



Development Special Use Permit #2025-10015
Special Use Permit #2025-00048
2051 Jamieson Avenue – Carlyle Block B Conversion

Application	General Data	
Project Name: Carlyle Block B - Office to Residential Conversion	PC Hearing:	November 6, 2025
	CC Hearing:	November 15, 2025
	If approved, DSUP Expiration:	November 15, 2028
	Plan Acreage:	0.9 acres (39,017 sf)
Location: 2051 Jamieson Avenue	Zone:	CDD#1 / Coordinated Development District #1
	Proposed Use:	Multi-unit Residential
	Dwelling Units:	181 (retail option) 187 (all residential option)
	Gross Floor Area:	214,228
	Net Floor Area:	189,422
Applicant: Red Fox Development, represented by W. Kenneth Wire, attorneys	Small Area Plan:	Eisenhower East Small Area Plan
	Historic District:	N/A
	Green Building:	Complying with 2019 Green Building Policy
Purpose of Application: The applicant requests approval of a Development Special Use Permit amendment and a Carlyle Special Use Permit amendment, to construct an addition and convert an existing office building into an 187-unit multi-unit residential building, and with associated site improvements.		

Application and Modifications Requested: - Development Special Use Permit amendment to construct an addition and convert an existing office building into a multi-unit residential building, with optional first floor retail, to increase the allowable floor area and maximum height of the existing building, and with: - Modifications to the on-site canopy coverage and height-to-setback ratios; and - Special Use Permit approval to add a mechanical penthouse exceeding 15 feet - Amend the existing Carlyle Special Use Permit to: - Allow the conversion of the existing office use square footage to multi-unit residential; - Increase the maximum building height on Block B; - Include a provision to allow additional density on Block B in exchange for the provision of committed, on-site affordable housing; - Amend the Carlyle Block B “Design Guidelines” to change the allowable use and increase the maximum building height for the subject site.
Staff Recommendation: APPROVAL subject to compliance with all applicable codes, ordinances and recommended conditions found in Section III of this report.
Staff Reviewers: Alexa Powell, Urban Planner alexa.powell@alexandriava.gov Nathan Randall, Principal Planner nathan.randall@alexandriava.gov Robert M. Kerns, AICP, Division Chief robert.kerns@alexandriava.gov

PLANNING COMMISSION ACTION, NOVEMBER 6, 2025: On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of DSUP#2025-10015 and SUP#2025-00048, with revisions to Condition #68 regarding noise mitigation measures and the addition of new Condition #115 regarding building accessibility consistent with the staff memo dated November 6, 2025, and subject to all other conditions, code requirements, and ordinances. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

Discussion:

Chair McMahon asked staff about the revised conditions (#68 regarding potential noise mitigation and new #115 concerning accessibility) contained in the November 6, 2025 memo to the Planning Commission. Staff explained that noise conditions are regularly included to mitigate the potential that high exterior noise levels could disturb future residents in their homes. In this case, the applicant expressed concern about the strict application of this requirement (in the event the noise study determined the sound levels exceeded the Housing and Urban Development (HUD) standard) due to the potential cost of installing new windows with adequate soundproofing. In response, staff provided the Planning Commission with revised language to prioritize the use of alternative means of noise mitigation to preserve to the building envelope particularly the existing windows. The new condition also increases flexibility in the event the applicant is unable to fully meet the noise standard using alternative measures and it is determined no other cost-effective measures are possible. If such a determination is reached by P&Z, the condition would require disclosure to all effected tenants as part of lease agreements.

Commissioner Dubé requested clarification on applying the noise standard. Staff shared that the standard condition only applied to residential projects and indicated the condition is based on HUD requirements for federal projects, which uses a standard for external noise heard inside a building at a maximum of 45 decibels.

Condition #115 was added in response to Commission concerns about accessibility for office to residential conversion projects. Staff clarified that while the Virginia Statewide Building Code does require upgrades during renovations it does not apply the same accessibility standards as new construction. The new condition would ensure that the applicant achieves the same level of accessibility in the common areas of the renovated portion as would be expected in new construction.

Vice Chair Koenig asked the applicant if they agreed to the revised conditions. The applicant confirmed their agreement.

Vice Chair Koenig expressed support for the project, including the added conditions, describing them as a balanced approach that addresses both noise and accessibility without compromising project viability. Overall, he praised the project's design quality, the conversion of the empty office building, the provision of needed affordable housing, and emphasized its importance to the area's ongoing evolution.

Commissioner Ramirez also supported the project, noting that current market trends and the post-COVID shift toward remote work have created new opportunities for adaptive reuse of office buildings. She also thought the applicant's design choice to paint the building was an exciting departure and that the difference could provide some visual interest by breaking up the monotony of the red brick in the neighborhood.

Chair McMahon was also supportive of the proposal. She shared that, unlike Old Town where painting brick and increasing height are more tightly controlled because of the Historic District regulations, the Carlyle neighborhood does not have the same restrictions. She also noted that the proposal's design, being different from other red brick buildings nearby, may be a positive feature in that it could serve as a landmark in the future. While she acknowledged resident's concern about potential view loss, she noted that protection from such impacts cannot be guaranteed. She also highlighted that this proposal was grounded in sound planning principles like preserving the existing open space, providing additional residences near transit, and overall consistency with community objectives. For these reasons, she could not oppose the project based solely on loss of neighboring views.

Commissioner Brown expressed support for the project. He shared his initial concern about how the proposed height compares to neighboring buildings and about the height to setback ratio requirement. However, he concluded that the requested modifications would have little visibility to the public. He also stated that a precise height transition, as suggested by one of the public speakers, is not strictly necessary. He added that the applicant's efforts to introduce setbacks and refine design details also addressed these issues. He felt the project was compatible with the neighborhood given the surrounding uses and that there would be no change to the bulk at ground level.

Speakers:

Ron Stehman, neighbor, expressed concerns about the project on behalf of 40 other affected neighbors. He raised concerns about increased traffic and believed that painting the existing red brick to be white is incongruous with the rest of the Carlyle neighborhood. He stated that the building height should be lower for a more precise consistency with the rest of the neighborhood and that the floor area increase is too high.

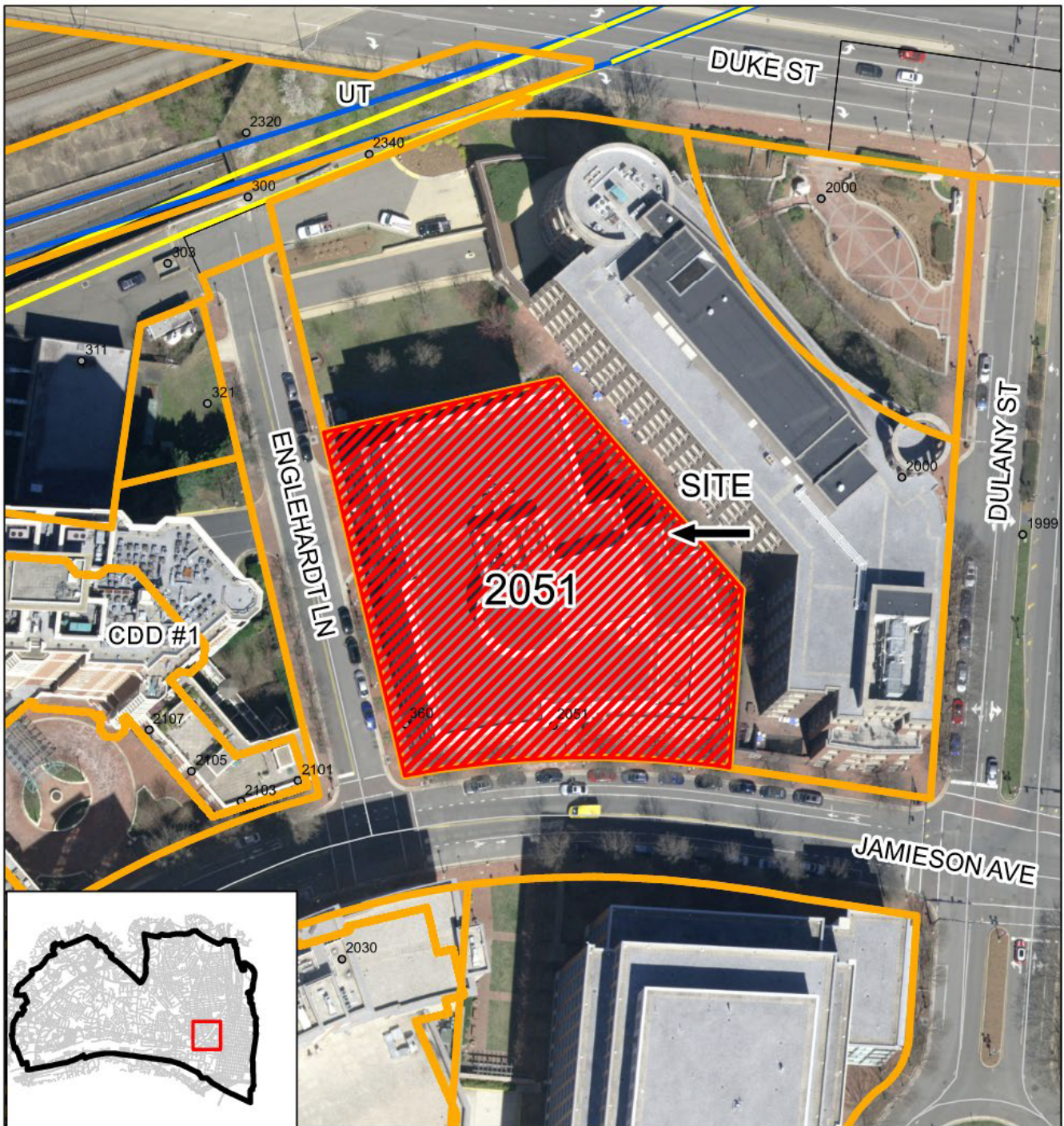
Kristen McCormack, neighbor, expressed concerns about the increased building height, structural integrity of the building with the new addition, and changing the color of the building from red to white.

