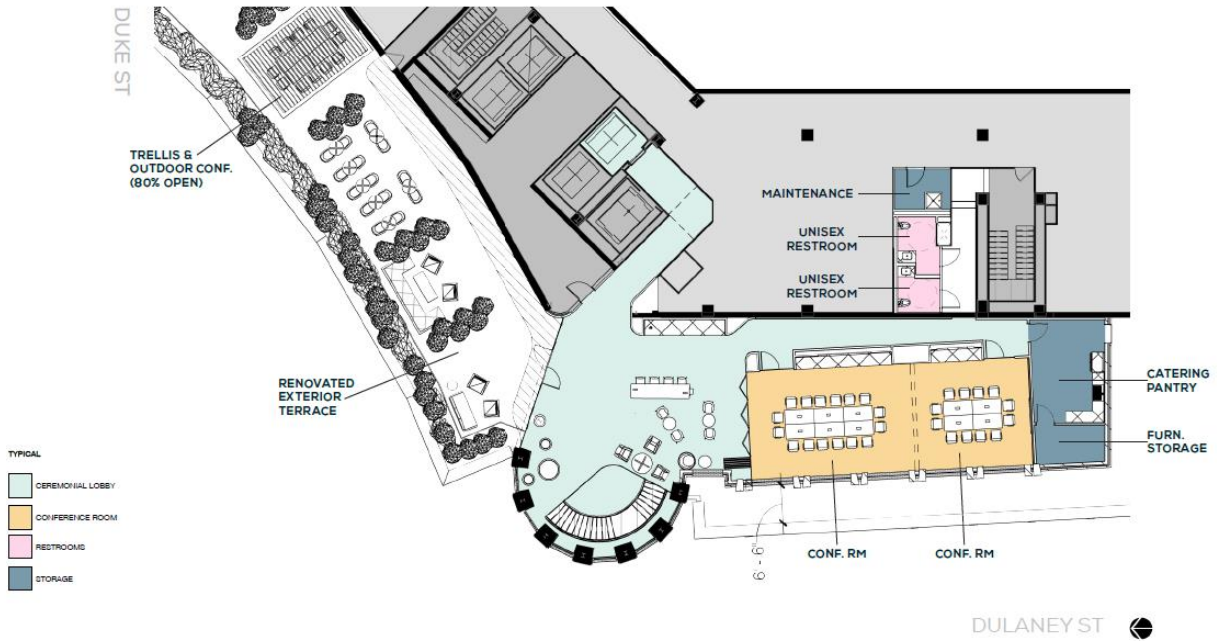
C. Project Description

With this application, the Applicant seeks to amend the Carlyle SUP to incorporate the remaining 3,114 GSF of approved yet unallocated floor area into the office building at 1940 Duke Street. As illustrated in Attachment 2 "Proposed Carlyle Land Use Allocation Table", the proposal will increase the allowable office square footage on Block C from 460,700 to 463,814 GSF and increase the total allowable square footage on Block C from 480,300 to 483,414 GSF. With the additional square footage, the Applicant proposes to add a conference room and lobby area at the penthouse level on the west side of the building facing Dulaney Street. The conference and lobby area would be located just south of the existing tower feature of the building. The Applicant proposes to enclose the existing tower and integrate the tower into the proposed penthouse level addition.

Figure 1. Bird's Eye View of Penthouse Addition



Figure 2. Penthouse Level Floor Plan



The Applicant states that the rooftop conference space will provide an amenity for existing tenants in the building and will enhance the Applicant's ability to attract future office tenants to Carlyle. In addition to the enclosed space, the Applicant is also proposing improvements to the existing exterior penthouse terrace area.

Figure 3. Bird's Eye View of Penthouse Terrace Proposal



III. STAFF ANALYSIS

A. Form, Massing, Façade

Form & Massing

The form and massing of the existing building is intended to mirror the crescent shaped Time Life building across Dulaney Street, which together create a grand gateway entry into the Carlyle neighborhood. The Applicant's proposed rooftop addition detracts from that in a number of ways: first by introducing a much simplified and new architectural vocabulary to the façade, second by adding a very heavy and strongly-colored cornice element that appears out of place in the context of both buildings, and most seriously by blocking off the intricate open-work that give the tops of both towers their distinctive character.

