

EISENHOWER EAST/CARLYLE DESIGN REVIEW BOARD
Design Review Board Case # 2022-00002
Block P – 765 John Carlyle – Materials Boards

Application	General Data		
Project Name: "765 John Carlyle" – North & South Towers Location: Block P – Carlyle CDD Applicant: Steven Mikulic, Esq., McGuireWoods LLP, on behalf of 765 John Carlyle MOB, LLC; 765 JOHN CARLYLE SENIOR LIVING, LLC.; and, JM Zell Partners	DRB Date:	September 15, 2022	
	Site Area:	Block P – Carlyle CDD	
	Zone:	CDD #1	
	Proposed Use(s):	<i>North Tower:</i> Office with Ground Floor Retail	<i>South Tower:</i> Senior Living (including Continuum of Care)
	*Gross Floor Area:	<i>North Tower:</i> 138,502GFA (incl. 12,025GFA of Retail)	<i>South Tower:</i> 246,223GFA
Purpose of Application: To review and approve the proposed materials boards for Block P: North and South Towers.			
DRB ACTION FOR SEPTEMBER 15, 2022: The Board convened with a quorum comprised of Tom Canfield, Charlie Paul, Roger Lewis and Councilmember McPike in Room 2000. The room was setup for hybrid meeting capabilities so that the public and/or members may join remotely via Zoom. The project team for Block P was represented by Steven Mikulic, Esq. (McGuireWoods), Bill Brewer (Trammell Crow), Chris Woody (Smithgroup) and Filiz Basaran (Perkins Eastman). Following the brief introduction by their Attorney, the remaining members of the design teams walked through the materials boards for each tower. At the end of describing the materials, they stated that they agreed with Staff's recommendations (see report below) such as the use of a lighter mortar which more closely resemble the color of the original building materials. The Board agreed with Staff's analysis and recommendations and voted to approve the proposed materials boards unanimously by a vote of 4-0; with Charlie Paul making the motion to approve, which was seconded by Councilmember McPike. (Quill absent).			
DRB Attendance for 9.15.2022			
Name	Designation	Present (Y/N)	If absent; then excused or unexcused?
1. Tom Canfield	City Mgr. Designee	Y	N/A
2. Charlie Paul	Citizen Member	Y	N/A
3. Lee Quill	Architectural Appointee	N	Excused
4. Roger Lewis	Architectural Appointee	Y	N/A
5. Councilman McPike	Council Appointee	Y	N/A

Staff Reviewers: Robert M. Kerns, AICP robert.kerns@alexandriava.gov
Thomas H. Canfield, AIA tom.canfield@alexandriava.gov
Nathan Imm Nathan.imm@alexandriava.gov
Carson C. Lucarelli carson.lucarelli@alexandriava.gov

**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 ACTION re: JANUARY 20, 2022 HEARING FOR ARCHITECTURAL REVISIONS

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 penthouse condition on the North Tower – i.e., open-raised parapet. Lastly, the agreed to review the revisions on an on-going basis, via circulation of the materials to the members.

Staff Recommendation

To APPROVE the proposed materials boards for the North and South Towers on Block P, subject to the recommendations outlined in the *Staff Discussion* section below.

A. Project Description

Block P is a dual-tower development in Carlyle (e.g., North Tower & South Tower) which was last presented to the DRB in January of 2022 for approval of value-engineered changes to both towers. The north tower will be developed as a medical office building whereas the South Tower will be developed into senior living. Both building's share a common garage podium which is entirely above grade.

Staff Discussion

Staff are generally supportive of the proposed materials for both towers. However, it is the City's preference that the Applicant make the following changes, which will result in an expression which more closely mirrors the original 2020 Approval.