Charles Paul, Alexandria property owner and former Carlyle-Eisenhower East Design Review Board (DRB) member, spoke in support of the project. He cited three reasons for his strong support: 1) that the project would provide more housing to help alleviate a housing crisis, 2) reduce the number of empty buildings in the area and increase neighborhood activity, and 3) the property owner has the right to change the color of the building.

Jason Wombacher, neighbor, expressed concern about the increased building height. He stated that he purchased his home specifically for its views of the US Capitol, but that view would be blocked with the current proposal.

Ken Wire, attorney representing the applicant, spoke in support of the project. He acknowledged concerns about altered views expressed by neighbors and pointed out that the design team pushed the façade back in some instances to help address that concern. He noted that the project is a good location for additional density given its proximity to Metro and that the building has more parking than needed given that it is an office-to-residential conversion. He also detailed the applicant's discussions with the Carlyle-Eisenhower East Design Review Board (DRB) regarding building color, particularly the team's responsiveness to comments about the color of the new addition.

DSUP #2025-10015 / SUP #2025-00048
2051 Jamieson Avenue – Carlyle Block B Conversion



SUP#2025-00048
DSUP#2025-10015
2051 Jamieson Avenue



0 37.5 75 150 Feet

I. SUMMARY

Staff recommends **approval** of the proposal to convert an existing office building into a multi-unit residential building (with an option for future first-floor retail) and add four stories to the top of the building, subject to compliance with the Staff recommendations. Staff finds that the request is reasonable and appropriate for this site and is consistent with the City’s Master Plan.

The development project would provide several benefits for the City:

- Adaptive reuse of an underutilized building,
- 17 committed, on-site affordable units (60% AMI),
- Voluntary affordable housing contribution (\$114,547),
- Consistency with the City’s Green Building Policy,
- Eisenhower East Small Area Plan Open Space Fund contribution (\$75,000 value),
- Public art contribution/on-site public art (\$22,897 value) and,
- Capital Bikeshare contribution (\$20,000 value)

II. PROJECT DESCRIPTION

The applicant team, Red Fox Development, proposes to construct a 67,515 (gross) square foot, four-story addition to an existing office building and to convert the 146,714 square-foot building into a multi-unit residential structure on Block B. The all-residential project option includes 187 residential units with a mix of studio, junior one-bedroom, one-bedroom, one-bedroom and den, two-bedroom, and three-bedroom units. The option with first-floor retail has six fewer residential units, with a total of 181 units. Among these are a proportional mix of 17 on-site committed affordable units.

The existing six-story building remains with minor alterations, such as painting the exterior and reconfiguring the layout of these floors for residential use, along with below-grade parking. The first floor includes a fitness amenity for residents along with a lobby for leasing activities. The first floor of the new addition mimics the existing architecture in terms of materials and window pattern, whereas the top three floors are a steel-and-glass box that sits atop the building. The building overall measures 146 feet overall. This project increases the building height by sixty-four feet from the existing 82-foot tall building not including the proposed mechanical penthouse. The proposed mechanical penthouse projects 18 feet above the roof to provide stair and elevator access.

The proposal maintains the existing garage entrance and loading from Englehardt Lane on the west side of the property. The garage will continue to provide 212 parking spaces (93 standard spaces, 112 compact spaces, five (5) accessible spaces, two (2) van accessible spaces as well as one loading space). Additionally, 44 tandem parking spaces are available, which are not included in the total.

The applicant has proposed 17,003 square feet (43.5 percent) of open space in the form of a passive open area at-grade surrounding the building and two above-grade terraces on the fifth and eighth floors, the latter of which includes a rooftop pool. The proposal does not disturb the site or the existing canopy coverage.

The subject property is located within the Carlyle SUP, which is unique in that it governs a multi-block development, providing regulation for issues such as FAR, height, use, among many others, at a block-by-block level. As outlined in Section 12-600 of the Zoning Ordinance, any CO Planned Residential/Commercial Development approved before 1992 may amend their SUP, as has been done many times in Carlyle. This latest request adjusts the Carlyle SUP, including the specific development parameters for Block B referred to as the “Design Guidelines” to reflect the applicant's proposal. Several amendments to the Design Guidelines for Block B are needed in order to reposition the site for residential use. These include adjustments to building height, modifications to the Permitted Land Use Allotment, and the introduction of a new provision similar to Section 7-700 of the Zoning Ordinance, which allows additional density in exchange for affordable housing.

III. BACKGROUND

A. Site Context

Carlyle Block B is improved with two buildings, each on a separate property. On the northern and eastern portions of the block, at 2000 Duke Street, is a 156,000 square-foot office building with a small amount of ground-floor retail constructed in 1996 and originally known as the “Time-Life Building.” The subject site is located at the southwestern portion of Block B as identified in the Carlyle Special Use Permit (SUP). This site, measuring 39,017 square feet in size, is located adjacent to the northeastern corner of Jamieson Avenue and Englehardt Lane. It is bounded by Englehardt Lane to the west, Duke Street to the north, Dulany Street to the east, and Jamieson Avenue to the south, with garage parking accessed from Englehardt Lane. The subject site is improved with an existing 82-foot-tall office building at 2051 Jamieson Avenue constructed in 2004 pursuant to Development Site Plan #2002-00014.

The site is surrounded by a mix of hotel, office, and residential uses. To the north is the Time-Life office building. On the south side is The Westin Hotel and The Jamieson Condos. Finally, to the west is Carlyle Towers, a high-rise residential condo.

In addition to vehicular access from Englehardt Lane, the site is served by several transit routes, including DASH Bus Route 32 which has two existing DASH bus stops on Jamieson Avenue (East/West) in front of the building and off Dulany Avenue (North/South) on either side of the street. The area is within ¼ mile of WMATA bus routes as well. This site is also a half mile from the Eisenhower Avenue and King Street Metro Stations, with adequate sidewalks connecting the site to these stations.

The site has a minor grade change, with a gradual seven-foot elevation rise toward the eastern side of the property. The site includes a number of trees along the northeast and eastern property lines, and, given that no land disturbance is proposed, all of the existing trees will remain.

B. Previous Approvals

Development in the entire Carlyle neighborhood is governed by an approved “CO Planned Residential/Commercial Development” Special Use Permit. This “Carlyle SUP,” as it is sometimes known, was first approved in 1990 under SUP#2253. This type of Special Use Permit, although no longer a development option for new projects, remains in effect for the Carlyle neighborhood and has been amended several times over the years, the most recent of which was SUP#2024-00063 approved in May 2025 for revisions at Block P. The Carlyle SUP approval included, among other things, overall square footage limits by use type across the neighborhood and block-specific “design guidelines.” Although a limited number of design-related matters were covered in the guidelines, their main purpose was related to the building and some design-related matters for each individual block, as noted later in this report.

C. Small Area Plan

The property is located in the Eisenhower East Small Area Plan (EESAP) chapter of the Alexandria Master Plan, which was most recently amended in March 2020. The EESAP recommends that the Carlyle neighborhood should be consistent with the development parameters contained in the Carlyle SUP. Although that SUP currently designates the property for office use with ground-floor retail, the applicant has requested an amendment in connection with the subject proposal.

At the same time as the original Carlyle SUP, a Special Use Permit SUP#2254 for a Transportation Management Plan (TMP) was also approved for Carlyle. It remains in effect today.

The most recent development approval for Block B was a Development Site Plan, DSP2002-0014, which approved the construction of the existing 82-foot-tall, six-story office building with ground-floor retail at 2051 Jamieson Avenue, the subject of the requested conversion and addition.

D. Community

The applicant held or attended eight community meetings as shown in Table 1. A few highlights from these meetings are summarized in the narrative below.

The Eisenhower East Carlyle Design Review Board (DRB) considered the project at meetings in April and June 2025. More details regarding their recommendations are included below in the Building Design section of this report. During the first DRB meeting no members of the public apart from the board itself were in attendance. At the second DRB meeting, several members of the public voiced concerns or spoke in opposition to the project. They cited the impact on their view to the east, the potential effect on property value, the significant change in height, the potential traffic impact on Englehardt Avenue, and the painting of the building being out of character with the neighborhood. Staff suggested the DRB should focus on the design-related questions during the meeting and indicated there would be additional community meetings to respond to other concerns about the development proposal. The applicant explained their position on the proposed design choices, including the need for additional height for the project to make the project economically viable. A more detailed account of both DRB meetings is available in the DRB Action which is included as additional materials in the docket packet.

Prior to the second DRB meeting in June, staff received a series of questions from a citizen on behalf of a group of concerned residents at Carlyle Towers. The list of questions, along with staff response, is available in the included as additional materials in the docket packet.

In May 2025, the applicant hosted a virtual community meeting with about 45 participants and 63 views of the recording. The attendees inquired about affordable housing, deliveries, whether the project was rental or condo, the location of the pool, traffic flow, and sought clarification on the height and whether the total shown included the mechanical penthouse. A majority of the concerns expressed related to the impact of the height increase. The applicant team explained that the need to expand the structure was to achieve operational efficiency and specific investment targets. A community member also expressed interest in the developer conducting a traffic study to compare existing conditions with the proposal, and for more details about the construction plan, given that Carlyle Towers residents access their parking from Englehardt Lane.

The applicant team also met with representatives from Carlyle Towers, the Eisenhower Partnership, and Carlyle Council. They have also scheduled a virtual community meeting for late October 2025.

Table 1: Community Meetings

Date	Entity	Community Attendees
April 10, 2025	Eisenhower East Carlyle Design Review Board	0
May 12, 2025	Virtual Developer Community Meeting #1	45 attendees 63 views
June 11, 2025	Eisenhower East Carlyle Design Review Board	6
August 13, 2025	Meeting with Carlyle Towers representatives	Not Documented
September 19, 2025	Eisenhower Partnership	Not Documented
September 30, 2025	Meeting with Carlyle Council	Not Documented
October 15, 2025	Alexandria Housing Affordability Advisory Committee (AHAAC)	7
October 29, 2025	Virtual Developer Community Meeting #2	TBD

IV. ZONING

Although the neighborhood is zoned CDD#1 / Coordinated Development District #1, nearly all of the development blocks in the neighborhood are governed by the Carlyle SUP rather than any CDD-related provisions. Table 2 below summarizes the project's zoning elements.