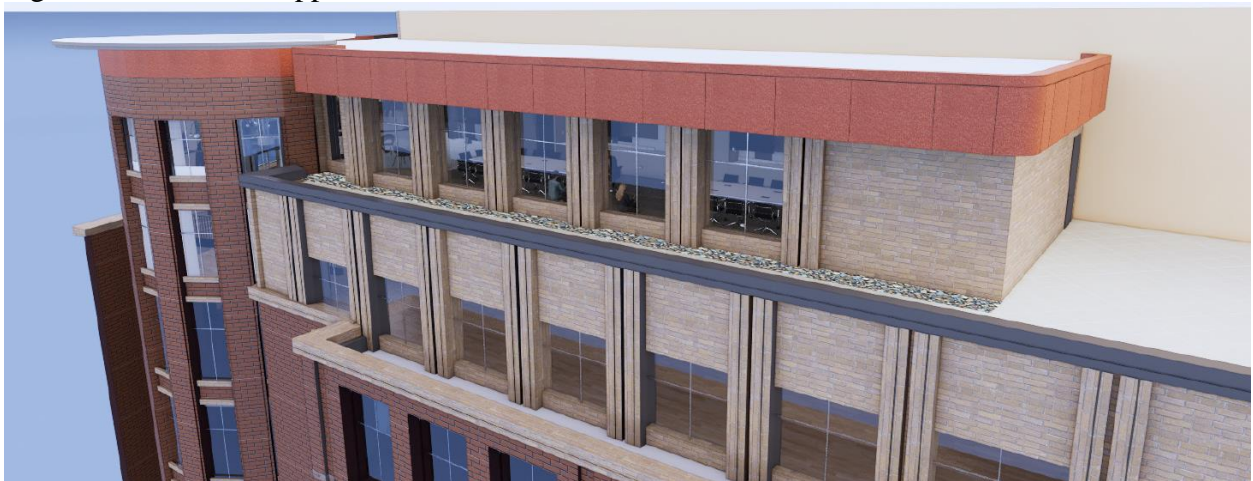
Visibility

The rooftop addition will not be very visible from the pedestrian realm on Dulaney Street but will however be very visible from nearby areas. The Carlyle neighborhood is at geographic low point compared to the land to the north, which is especially elevated around the George Washington Masonic Memorial. From the memorial and other nearby areas, the Applicant's proposal rooftop addition will be clearly in viewable. Therefore, it is especially important the addition tie into the existing building. The visual importance of the architectural expression of this (admittedly small) proposed addition is nowhere clearer than in the view one sees when descending from the Duke Street overpass eastbound (see below). From that vantage point, the addition as currently clad introduces a massing and expression that clash with the existing stepped massing and language.

Figure 4. View from Duke Street Overpass Heading East



Figure 5. Additional Applicant Views



Façade Treatment



BUILDING ELEVATION - DUKE ST.



B. Compliance with the Carlyle Block C Design Guidelines

When the Carlyle Special Use Permit was first approved in 1990, Design Guidelines were established for many of the blocks, including Carlyle Block C. The block-by-block design guidelines established the basic parameters for height, open space, sidewalks, and streets with the final design of the buildings within each block approved by the Carlyle/Eisenhower Design Review Board.

According to the Block C Design Guidelines, Block C is mixed-use in nature, with retail and office. It is an integrated block of three separate buildings, which form the critical edges for the Carlyle Square, Duke Street, and the Crescent. They also establish the predominant six-story height for the plan. Blocks B and C are intended to create a "gateway" into what is now known as Dulaney Park through a symmetrical and consistently treated formal gesture consisting of rooftop, streetwall and landscape design. Blocks C and E are designed to relate to the King Street Station across Duke Street and to frame the entrance to Carlyle Square.

The Applicant’s proposal is compliance with all Block C Design Guidelines with the exception of height. Per the Block C Design Guidelines, the maximum height allowed on Block C is 82 feet. The existing building from grade to the roofline (not including the mechanical penthouse) is 82 feet high. The existing mechanical penthouse is allowed to go beyond the maximum 82 feet height **only** because of Carlyle SUP condition #97, which states that rooftop **mechanical** penthouses shall be permitted. The proposed rooftop structure is not a mechanical penthouse, therefore, the rooftop proposal will need to include a request to amend the Carlyle Block C design guidelines. A change in the maximum height may only be approved by the Planning Commission and City Council, and not the DRB per condition Carlyle SUP condition #68.