A. North Tower – Medical Office with Ground Floor Retail

- i. Material ID #3 Perforated [Metal] Panel Infill

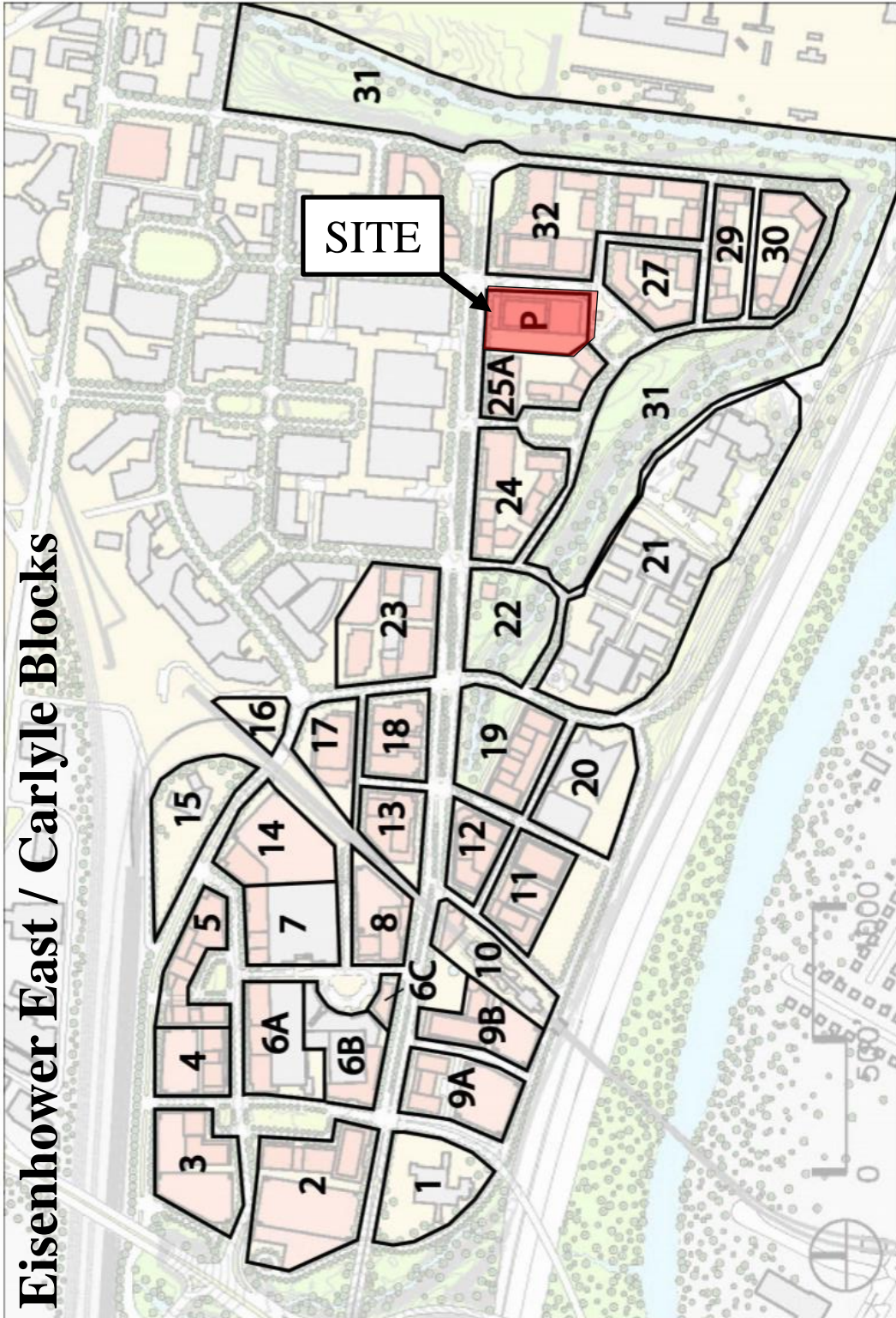
- i. Consider an alternative stamped/perforated metal panel, such as corrugated, with a more elegant finish and intricate pattern.