Table 2: Zoning Elements

Property Address:	2051 Jamieson Avenue	
Site Area:	39,017 square feet (0.9 acres) in total	
Zone:	CDD#1/Duke Street*	
Current Use:	Mixed-use Office with first-floor retail	
Proposed Use:	Residential with an option for future first-floor retail	
	<i>Permitted/Required**</i>	<i>Proposed</i>
Gross Floor Area:	146,714	214,228***
Net Floor Area:	137,903	189,422
FAR:	3.53	4.85***
Height (Ft.):	82	146****
Setbacks:	Front: 6 feet Side (east): 17.5 feet Side (west): 5 feet Rear: 17.5 feet	Front: 6 feet Side (east): 17.5 feet Side (west): 5 feet Rear: 17.5 feet
Maximum height to setback ratio ⁺ :	Englehardt Lane: 60 feet Jamieson Avenue: 80 feet	146 feet ^{+~}
Dwelling Units:	--	181 (first floor retail option) 187 (all-residential option)
Parking Spaces:	161 (minimum) 191 (maximum)	212*****
Loading Spaces:	1 (first floor retail option) 0 (all-residential option)	1
Open Space:	43.5%	43.5%
Crown Coverage:	9,754 (25%)	5,780 (14.8%) [^]
*While this property is zoned CDD#1 / Coordinated Development District #1, it is governed by the Carlyle SUP rather than any CDD-related provisions. **As permitted in Original DSP approval (DSP#2002-00014) *** Requested amendment to the Carlyle SUP to allow a 38% increase in gross floor area for this building, with 1/3 of the increase being committed affordable housing **** Requested site plan amendment (SUP2024-00063) to allow increased height. *****As permitted by Zoning Ordinance section 8-200(F)6 buildings constructed prior to 2016 and change in use to multi-unit residential any existing parking above the requirement may remain. [^] The original site plan counted street trees as part of the crown coverage. A modification has been requested given that street trees no longer count toward crown coverage requirements. See canopy cover section of staff report for details. ⁺ Height to setback ratio requirement is 2:1, with the ratio expressing building height to the distance from the street centerline to building face, per section 6-403(A). [~] See height-to-setback analysis section for detailed explanation.		

V. STAFF ANALYSIS

Staff recommends approval of the request to amend the DSUP to convert the existing office building into an 187-unit residential project with four additional stories and optional first-floor retail. The proposal would allow for the redevelopment of a nearly-empty office building and presents an opportunity for additional affordable housing.

A. *Master Plan/Carlyle SUP Consistency*

The subject property, like others in the Carlyle neighborhood, is included in the boundaries of the Eisenhower East Small Area Plan (EESAP). The EESAP acknowledges that the neighborhood is subject to the Carlyle Special Use Permit and largely defers to that document for site-specific development recommendations without any changes. However, as mentioned previously, the project does propose amendments to the Carlyle SUP by changing the use from office to multi-unit residential, increasing the floor area through a new bonus density provision, increasing the overall building height, and revising the Block B Design Guidelines. Consequently, staff has focused its master plan analysis on the compatibility between the project generally (including the proposed changes to the Carlyle SUP) and the broad, overarching goals of the EESAP.

Staff has determined that the project is consistent with the broad goals and objectives of the EESAP in the following ways:

- *Land Use* – The EESAP broadly recommends flexibility in land uses in to allow development to adapt to market conditions and strike a better balance between residents and employees (EESAP p. 18). The project’s proposal to convert a largely-empty office building to residential use is consistent with that objective by adapting to market conditions that are currently challenging for office uses. At the same time, the additional residents would enhance the balance between residents and employees in this immediate area that contains several other existing office buildings, particularly to the east and south.
- *Density and Height* – The EESAP broadly recommends additional building height and density for development in the area given its proximity to Metrorail and other public transportation (EESAP p. 29). The request for additional density of approximately 67,000 gross square feet and 64 feet of additional building height in this area so close to public transit is consistent with that EESAP objective and good planning practice.
- *Enhancing Housing Affordability* – Providing housing options for people with different incomes is another important overarching goal of the EESAP (p. 3). Two specific strategies to meet this goal are the inclusion of a range of unit types (EESAP p. 59) to accommodate different household sizes/compositions and the use of the specific tool of bonus density and/or height, such as the provisions of Section 7-700, to provide affordable units in development projects (EESAP pp. 3, 59). Consistent with this objective, as part of the requested 38% increase in density, one-third of the requested increase will be committed onsite affordable units. This one-third ratio matches the affordability ratio used in Section 7-700. The project also includes a mix of one-, two-, and three-bedroom units.

B. Building Design

General Design Description

The proposal retains the architectural integrity of the existing six-story structure while incorporating certain exterior modifications. The conversion features a lighter color treatment for the existing red brick façade, providing a contrast to the surrounding buildings while preserving the established character of the Carlyle neighborhood. The design introduces a four-story vertical expansion, articulated through a massing strategy that steps back from the existing structure. The first level of the addition extends the architectural design of the original building on the Jamieson Avenue frontage, employing materials and detailing to reinforce continuity. The rest of the addition has been designed with a distinct aesthetic, utilizing glass panels framed by grey metal to establish a contemporary contrast. These levels are recessed to create a tiered effect while incorporating an outdoor terrace at the eighth-floor level. This setback condition visually distinguishes the new construction from the existing building design.

The applicant proposal includes two configurations for the main level of the building. Option A is entirely residential with some space for a fitness amenity and leasing area, while Option B's layout contains six (6) fewer units and replaces this space with 4,264 square feet of retail.

Carlyle/Eisenhower East Design Review Board

The Eisenhower East Carlyle Design Review Board members reviewed the project and supported it overall, generally finding the massing, scale, and architecture of the proposal to be successful. It also expressed some concern about whether the changes to the building's color would fit in with the neighborhood character of the Carlyle area, which is primarily characterized by red brick. Many community members echoed this sentiment during the DRB meeting. However, the Board acknowledged the DRB had limited purview over this issue, given the applicable standards for Block B do not address building color, and that the color of the building could be changed regardless of this project.

At its second meeting, the Board discussed the color study requested during the first meeting, indicating a preference for the lighter, Gray Dove top. They also suggest more color studies to look at ways to retain the existing red brick on the lower half of the building. They encouraged the applicant to improve the accuracy of the rendering by placing it in context with the surrounding brick buildings and depicting the setbacks from surrounding buildings with more fidelity. The last point of discussion was on the aesthetics of the top floors to work with staff on achieving more balance in terms of the proportion of solid to glass.

The Carlyle-Eisenhower East Design Review Board (DRB) recommended that the applicant should work with staff to make some refinements to the building, including:

- a. Selection of the lighter (Dove Gray), as it is the DRB's preference based on the color study provided.
- b. Providing some additional context, improving renderings of the proposed building, to demonstrate how the building will look in its surroundings.
- c. Providing a separate illustration/study depicting the following items:

- i. Wider mullions to achieve a higher proportion of metal panel to glass on the top three floors.
- ii. An additional color study that would retain the existing red brick and use a second façade color shared across the new upper floors and the portion of the existing building above the main entrance.

The Board otherwise endorsed the plan and encouraged continued collaboration between the applicant and staff to further refine the proposal based on the above recommendations. Subsequently, staff consulted with the applicant team on a revised version of the plan that addressed all of the items above except for retaining the existing red brick color and incorporated them into the current proposal.

C. Carlyle Special Use Permit Amendments

Change in Use

Staff supports the request to change the use of the existing building from office to multi-unit residential. The subject property has remained largely vacant for the past three years, with the exception of a Thai restaurant located on the ground floor. It is essential to recognize the value of a diverse range of uses within this neighborhood, which promotes a healthy and vibrant community. The existing office has limited visibility to a major road and has limited office amenities both of which are desirable to be competitive in the office market today. However, the building has potential and is well-suited for residential use, with access to multimodal transportation options. Given the persistent softness of the regional office market and the long-term vacancy at this site, the adaptive reuse of the existing structure for residential purposes in close proximity to two Metro stations is grounded in sound planning principals.

This proposal simultaneously addresses several community-wide challenges by helping meet local housing needs, lowering Alexandria's total office vacancy rate, and improving the surrounding areas vitality by contributing additional foot traffic supporting a more vibrant, livable, and resilient neighborhood.

Density

During the iterative design process, staff worked with the applicant to develop a practical and economically viable approach to converting the existing office for residential use. Early discussions identified that additional units/floor area were necessary to achieve operational efficiency and meet the developer's specific investment goals. However, a review of the Carlyle SUP revealed that all remaining floor area allocations within the planned community have either already been constructed or entitled. Other similar projects have relied on Section 7-700 of the Zoning Ordinance, which allows for additional height and density in exchange for one-third of the added square footage to be committed to affordable units. However, the applicant's proposal seeks a 38% increase in gross floor area and an additional 64 feet of building height, exceeding the density and height thresholds typically allowed under Section 7-700.

The applicant has requested, and staff supports, an approach in which language similar to Section 7-700 of the Zoning Ordinance is added to the Carlyle SUP. The language would specifically allow a bonus density of up to 38%, rather than the standard 30%, to be allowed at this site specifically,

as long as one-third of that bonus density consists of committed, on-site affordable units. Staff supports this increase as a modest revision that would maintain the purpose and intent of Section 7-700 while allowing for greater flexibility and additional affordable units on the site.

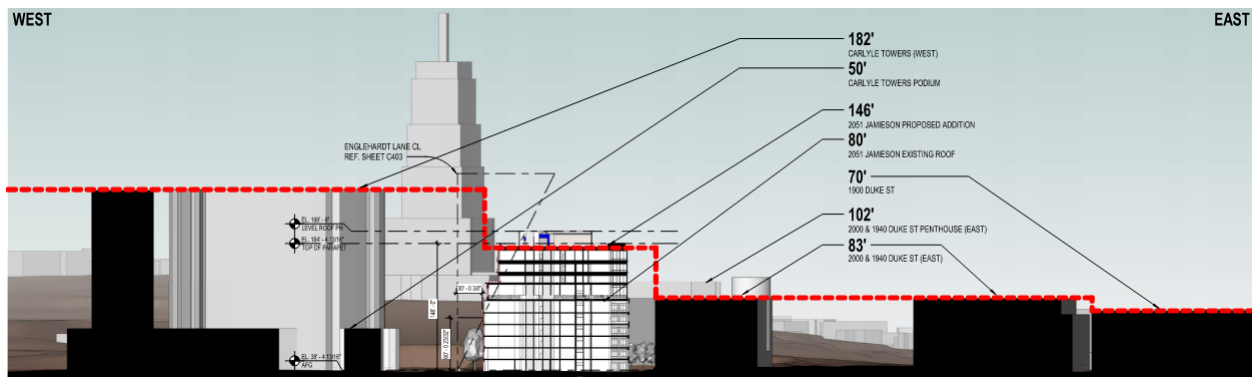
The requested increase is reasonable given the site's location in a transit-rich district and its contribution to the City's affordable housing goals. The project is also consistent with the Zoning for Housing Initiative which aims to expand housing across a broad range of income levels.