Table 1. Carlyle Block C Design Guidelines (per SUP97-0157) *

The table below provides a summary of how the proposal for this project complies with the intent of the Carlyle Block C Design Guidelines:

| CATEGORY | MANDATORY | DISCRETIONARY | COMPLIES W/INTENT? |
|---------------------|-----------|---------------|--------------------|
| Office Space | | | |

| | | | |
|------------------------------|---|---|-----|
| Crescent | A landscaped crescent shall be located at the northwest corner of the block. The crescent shall be lineated by an arc with a radius of 2,30' with a centerpoint of 452.87' north of the intersection of the centerlines of Jamieson Avenue and Dulaney Street. A 15' pedestrian way shall be accommodated immediately along the curved building face. | | N/A |
| Open Area | A 30' wide open area is required between the Duke Street and Crescent buildings and the Duke Street and Southern buildings. | | N/A |
| Portico | The ground floor of the Duke Street building shall have a portico or colonnade which shall project 15' north of the Duke Street BL along Duke Street and extend a maximum of 72' and will project 12' east along the east side of the building. | | N/A |
| Location of Easements | | | |
| Sidewalk | Jamieson Avenue BL: 1' Dulaney Street BL: 16' Duke Street BL: All area 348' north of Jamieson Avenue Pl Carlyle Square West BL: 14' Duke Street Building: 6' from East Pl | | N/A |
| Ground Floor Summary | | | |
| Retail | Retail in Block C must occupy a minimum depth of 30' on the ground floor in the following locations: Duke Street Building: Frontage south of the Duke Street BL shall be retail. Carlyle Square West: All frontage, including the courtyard of the southern building shall be retail. | An optional ground floor retail connector, minimum 30' wide may be provided on Dulaney Street between the Crescent Building and the Jamieson Building. If not used for retail, this space will convert to an open area. | N/A |

| | | | |
|------------------------------|--|--|-----|
| | <p>Duke Street: 60' (minimum) of frontage west of Carlyle Square West BL shall be retail.</p> <p>Jamieson Avenue: 60' (minimum) east of Dulaney Street east BL and 30' (minimum) west of Carlyle Square West BL shall be retail.</p> <p>Dulaney Street East: 60' (minimum) north of Jamieson Avenue BL shall be retail.</p> | | |
| Office | <p>Crescent Building: A primary office entrance shall be located on the Dulaney Street frontage; it must align reasonably with the corresponding entrance in Block "B". An entrance shall be centered on the northeast corner of the Duke Street office building and may also center on the Duke Street facade. A primary office entrance shall be located on the east facade of the Southern Building. A primary office entrance shall be located on either the south facade or on the southwest corner of the Jamieson Building.</p> | | N/A |
| Parking/Service Access Zones | <p>Parking and service access shall be combined in a central service court behind the four office buildings.</p> <p>Jamieson Avenue: A zone 100' (minimum) east of the Dulaney Street East BL and 90' (minimum) west of Carlyle Square West BL.</p> <p>This parking/service access-zone must be 62' maximum wide.</p> | | N/A |
| Bulk | | | |

| | | | |
|-----------------------|--|--|---|
| <p>Streetwalls</p> | <p>Crescent: 50' to 55' (or as otherwise approved by DRB) for a minimum of 75% of the frontage.</p> <p>Duke Street (except Duke Street Building): 75'-82' for 30' (minimum) east of the Crescent.</p> <p>Duke Street Building: 40' to 45' for 60' length south of Duke Street along the west side of Carlyle Square. 82' maximum for remainder of bldg.</p> <p>Jamieson Avenue: 50-55' except may increase to 82' for 30' (max.) from the Carlyle Square West BL, for 30' (max) a distance 60' (min) from the Carlyle Square BL, and for 100' (max) from the Dulaney Street BL.</p> <p>Dulaney Street: 50' (min.) 82' (max.) for a minimum of 80' of frontage.</p> | | <p>N/A</p> |
| <p>Maximum Height</p> | <p>Maximum height of all buildings shall be 82'.</p> | | <p>No. The proposed penthouse structure is approximately 98' in height and does not qualify for the height exceptions outlined in condition #97 of the Carlyle SUP.</p> |
| <p>Setbacks</p> | <p>A minimum 5' setback above the required 50' to 55' (or as otherwise approved by DRB) streetwall is required on the Crescent. A minimum 5' setback</p> | | <p>Yes. The proposed penthouse structure meets</p> |