B. South Tower – Senior Living Including Continuum of Care

- i. Material ID #3 Perforated [Metal] Panel Infill
 - i. Consider an alternative stamped/perforated metal panel, such as corrugated, with a more elegant finish and intricate pattern.
- ii. Material ID #4: Light Brick Blend
 - i. Revert to a lighter mortar that relates more closely to the originally approved cast-stone trim
- iii. Material ID #9: Spandrel
 - i. Revert to a shadow-box style spandrel.
- iv. Material ID #11: Dove Grey Brick
 - i. Revert to a lighter expression which matches the color of the originally proposed cast-stone trim to the greatest degree possible.

Attachment #1: EE/Carlyle Map

Eisenhower East / Carlyle Blocks



Attachment #2: Materials Boards

765 JOHN CARLYLE
SENIOR LIVING

South Elevation

East Elevation

SENIOR LIVING TOWER

MEDICAL OFFICE BUILDING (MOR)

SENIOR LIVING EXTERIOR MATERIALS

MEDICAL OFFICE BUILDING EXTERIOR MATERIALS (BY OTHERS)

MT-1

GL-2

MT-1

GL-1

4 Light Brick Blend

2 Dark Brick

8 Metal Panel

3 Perforated Panel Infill

5 Cast Stone Cornice

1 Fabric Awning

7 Glazing

9 Spandrel

11 EIFS Color Sample

Window Wall Mullions

Refer to separate sample

GL-1

GL-2

MT-1

PERKINS EASTMAN

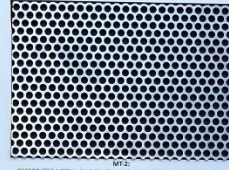
Texture to be "sandstone" finish



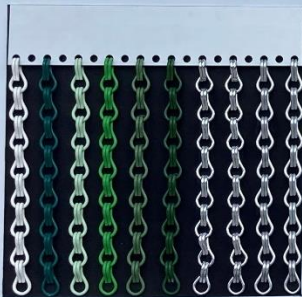
GL-1:
VE-1 59 100 WITH 1/4" HEAT STRENGTHENED FLOAT GLASS OUTBOARD LITE, 1/2" AIR SPACE, 1/4" FULLY TEMPERED INBOARD LITE ON CLEAR.



GL-2:
VE-1 2M 100 WITH 1/4" FULLY TEMPERED OUTBOARD LITE, 1/2" AIR SPACE, 1/4" FULLY TEMPERED INBOARD LITE ON CLEAR.



MT-2:
PERFORATED METAL ALUMINUM, ALLOY 6061 T352 THICK 1/8 GAUGE, 3/16" ROUND ON 1/4" STAGGERED CENTERS, 52% OPEN AREA.



MT-4:
DECORATIVE ALUMINUM CHAIN MESH WITH RAIL MOUNTING SYSTEM



MT-1:
ALL EXTERIOR PRINTED ALUMINUM

GL-1 GL-2 MT-1 MT-2

MT-4

765 JOHN CARLYLE - MEDICAL OFFICE BUILDING

JM-ZELL Trammell Crow Company SMITHGROUP





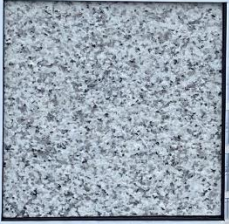
PCC-1
ARCHITECTURAL PRECAST CONCRETE, ACID ETCHED, LIGHT GREY



PCC-2
ARCHITECTURAL PRECAST CONCRETE, ACID ETCHED, DARK GREY



PCC-3
ARCHITECTURAL PRECAST CONCRETE, ACID ETCHED, LIGHT GREY WITH EXPOSED AGGREGATE



ST-1
WHITE GRANITE FLAMED FINISH

765 JOHN CARLYLE - MEDICAL OFFICE BUILDING



Trane & Company

SMITHGROUP