Height

Overall the proposed height is contextually appropriate within Carlyle's high-density, mixed-use character. The proposed four-story addition adds 64 feet to the existing 82-foot building, bringing the total building height to 146 feet (not including the mechanical penthouse). As shown in the North Facing Section (Figure 1), the proposed addition will remain shorter than the adjacent Carlyle Towers to the west (182 feet) and will establish a transition in height that steps down from west to east among the surrounding blocks.

The average height of buildings in the immediate four-block area around the site is 138 feet, only eight feet less than the proposed height. The design appropriately balances the project's functional need to achieve a viable residential unit count with sensitivity to the surrounding context. The proposed massing and height were shaped to fit within the existing skyline, minimizing visual impacts and avoiding abrupt transitions between structures of different scales. In an effort to further limit impacts the applicants proposal steps back 11.4 feet on the top three floors on the western elevation closest to Carlyle Towers.

Figure 1: North Facing Section



Block B Design Guideline Changes

Consistent with the block-by-block approach taken throughout Carlyle, Block B, has its own design standards that were created when the area was originally developed. These standards for Block B are more focused on the floor area, maximum height, use, and other basic building parameters than on matters of urban design. Some design matters are referenced in the Appendix below, including the need for building step backs and architectural expression lines.

As part the land-use requests for the project, the applicant is asking for changes to the building parameters (such as height, floor area, and use) in the Block B design standards. The design-related

matters contained in the standards, such as building step backs and architectural expression lines, are already being met on the existing building and would not change. The Eisenhower East Carlyle Design Review Board reviewed the revisions to the Block B design guidelines and had no objections to the changes and staff supports these amendments.

D. Special Use Permits

Special Use Permit Approval Criteria

The applicant is seeking an amendment to the existing Carlyle Special Use Permit for a multi-unit residential building and to add a mechanical penthouse exceeding 15 feet. Per Section 11-504, City Council may approve the requested SUP's if the proposal meets three criteria listed and analyzed below:

Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.

The requested Special Use Permits would not adversely impact the health or safety of people living or working in the neighborhood. Further, the inclusion of language similar to section 7-700 of the Zoning Ordinance, which allows increased density and supports housing choice in the community by providing a range of affordability, does not harm the neighborhood but rather makes it more diversified and resilient. The applicants' request for an 18-foot mechanical penthouse is reasonable and has no impact to the health or safety of neighbors.

Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The requests for increased density and height have been reviewed in connection with the adaptive reuse of the existing building along with the proposed addition and found it to be consistent with the neighborhood's existing residential buildings and would offer several community benefits. As noted previously, the conversion of this building is in keeping with the neighborhood character and will not be detrimental to the surrounding community. Staff finds that the limited footprint of the proposed rooftop appurtenances enclosing required staircases, mechanical equipment, and elevator overruns not to be detrimental to the public nor does it harm or impair neighboring properties, including other owners' ability to make improvements.

Will substantially conform to the Master Plan of the City.

For the reasons outlined in the preceding Master Plan/Carlyle SUP Consistency and Height section, multi-unit residential is an appropriate use for the conversion building as is the request for a slightly taller penthouse. As such, Staff believe the proposal is consistent with many aspects of the EESAP, and with the amendment to the Carlyle Special Use Permit, it would substantially conform to the Master Plan.

E. Modifications

According to Section 11-416 of the Zoning Ordinance applicants may request modifications to minimums, like crown coverage and the height to setback ratio if the Planning Commission determines that such modification is necessary or desirable to good site development, that specific

and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought and that such modification will not be detrimental to neighboring property or to the public health, safety and welfare.

Crown Coverage

The Applicant is requesting a modification to the standards set forth in the Landscape Guidelines to allow 14.8% instead of the required 25% canopy coverage. This project retains all of the existing trees on the approved site plan but does not comply with the requirement because the original proposal included street trees in their calculations which is not permitted today.

Staff finds the modification request necessary as there is no additional room to plant additional trees to achieve the required canopy coverage. The modification is also necessary to retain good site design at this already-developed property. The canopy cover reduction is not detrimental to neighboring property or to the public health, safety and welfare. See further crown coverage details later in this report.

Height to Setback Ratio

Under Section 6-403 of the Zoning Ordinance on the height-to-setback relationship, building height may not exceed twice the distance between the face of the building and the centerline. From the centerline of Jamieson Avenue to the building face is 40 feet. Based on this provision, the maximum height along Jamieson Avenue is 80 feet, but the applicant is proposing a height of 146 feet, resulting in a difference of 66 feet. From the centerline of Englehardt Lane to the building face is 30 feet. Based on this provision, the maximum height along Englehardt Lane is 60 feet, but the applicant is proposing a height of 146 feet, resulting in a difference of 86 feet. As such, the applicant has requested a modification for relief from this requirement.

Staff finds the modification request necessary for good site development as expansion of this building is needed to make the project economically viable and to convert the building from a vacant office into a productive use. In analyzing the heights of buildings in the surrounding area staff believes this request to be reasonable and the modification will not be detrimental to neighboring property or to the public health, safety and welfare. Further, the applicant team has stepped back 11-feet along the western portion of the building closest to help reduce potential impacts on neighboring residential uses.

F. Open Space

Open Space in Carlyle has been addressed at the neighborhood level rather than at the block level or on a property-specific basis. Under the original Development Site Plan, this property was required to provide a minimum of 7,482 (20%) of its site as open space. For this conversion, the applicant proposes retaining the existing open space and adding rooftop terraces. Overall, this proposal provides 17,003 square feet of open space (43.5%), which exceeds the site plan requirement.

Although the total amount of open space exceeds requirements, the quality and function of the spaces provided do not fully meet the needs of a residential project of this size. Because the site itself cannot accommodate a sufficient improvement to address this gap, Staff has included in

Condition #18 that the applicant shall contribute \$75,000 toward off-site open space improvements. This contribution ensures that additional recreational and open space resources can be provided in the Carlyle/Eisenhower East neighborhood for future residents and the surrounding community.

Table 3: Conversion Building Open Space

	Required	Provided
At-grade (SF)		
Private	7,482 (20%)*	11,910 (30%)
Publicly accessible	0	0
Above grade	0	5,093 (13%)
Total	7,482 (20%)	17,003 (43.5%)

*Previous Development Site Plan for this site required 7,482 square feet (20%). The applicant at the time provided 14,787 square feet (36%).

G. Canopy Cover

As provided for in the Zoning Ordinance and in the 2019 Landscape Guidelines, the canopy coverage requirement based on the size of this site is 9,754 square feet (25%). However, the existing/proposed tree canopy on-site is only 5,780 square feet (14.8%). One reason for this deficit is that when this building was initially constructed, street trees were counted toward crown coverage, which is not permitted by today's standards.

Table 4: Canopy Cover and Tree Preservation

Total Proposed Canopy Cover	14.8%
Preserved Trees	100%
Proposed Trees***	0%
Existing Trees*	14
Preserved Trees	14
Removed Trees	0
Invasive Trees	0
Trees in Poor Condition**	0

*Per the Landscape Guidelines, existing trees included in the tree survey are trees greater than 8" diameter at 4.5' above ground level at the trunk, at the time of submission.

**Trees in poor condition are trees that have been assigned a condition rating of 50% or below by the consulting arborist.

***Two street trees are being replaced by the applicant, but per the Landscape Guidelines, these trees do not count toward the canopy coverage and therefore are not reflected in this table.

As shown in the table above, the project is not meeting the required 25% canopy cover but does preserve all of the existing trees. Due to the shortfall in canopy coverage, the project is requesting a modification to the zoning ordinance requirement. Given this is an existing condition, the limited area for adding new trees, and the applicant's willingness to replace two street trees along Englehardt that were part of the original site plan, staff supports the applicant's requested modification to the canopy cover requirements. See further details about the requested modifications to the crown coverage in Section G. Canopy Cover above.

H. Stormwater

Since no land disturbance is proposed with this project, the applicant is exempt from installing additional stormwater best management practices (BMPs). However, the project must maintain the existing underground sand filter BMP facility and cannot alter downspouts or other associated structures that convey runoff from the site into the BMP.

I. Transportation & Parking

Traffic Generation

The proposal does not trigger a traffic study based on the City's guidelines regarding trip generation for a proposed development. According to the trip generation analysis submitted by the applicant, the proposal generates 162 fewer AM peak hour motor vehicle trips and 155 fewer PM peak hour motor vehicle trips when compared to office/commercial uses.

While the conversion to a residential use reduces the overall traffic generated by the site, there are a few shifts to traffic patterns. For instance, slightly more vehicles are expected to exit the site in the morning peak and arrive at the site in the PM peak as compared to the existing office use. In contrast to office trips, which usually occur all at once, residential trips tend to trickle out, reducing the surge of traffic all at once onto Englehardt Lane.

While the existing office building is currently mostly vacant, the existing street network was designed to handle a larger volume of traffic than anticipated with this conversion. Therefore, no further improvements are needed to facilitate this project. Properties governed by the Carlyle SUP also have a self-managed Transportation Management Plan (TMP), which will continue to provide support to this building and its future residents. The subsequent Transit and Bike Parking section details the improvements that the applicant will be making to make the site more appealing to modes other than driving alone, including public transportation and bikeshare.