| | | | |
|---------------------------------|---|---|-------------------------------|
| | <p>above the required 50-55' streetwall is required on Duke Street, Carlyle Square West, and Jamieson Avenue frontage except for the Duke Street Building and the Jamieson Building.</p> <p>The Duke Street Building shall have a portico.</p> | | <p>the required setbacks.</p> |
| Architectural Expression | | | |
| <p>Expression Zones</p> | <p>Expression lines and expression zones must reinforce the (50'-55') streetwall scale or other setbacks at all streetwall faces.</p> <p>An expression line shall be incorporated into the parapet design along all frontages.</p> <p>Building entry zones must recall the (50-55') streetwall scale through recesses, setbacks, and/or expression lines.</p> <p>A one to two-story base zone and accompanying expression lines at 19'-30' elevation must be located along all frontages, except at the Duke Street Building and the Southern Building.</p> | <p>A two-story expression zone is encouraged above the initial 50'-55' setback on the Crescent streetwall.</p> <p>Dulaney Street entry zone should, along with Block "B", reinforce a "gateway" gesture to the Gardens.</p> | <p>Yes</p> |

**The information in this table has been transcribed from the table contained in a scan of the Carlyle Block C Design Guidelines included as an attachment to SUP97-0157.*

IV. RECOMMENDATIONS

As noted above, Staff considers the design execution of this proposal to be inconsistent with the character of the existing building. The focus of the proposed design appears to be catering to a specific tenant’s branding rather than integrated with the design of the existing building and adhering to the Block C design guidelines. Staff believes that the proposed façade treatments require further study and recommends the following revisions for the DRB to explore with the Applicant:

- Staff does not support the projecting bulkhead (with the red band) currently shown running along the Dulaney side of the boardroom and wrapping around the south end of it. The

proposed red roof form of the board room and the red architectural feature on the left (east) side of the tower have no relationship to the existing building and are completely out of place visually. Staff recommends removing these items from the design and provide a design for the top of the new boardroom wall similar to the existing roof [parapet/cornice](#) form of the floor below. With the removal of red roof form, staff also recommends extending the height of the board room windows.

- Staff recommends adding another double pier and windows on the Dulaney side of the board room and three more double piers and windows symmetrically around the corner on the south side of the board room, to wrap the west facing language around to the intersection of the south wall with the existing pentouse, with glass infill between the piers to match the current proposal facing Dulaney. As the interior of the south end of the structure is used for storage, the use of spandrel glass in these openings would be acceptable.
- The change to the existing tower eradicates the original open-work tower top design, which is the most iconic part of the building and the Carlyle gateway, and the architectural relation to the main office building canopy on the first floor. Staff strongly recommends limiting any proposed enclosure of the existing tower openings to deeply recessed glass and leaving the detailed soffit, cast stone sills and all other existing trim exposed. Staff does not take exception to the solid enclosure of the circular tower roof top.
- The Applicant should confirm whether the existing windows have crossbars. Staff is unsure if the existing windows include crossbars, or the horizontal line shown is simply the interior window blinds. If the existing building does not include window crossbars, staff recommends not using crossbars in the proposed windows of the boardroom.
- The Applicant shall provide an exhibit showing the height of the existing building, the existing mechanical penthouse, the existing tower, and the proposed rooftop addition in context with its neighbor to the west. This will provide further clarity to Staff and DRB for consideration of a recommendation to the Planning Commission and City Council.

V. CONCLUSION

Staff recommends that the DRB vote to endorse the concept submission, subject to the suggested alterations above, and provide general direction to the applicant regarding the key issues to address in a future meeting, including the proposed height amendment. The applicant will return to the DRB to discuss refinements made to the plans to address these issues with an Architectural Review submission.