Transit & Bike Parking

This site is conveniently located in a transit rich node of the City, with convenient access near bus, Metrorail and on/off street bicycle facilities, all within short walking distance. The Eisenhower Avenue and King Street Metro stations are both located approximately one-half mile from the site. DASH Bus Route #32 is located along Jamieson with a stop directly in front of the building. As a condition of approval, the Applicant will provide a bench at the existing bus stop located in front of the building . The WMATA F1X and P90 bus lines are also located nearby on Dulany Street.

There is a Capital Bikeshare station located a short two-minute walk from the building, at the southeast corner of Ballenger Avenue and Dulany Street. To further expand and maintain the fleet, the Applicant will also make a \$20,000 contribution to Capital Bikeshare. The project includes 63 bike parking spaces (59 long-term and 4 short-term). Other bike facilities are available close by, including an existing bike lane along Jamieson Avenue. In addition, the Carlyle Council is funding pedestrian safety improvements along Jamieson Avenue, including modifications to the design of the intersection of Jamieson at Englehardt. The modifications will include a new concrete center refuge and adjustments to the roadway striping, to help shorten the crossing distance for

pedestrians. Although not directly tied to this proposal or Applicant, some coordination between this property owner and the City will be required to further these changes to the roadway.

Streetscape

Given this is a conversion project with no disturbance proposed, there are few changes to the streetscape proposed with this project. Per condition #17 the applicant has agreed to replant two (2) trees shown on the previous Development Site Plan in the tree wells at the corner of Englehart Lane and Jamieson Avenue and install a bench at the existing bus stop.

Parking

The conversion building has an existing below-grade parking garage with four levels, which contains a total of 212 spaces. Within the garage, there will be 93 standard, 112 compact, 5 accessible, and 2 van accessible parking spaces. The Applicant will also provide 44 tandem parking spaces that are not included in the above total, as these spaces cannot be independently accessed and don't count toward the parking requirement. According to the City's existing parking requirements, the minimum number of parking spaces needed, based on the Zoning Ordinance, is 161 spaces (if the applicant proceeds with option B to include ground-floor retail) or 168 spaces for an all-residential project, with a maximum of 191 spaces. While the proposal exceeds the maximum number of parking spaces based on today's ordinance, Section 8-200F(6) allows multi-unit building conversions to retain their existing parking totals without seeking additional approvals. Ultimately, this proposal complies with parking requirements.

J. Compliance with City Policies

Affordable Housing

The project is seeking 51,519 net square feet of additional density, amounting to a 38 percent increase. The applicant is achieving this increase by utilizing a new provision that is being added to the Carlyle SUP that is similar to Sec. 7-700. This Sec. 7-700-like bonus density provision will require one-third of the project's requested bonus density to be provided as on-site committed affordable floor area. Although new to the Carlyle SUP, this approach is similar to the approach recommended in the EESAP and recommended for CDDs in the "Zoning for Housing" initiative. A breakdown of the project's affordable unit and contribution calculations are discussed further below.

Through the project's use of Sec. 7-700-like bonus density, the applicant is required to provide one-third of the additional 51,519 net square feet—totaling 17,173 net square feet—as committed affordable floor area, estimated to yield approximately 17 committed affordable units (CAUs).

Below is the methodology used to calculate the required floor area and resulting units.

<u>Permitted development under existing CDD #1: 137,903 net square feet</u>
Additional density requested: 51,519 net square feet
Total proposed development: 189,422 net square feet
One-third of requested increase: 17,173 net square feet
Total number of residential units: 187 (all-residential option)
Average square feet per unit: $189,422 / 187 = 1,013$ square feet/unit
Affordable unit calculation: $17,173 / 1,013$ square feet = 17.0 units
<u>Proposed affordable units: 17 units</u>

Consistent with City policy, the applicant proposes a committed affordable unit mix that is proportional to the project’s overall market-rate unit mix, detailed in ‘Table 5’ below. The applicant, however, proposes that all CAUs be provided within the project’s converted portion with no CAUs in the four-story addition citing that units within the expansion will offer larger floor plans and higher rents that render the project financially viable. City policy recommends CAUs avoid clustering by being distributed throughout the building.

Table 5: Estimated Provision of Committed Affordable Rental Units

Unit Type	Units	Unit Mix as % of Total Units	Proposed Affordable Units	Affordable Unit Mix as % of Total Affordable Units
Studio	2	1%	0	0%
Junior One-bedroom*	14	7%	0	0%
One-bedroom	77	41%	8	47%
One-bedroom + Den*	40	21%	4	24%
Two-bedroom	50	27%	5	29%
Three-bedroom	4	2%	0	0%
TOTAL	187		17	

**Note: Non-traditional unit types, including units with dens, will rent at their closest equivalent; one-bedroom + dens will rent at a one-bedroom 60 percent AMI rate.*

Pursuant to the City’s voluntary monetary contribution policy, staff adjusted the applicant’s estimated contribution based on the conversion rate of \$1.83 per net square foot (2025 dollars) against the estimated pro-rated value of the \$4.6 million contribution required in the Carlyle SUP. This adjustment is consistent with City policy that projects will not be double charged contributions but may have contributions adjusted based on a change in land use. Staff estimate an adjusted Housing Trust Fund contribution of \$114,547.

AHAAC members received a development preview at the Committee's September 4, 2025 meeting. Discussion topics included City policy regarding credits for prior contributions and options to seek equivalent value in lower floors if the applicant does not provide CAUs in the project's expansion portion.

The Alexandria Housing Affordability Advisory Committee (AHAAC) considered the project's Affordable Housing Plan (AHP) at its October 15, 2025, meeting. Members discussed the application of Section 7-700-like bonus density, staff methodology in adjusting the voluntary monetary contribution for past contributions, and the desire to secure Committed Affordable Units (CAUs) in the expansion portion of the project. While some members preferred an AHP which provides units distributed throughout the building, including the newly constructed floors, members acknowledged the challenging financial implications for providing CAUs within a conversion project. Members voted to endorse the project's Affordable Housing Plan unanimously.

Green Building Policy

The adaptive reuse of the office building and conversion to residential use per the DSUP presents a unique opportunity for sustainable redevelopment of a property near a Metro that has been vacant and underutilized for many years. Adaptive reuse not only reduces construction waste but also significantly lowers embodied carbon by preserving much of the building's original structure. This approach helps avoid the emissions associated with manufacturing and transporting new building materials, making it a more climate-conscious strategy than demolition and new construction.

The applicant is pursuing a Leadership in Energy and Environmental Design (LEED) certification at the Silver level and will comply with the City's Green Building Policy. The applicant intends to pursue all-electric systems with the building conversion, as well as explore the potential for rooftop solar. Water-saving measures will be implemented through the installation of low-flow fixtures, and thermal-comfort controls will support energy efficiency. Finally, the applicant team will select indoor materials with no or low Volatile Organic Compounds (VOC's) to meet indoor environmental quality standards outlined in the LEED. Together, these measures ensure reduced environmental impact while supporting long-term community resilience and sustainability.

Public Art

The City's 2014 Public Art Policy requires new development projects to provide on-site or in-kind contributions to support public art in the city. The policy requires a contribution of \$0.30 per gross square foot for buildings in a DSUP application capped at \$75,000 per building. Given that this project is a conversion, this contribution has only been applied to the new square footage being added to the building. The applicant's contribution will either be to provide on-site art or a monetary contribution valued at \$22,897.

Staff will continue to work with the applicant through the Final Site Plan process to finalize the public art implementation for the conversion building.

K. School Impacts

With the DSUP, the applicant proposes to convert the building into up to 187 residential units, with the plan showing 132 1-bedroom units and 55 2&3-bedroom units. During the Final Site Plan process, the unit count may change to accommodate the ground-floor retail shown in Option B which would reduce the total by six units (removing five 1-bedroom units and one 2-bedroom unit).

The student generation rate for new market-rate, high-rise, multi-unit buildings is 0.01 students per unit and 0.73 students per unit for income-restricted housing, per Table 7. In this proposal, 17 units would be affordable at 60% of AMI, yielding 13 students. If all the remaining 170 units (under the maximum scenario) are market rate then the 0.01 student generation rate would apply to yield an additional 2 students. Staff anticipate the conversion would at most generate 19 students at full build-out.

Table 6: Student Generation Rate

Type of Unit	Old properties¹ (> 30 yrs.) Per unit	New properties¹ (< 30 yrs.) Per unit
Single Unit Detached (market rate)	0.28	0.19
Townhouse/Duplex (market rate)	0.17	0.11
Low-Rise Apt./Condo (market rate)	0.32	0.06
Midrise Apt./Condo (market rate)	0.18	0.04
Highrise Apt./Condo (market rate)	0.14	0.01
Public Housing	0.65	0.90
Other Income-Restricted Housing²	0.33	0.73

¹ Old properties are greater than 30 years old and new properties are less than 30 years old.

² Properties in which most of the units are income restricted, excluding senior housing.

This project is within the Lyles Crouch Elementary School attendance area and the George Washington Middle School attendance area. Staff will coordinate with the Alexandria City Public Schools to integrate the project into forthcoming school enrollment forecasts.

VI. CONCLUSION

In conclusion, staff recommends **approval** of the request to convert and expand the existing office building to residential in conformance with all applicable codes and the staff recommendations contained in Section IX of this report.

Staff: Alexa Powell, Urban Planner, AICP, Development
 Nathan Randall, Principal Planner, Development
 Robert M. Kerns, AICP, Division Chief, Development

VII. ADDITIONAL MATERIALS

APPENDIX #1 : Land Use Allocation Table with Proposed Changes

Note: All program numbers refer to gross square footage.

Block	Office	Residential	Residential per Cond. #116	Hotel	Retail	GSA	Daycare	Total
A		814,419			4,245			818,664
B	290,000 143,286	<u>146,714*</u>	<u>67,515</u>		7,000 <u>0*</u>			297,000 <u>357,515</u>
C	463,600				19,600			480,300
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	3,641,443 3,788,157	2,240,245* <u>2,273,531</u>	67,515	230,000	203,598* <u>210,598</u>	400,000	4,500	6,974,301 <u>6,906,786</u>
% of All Uses	52.2% 54.8%	32.1% <u>32.9%</u>	<u>0.97%</u>	3.3%	2.9% <u>3.1%</u>	5.8%	0.1%	100%

*Pursuant to DSUP2025-10015, on Block B, the applicant has the option to convert 4,264 square feet of the first floor residential into retail in the future. The final totals for residential and retail may flex +/- 4,264 square feet depending on whether the applicant chooses the option to convert a portion of the first floor of Block B to retail.

APPENDIX #2: Summary of Carlyle Applications/Amendments

Case Number	Date of CC Approval	Description
SUP 2253	4/18/90	Application for multi-phase mixed-use development project.
SUP 2254	4/18/90	Transportation Management Plan
Administrative Approval	5/30/90	Revision to the block-by-block table of gross square footage to increase the proportion of residential uses from the level proposed by the applicant to the level approved by City Council.
SUP 2253E	5/13/93	Increase by 5,000 gsf the residential component at Carlyle for the purpose of the Lipnick elderly housing.
Administrative Approval	12/30/93	Shift of additional residential space to Block A from other blocks and shift of retail space from Block A to other blocks.
SUP 2253H	6/18/94	Conversion of 7,500 gsf of retail space to residential space for the purpose of the Lipnick elderly housing and clarifying minor amendment procedures.
SUP 95-0168	12/16/95	Changes to Block E design guidelines and a reallocation of uses among blocks at Carlyle.
SUP 96-0089	6/15/96	Conversion of 120,000 gsf of retail density to office and residential density and changes to require design review for Block C.
SUP 96-0092	6/15/96	Change to conditions to allow transfer of residential use to office use without further Council approval for PTO, if Carlyle selected by GSA.
Administrative Approval	12/5/96	Revision to Block A to decrease the total residential density by 79,954 gsf and to increase the retail density by 242 gsf (density shifted to and from other blocks).
DSUP 98-0035	2/20/98	Amendment to transfer 15,000 residential square feet from the floating category to Block H.
DSUP 99-0055	3/21/00	Amendment to Conditions, including #60 and #62a, to delete Lipnick elderly housing as a separate line item and return the 112,000 gsf to the residential use category.
DSUP 99-0056	3/21/00	Amendment to allowed building heights, closure of Emerson Avenue and Dulany Street, and exclusion of pedestrian arcades and skywalks from floor area calculation.
Administrative Approval	12/12/01	Revisions to PTO building.
SUP 2003-0016	6/14/03	Conversion of office and hotel floor area to residential use on Block F, transfer of office space from Blocks F and P to Block G, increase in building height on Block G, transfer of office space from Block F to Blocks J and K, and adoption of Supplemental Design Guidelines for Blocks F, G, J and K, dated May 23, 2003.
SUP 2004-0003	2/21/04	Increase in allowable building height for a portion of Block O.

DSUP #2025-10015 / SUP #2025-00048
2051 Jamieson Avenue – Carlyle Block B Conversion

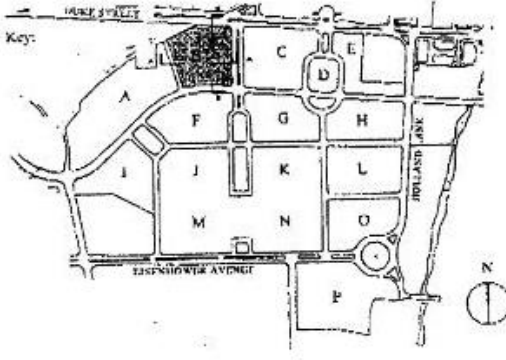
Case Number	Date of CC Approval	Description
SUP 2003-0066	3/13/04	Transfer floor area from Block P to Blocks J and K, increase the permitted building height for a portion of Blocks J and K, and change the definition of retail within Carlyle
SUP 2004-0028	6/12/04	Revisions to retail definition.
Minor Amendment	2/15/05	Amendment to transfer 2,600 square feet of office use from Block G to Block E as 1,750 square feet of office use and 850 square feet of retail use.
SUP 2005-0091	10/15/05	Amendment to transfer 5,000 square feet of floor area from Block L to Block O.
SUP 2006-0042	6/17/06	Amendment to the Carlyle Master Plan to approve the Design Guidelines for Block P within the Carlyle development.
SUP 2007-0094	10/13/2007	Amendment to use approximately 95% of the permitted floor area on the western block of Block P.
SUP 2009-0047	11/21/2009	Amendment to extend the timeframe during which office uses may be permitted in the southeastern corner of 333 John Carlyle Street.
SUP2009-0066	12/12/2009	Amendment to remove a portion of Block P (lots 803 and 804) from the Carlyle SUP.
SUP 2009-0067	1/23/2010	Amendment to allow additional retail uses in the ground floor retail area and allow business and professional office uses in the designated second floor retail area for 1900 Jamieson Avenue (Block G).
SUP 2009-0068	1/23/2010	Amendment to allow additional retail uses in the ground floor retail areas and allow business and professional office uses in the designated second floor retail area, and amend the retail parking requirement for 1920 and 2050 Ballenger Avenue (Blocks K and J).
SUP 2009-0081	3/13/2010	Amendments for Block O to convert retail floor area into residential floor area, and to obtain a density bonus for increased residential floor area through on-site provision of affordable housing units under Section 7-700 of the Zoning Ordinance.
SUP 2012-0006	4/14/2012	Amendment to 1) allow second floor retail uses in ground floor retail areas throughout Carlyle, and 2) allow business and professional office uses in ground floor retail areas for specifically designated locations in the buildings on Blocks G and K.
SUP 2015-0024	5/16/2015	Amendment of the Carlyle SUP to allow the site plan for Block P to remain valid for an additional 3 years.
SUP2015-0074	9/12/15	Amendment of Carlyle SUP to allow flexibility in office or retail use for the specifically designated location at Block L.
SUP 2018-0015	4/14/2018	Amendment to the Carlyle SUP to permit a lobby/reception area as a ground-floor use accessory to upper-floor office located at 333 John Carlyle Street, Carlyle Block C.
SUP 2018-0039	12/15/2018	Amendment of the Carlyle SUP to allow the site plan for Block P to remain valid for an additional 3 years.

DSUP #2025-10015 / SUP #2025-00048
2051 Jamieson Avenue – Carlyle Block B Conversion

Case Number	Date of CC Approval	Description
SUP#2020-00065	11/14/2020	Amendment of the Carlyle SUP to increase the gross square footage allowable in Block P (within the allowed maximum for the Carlyle District); to convert approved office/retail gross square footage to residential (Senior Living); to amend the Design Guidelines for Block P – including but not limited to an increase in height from 200’ to 210’; and, to amend the Land Use Allocation Tables
SUP#2022-00028	10/15/2022	Amendment of the Carlyle SUP to increase the gross square footage allowable for Block C; to amend the Design Guidelines for Block C to increase the maximum allowable height for 1940 Duke Street from 82’ to 96’; and, to amend the Land Use Allocation Table.
SUP#2025-00048 (Current Request)	N/A	Amendment to the Carlyle SUP to convert existing office to residential, add square footage pursuant to new bonus density provision, amend the Block B Design Guidelines, and increase building height at Block B.

APPENDIX #3: Amendments Block B Design Guidelines

CARLYLE BLOCK B – DESIGN GUIDELINES

APPROVED: SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DIRECTOR DATE		BLOCK B Site Area: 116,629 SF Permitted Program and Use: Office: 290,000 153,000 (2000 Duke St.) Residential: 215,000 (2051 Jamieson Ave.)** Retail: 7,000* Total Permitted: 297,000 375,000 Parking Provided: 2,254 Open and Useable Space: 30,450 SF Note: All program numbers refer to Gross Square Feet. *Pursuant to condition #80, 3,850 SF of retail space within the Time Life building may be used as office. <u>**Pursuant to DSUP2025-10015 the applicant has the option to convert 4,264sqft of the first floor into Retail in the future.</u>
Revision: Date: Revision 1 October 1, 1999 Revision 2 June 15, 2000 <u>Revision 3 November 15, 2025</u>		
Land Owner: Carlyle Development Corporation 1755-C Duke Street Alexandria, Virginia 22314 703-739-7705 Masterplanner: 3D/International (Revised Master Plan) 1001 G Street NW Washington, D.C. 20001 202-478-2500 Cooper, Robertson & Partners (Original Master Plan) 311 West 43 rd Street New York, NY 10036		

Civil Engineer: Patton Harris Rust & Associates, PC 14532 Lee Road Chantilly, Virginia 20151	212-247-1717
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CARLYLE BLOCK B – DESIGN GUIDELINES

Block Disposition

This block is intended to have two ~~office~~ buildings (approved uses: Mixed-use, residential, office); the major one defines one side of the Crescent. Blocks B and C are intended to define a “gateway” into the Gardens through a symmetrical and consistently treated formal gesture consisting of rooftop, streetwall and landscape treatment with the Crescent area.

Category	Mandatory	Discretionary
Open Space Crescent	A landscaped crescent shall be located at the northeast corner of the block. The crescent shall be delineated by an arc with a radius of 230’ with a corner point north of the intersection of the centerlines of Jamieson Avenue and Dulany Street.	
Location of Easements Sidewalk	Jamieson Avenue: 6’ Dulany Street: 16’ Englehart Lane: 5’	
Ground Floor Summary Retail	All Jamieson Avenue frontage and the 60’ (min.) of Dulany Street frontage adjacent to Jamieson Avenue shall be designed to	Multiple shop front entrances are encouraged along street frontages.