VI. SUPPLEMENTAL TEXT FOR THE FUTURE STAFF REPORT

A. Zoning

The property is currently zoned CDD#1, Duke Street Coordinated Development District #1, with OC, Office Commercial regulations applied which permits a mix of uses including office, commercial, and hotels. The subject property has been zoned CDD#1 since 2000.

| Table 1: Zoning Information | | |
|------------------------------------|---|-----------------|
| Property Address: | 1940 Duke Street | |
| Total Site Area: | 1.42 acres (62,198 square feet) | |
| Gross Square Feet: | Existing Building: 219,986 square feet Proposed Rooftop: 3,114 square feet Total: 223,100 square feet | |
| Zone: | CDD #1 | |
| Current Use: | Office Building with ground floor retail | |
| Proposed Use: | Office Building with ground floor retail (no change) | |
| | Permitted/Required | Proposed |
| Maximum FAR | 3.54 | 3.58 |
| Maximum Height: | 82 feet | 98 feet |
| Minimum Setbacks: | ##### | No change |
| Parking: | ##### | No change |

B. Compliance with Zoning Ordinance Section 12-600

Any amendment to the Carlyle SUP must satisfy the unique requirements set out per Section 12-600 of Zoning Ordinance. Staff finds that the current proposal satisfies the criteria set forth in Section 12-600(B)(5)(b) of the Zoning Ordinance, which outlines the required criteria for amending a Special Use Permit for a CO planned residential/ commercial development that has not been fully constructed. A Special Use Permit may be amended, provided that the change:

- (i) *Does not cause the maximum floor area of the development to exceed the floor area authorized in the permit in effect on January 24, 1998;*
The proposed increase in GSF on Block C will not exceed the maximum allowable GSF permitted under the Carlyle SUP. As noted above, the proposed 3,114 GSF represents the remaining floor area available under the SUP.
- (ii) *Does not cause the development to contain any uses that are (a) not approved by the permit in effect on January 24, 1998, or (b) not permitted uses or special uses under the regulations applicable to the zone in which the development is situated; and*
The proposed amendment will not cause the development to contain any unapproved uses in the Carlyle SUP. The proposed penthouse conference area will be utilized by office tenants in the building.
- (iii) Otherwise does not cause the development to be noncompliant or inconsistent with the regulations applicable to the zone in which the development is situated, which regulations, in the case of a development located in a coordinated development district, shall be the CDD special use permit provisions in section 5-602(A) of this ordinance,

except that the requirement for compliance with such zone regulations may be modified pursuant to clauses (i) and (ii) above.

The proposed amendment will not cause the building to become noncompliant or inconsistent with any applicable regulations.

The Applicant's proposed use of the remaining GSF available under the Carlyle SUP will allow it to activate and amenitize the roof of this building, enabling the Applicant to retain existing and attract new office tenants to Carlyle. For the reasons stated above, the proposal satisfies the criteria set forth in Section 12-600 of the Zoning Ordinance.

D. Amendments to Carlyle SUP Conditions

Any transfer of square feet of development to "office" use pursuant to condition #61 is subject to the limitations and conditions outlined in SUP2020-00065, condition #62. The applicant is proposing to amend condition #62 to allow an increase from 3,785,257 to 3,788,371 GSF of office in Carlyle, which will not exceed the maximum 6,907,000 GSF allowed for the Carlyle blocks.

Attachment 1: Eisenhower East/Carlyle Block Map

Eisenhower East / Carlyle Blocks



Attachment 2: Proposed Carlyle Land Use Allocation Table**Proposed Carlyle Land Use Allocation Table – 1940 Duke Street (Block C) Amendment**

| Block | Office | Residential | Hotel | Retail | GSA | DayCare | Total |
|--------------|--------------------------------|--------------------|--------------|---------------|------------|----------------|--------------------------------|
| A | | 814,419 | | 4,245 | | | 818,664 |
| B | 290,000 | | | 7,000 | | | 297,000 |
| C | 460,700 463,814 | | | 19,600 | | | 480,300 483,414 |
| D | | | | | | | 0 |
| E | 163,216 | | | 24,522 | | | 187,738 |
| F | 399,493 | 102,704 | 230,000 | 5,500 | | | 737,697 |
| G | 501,679 | | | 70,000 | | | 571,679 |
| H | | 436,000 | | 4,000 | | | 440,000 |
| I | | | | | 400,000 | | 400,000 |
| J | 447,629 | | | 14,137 | | | 461,766 |
| K | 414,432 | | | 29,205 | | 4,500 | 448,137 |
| L | | 340,490 | | 20,364 | | | 360,854 |
| M | 484,803 | | | | | | 484,803 |
| N | 484,803 | | | | | | 484,803 |
| O | | 342,895 | | | | | 342,895 |
| P | 138,502 | 237,023 | | 12,025 | | | 387,550 |
| Total | 3,785,257 3,788,371 | 2,273,531 | 230,000 | 210,598 | 400,000 | 4,500 | 6,903,886 6,907,000 |