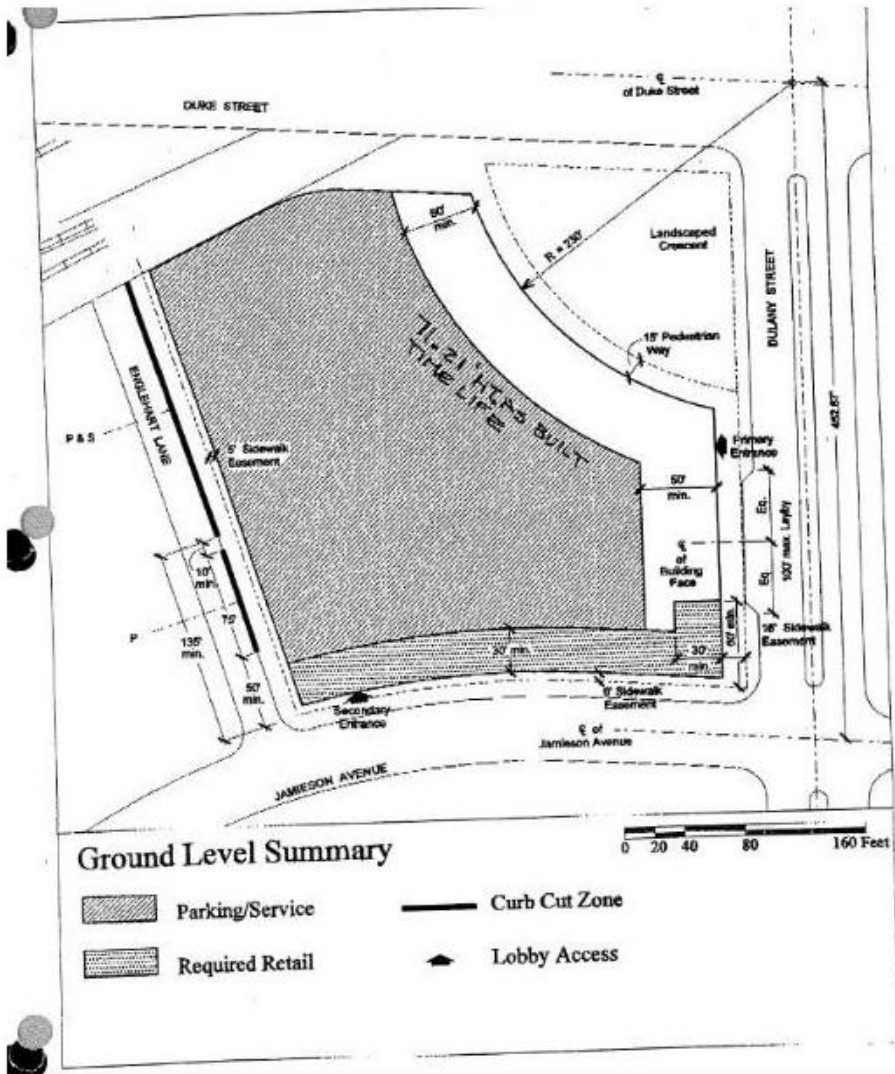
DSUP #2025-10015 / SUP #2025-00048
2051 Jamieson Avenue – Carlyle Block B Conversion

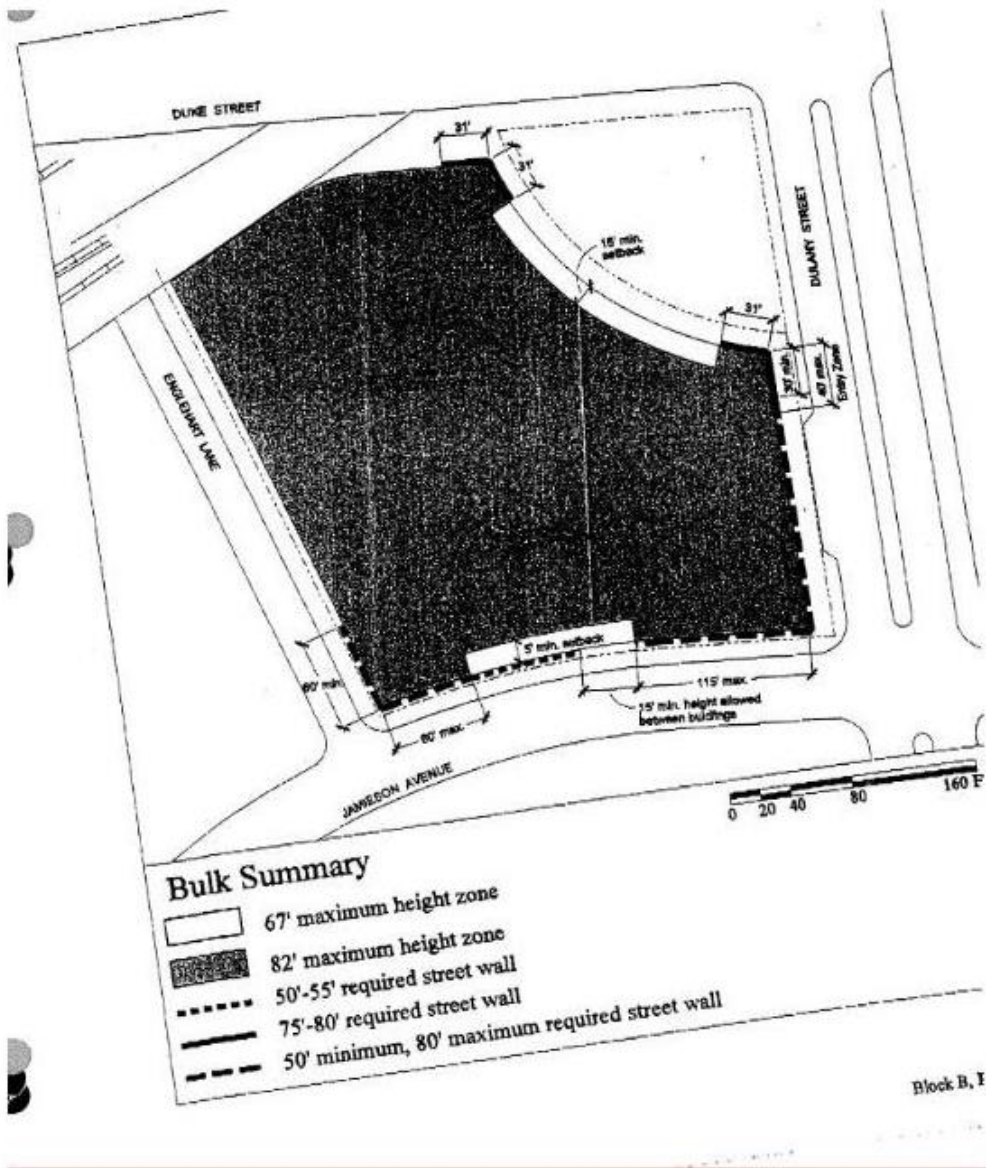
Office	accommodate retail – now or at a future date. The primary office entrance to the crescent building shall be on Dulany Street, at its intersection with the Crescent.	Secondary office entrances are permitted on the Crescent and on Jamieson Avenue. Multiple entrances are encouraged on Jamieson Avenue.
<u>Residential (2051 Jamieson Only)</u>	<u>Residential units shall be allowed on Jamieson and Englehart frontages at-grade within spaces capable of retail conversion at a future date.</u>	
Parking Access Zones	Englehart Lane: a 75' zone beginning 50' (min.) north of Jamieson Avenue PL is permitted. There shall be a minimum of 10' between the parking access and service access zones. But this may be reduced with approval of the Design Review Board if such minimum is precluded by the existing metro easement.	
Parking and/or Service Access Zones	Englehart Lane: a zone beginning 135' (min.) north of Jamieson Avenue PL, continuing to the north end of Englehart Lane.	
Parking at or Above Grade	30' from Jamieson Avenue 50' from Dulany Street West BL 50' from Crescent BL *Note: these parking setbacks may be reduced or waived by the Design	

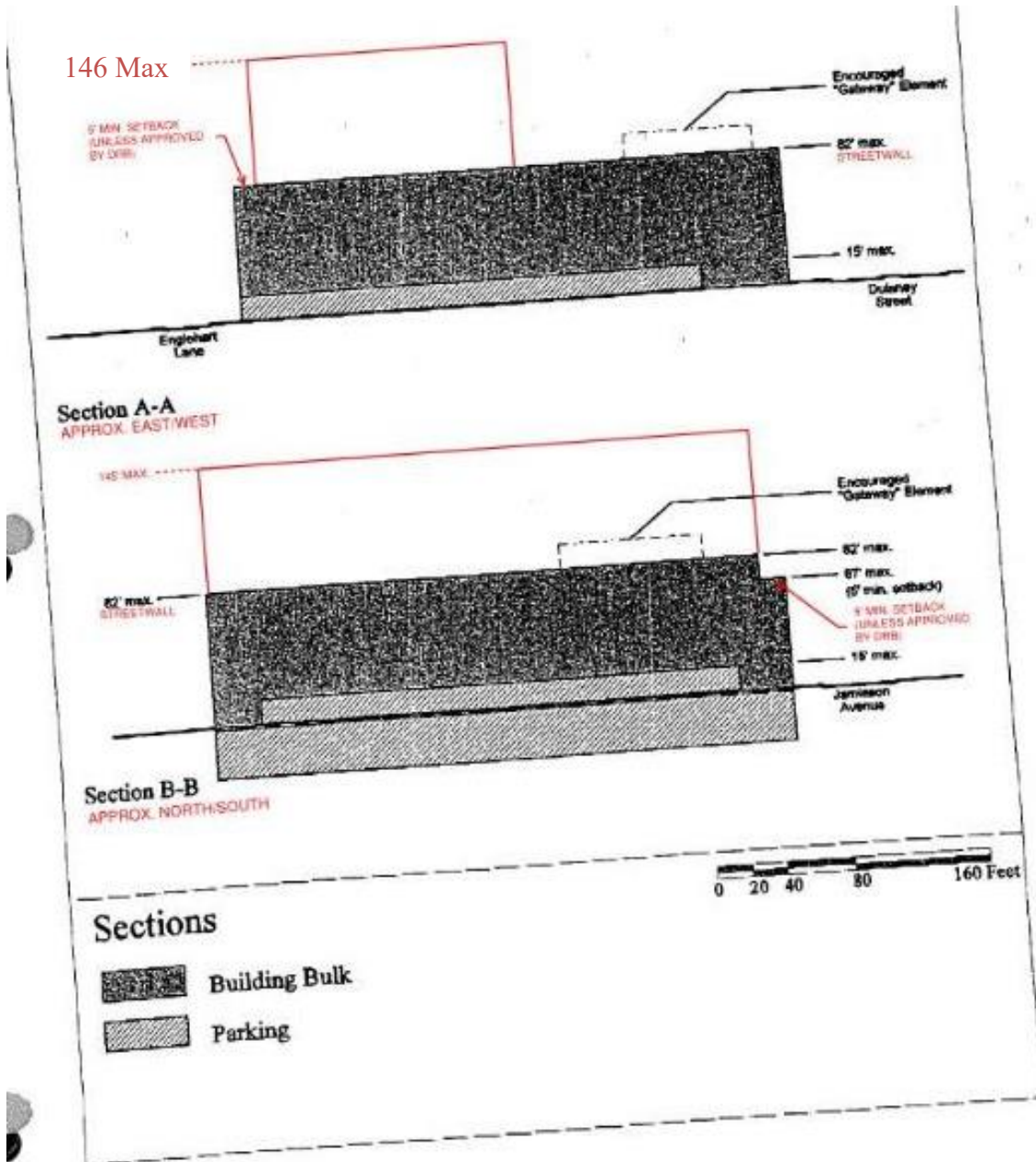
	Review Board where the board feels it necessary or desirable.	
Layby		A layby no longer than 100' along Dulany Street is permitted with the approval of the Design Review Board.
Bulk Streetwalls	Englehart Lane: 50' (min.) 82' (max.) for 60' (min.) north of Jamieson Avenue Duke Street: 65'-82' for 30' (min.) west of the Crescent, or an alternate design as approved by the Design Review Board. Jamieson Avenue: 50'-55'; may increase to 82' for 60' (max.) east of Englehart Lane BL and 115' (max.) west of Dulaney Street. The minimum height may be reduced to one story (15' min.) between buildings as measured from grade at the point of connection. Dulany Street: 50' (min.), 82' (max.) for a minimum of 80' of frontage. A 30' (min.) portion south of the Crescent BL must be 75'-82'. Crescent: 50'-67' for a minimum of 75% of the frontage.	<u>Discretionary: Additions above the existing street wall will be reviewed by the DRB and must comply with the maximum building height(s) below.</u> <u>Jamieson Avenue will maintain a minimum 5' bulkplane setback requirement unless reduced by DRB approval.</u>

Maximum Heights	The maximum height of any building 2000 Duke Street shall be 82'. The maximum height of 2051 Jamieson Avenue shall be 146'. If less than 60% of the ground floor of any specific building is dedicated to retail use, the maximum height of that building shall be reduced to 77' and the associated maximum streetwall height shall also be reduced by 5'. Parking Deck: 15'	
Setbacks	A minimum 5' setback above the required 50-67' streetwalls on the Crescent.	
Architectural Expression		
Expression Zones Expression Lines	An expression line at 50'-55' height on all frontages, or alternatively as determined by the Design Review Board to have met the general intent of this requirement. An expression line at 75'-82' elevation along all frontages, incorporated into the parapet design, or alternatively as determined by the Design Review Board to have met the general intent of this requirement.	A two-story expression along the Crescent above the 50'-55' setback on the Crescent streetwall is encouraged. A one-story zone at the top of the Jamieson Avenue setback is encouraged. The building entry zone on Dulany Street should be visually reinforced through the use of recesses, setbacks, and/or expression lines.

	The penthouse/bulkhead space above the Dulany Street entry zone should, along with Block “C”, reinforce a “gateway” gesture to the Gardens.
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VIII. DSUP #2025-10015 CONDITIONS:

STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated August 28, 2025, and comply with the following conditions of approval.

A. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Submit the plats and associated deeds for all applicable easements identified in the Preliminary Plan dated August 28, 2025, including the public access easement along the entirety of the southern property line closest to Jamieson Avenue measuring 5 feet in width. The applicant must obtain approval of the plat(s) and signature of associated deeds prior to or concurrent with Final Site Plan release. Provide proof of recordation with the first application for a building permit. (P&Z) (T&ES) *, **
4. Provide public easements to the satisfaction of the Directors of P&Z and T&ES. Easements shall be consistent with the Preliminary Site Plan.
5. Property rights to be conveyed by easement to the City may instead be conveyed by dedication (fee simple) to the City subject to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)
6. Show site utilities compatibly with other conditions on the site plan to the satisfaction of the Directors of P&Z, T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *
 - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.

7. Provide a lighting plan prior to Final Site Plan release, unless otherwise identified below, to verify that lighting meets the City’s Design and Construction Standards. The plan shall be to the satisfaction of the Directors of P&Z, T&ES, Code, and the Climate Action Officer of OCA and shall include: (P&Z) (T&ES) (OCA) (Code) *
 - a. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
 - b. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - c. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - d. A minimum of 5.0-foot candle-maintained lighting for underground/structured parking garages. When unoccupied, the lighting may turn off and on using motion sensors. Without motion sensor lighting, unoccupied lighting levels may be no less than 1.5-foot candles. **
 - e. Light fixtures for the open canopies and underground/structured parking garages shall be recessed into the ceiling for any areas visible from the public right-of-way. **
8. Provide a georeferenced CAD file in AutoCAD 2018.dwg or greater format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. If proposing a subdivision, include the existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footage. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) *

B. BUILDING

9. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, (7) fire protection system requirements, and (8) accessible routes. (P&Z) (Code) *
10. Provide a unit numbering plan for each floor of a multi-unit building prior to Final Site Plan release. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) *
11. The total number of residential units may be adjusted higher or lower so long as the new unit count does not increase the building envelope, parking is provided

per the Zoning Ordinance, and the building is in substantial conformance with the preliminary plan to the satisfaction of the Director of P&Z. (P&Z) *

- a. Minor changes to the façade fenestration and details will be permissible, including but not limited to, window count and alignment, to be coordinated with sustainability envelope attributes and energy performance submission.
 - b. The Sanitary Adequate Outfall Analysis must reflect the actual number of units.
 - c. The unit count must be finalized prior to Final Site Plan release.
12. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated August 28, 2025, and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) (OCA)*
 - a. The underside of all balconies shall be finished and present a visually cohesive appearance.
 - b. Where specified by the governing Small Area Plan and accompanying Design Guidelines, or by the governing CDD documents, the maximum percentage of fiber shall be interpreted as the percentage of solid façade that is fiber cement (excluding glazed portions of the elevation). Typically, such restrictions shall apply to building facades that face any public right-of-way or public open space, along with any portions of open courtyards that are visible from same.
 - c. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression. Roof surfaces must be light-colored with green roofs encouraged as an alternative.
13. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z)*
 - a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at 1/4" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.

- c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
14. Provide the items listed below to allow Staff to review the new materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current Guidelines for Preparation of Mock-Up Panels, Memo to Industry effective at application submission. (P&Z) (Code)
- a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling). *
 - i. Window sizes and types.
 - ii. Window mullion dimensions and projection in front of face of glass.
 - iii. Window frame, sash, and mullion materials.
 - b. Before ordering final building materials, provide a materials board that includes all proposed materials and finishes prior to Final Site Plan release. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ***
 - c. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights.
 - d. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z. *
 - e. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the Final Site Plan. *
 - f. An on-site mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **
15. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. ***

16. Show the location, size, and height of any proposed signs associated with this project prior to Certificate of Occupancy. A sign permit will also be required for any proposed signs.

C. OPEN SPACE/LANDSCAPING

17. The applicant shall ensure that the two street trees missing from the tree wells on the corner of Jamieson Avenue & Engelhardt Lane as shown in the original site plan are replaced prior to approval of the final Certificate of Occupancy for the project.
18. The applicant shall provide a monetary contribution of \$75,000 toward the Eisenhower East Small Area Plan Open Space Fund prior to Signature Set to provide for additional park program elements within the immediate area of the development to account for the conversion of the building to residential use and its expansion.
19. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. (P&Z) (T&ES) *
20. Site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features. City standard materials are mandatory in all furnishings in the public right-of-way.
21. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. The design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *

D. TREE PROTECTION AND PRESERVATION

22. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. When the Applicant is responsible for the protection and preservation of City-owned trees (within right-of-way, park, etc.), the applicant shall provide signage indicating that the trees are under private management and maintenance for the period of construction and maintenance bond. (P&Z) *

E. ARCHAEOLOGY

23. Call Alexandria Archaeology immediately at 703.746.4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the

preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

24. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

F. PEDESTRIAN/STREETSCAPE

25. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z)(T&ES)*,***
 - a. Construct all concrete and hybrid concrete-brick sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet in commercial, mixed-use, or other high-density areas and five feet in single-unit or other lower density areas.
 - b. Sidewalks must comply with the City’s Green Streets and Sidewalks guidance.
 - c. All brick sidewalks shall comply with the City’s Memo to Industry 23-01
26. Provide sidewalks, crosswalks, and curb ramps per the City’s Memo to Industry 23-01, Design and Construction Standards, the City’s Complete Streets Design Guidelines, and these requirements: (P&Z) (T&ES) *, ***
 - a. Sidewalks shall be flush across all driveway crossings.
 - b. All required audible pedestrian countdown signals shall be ADA accessible and installed with pedestrian activated pushbuttons in accordance with City Standards, ADA Accessibility Guidelines, and Public Right of Way Accessibility Guidelines (“PROWAG”).
27. Continue to coordinate the applicant’s plans with staff in T&ES’s Complete Streets Division regarding the Jamieson Avenue Pedestrian Safety Project. (T&ES)

G. PARKING / CURB MANAGEMENT

28. Unbundle all residential parking (i.e., the cost to purchase or rent a parking space is separate from the cost to purchase or rent the residential unit). (T&ES)
29. Residents of this development are ineligible for Residential Parking Permits (“RPP”) and shall be informed of the restriction as part of all lease agreements. (T&ES)

30. Wall-mounted obstructions at the wall end of a parking space shall be no more than 24 inches extended from the wall and at least 48 inches from the garage floor. Areas with obstructions that exceed this requirement will not count as parking spaces. (T&ES) ***
31. Provide a Parking Management Plan with the Final Site Plan submission that complies with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. (P&Z) (T&ES) *
32. Share hourly parking occupancy, and if available, counts of entries and exits for parking facilities for weekdays and weekends (including hourly occupancy) with the City upon request. (T&ES)
33. The applicant may make garage parking spaces, which are required to comply with zoning requirements, available for public/off-site users if the applicant can demonstrate excess parking to the satisfaction of the Directors of P&Z and T&ES. If parking is available to the public, then the applicant shall provide signage visible from the entrance directing motorists to those spaces. (P&Z) (T&ES)
34. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes after Signature Set approval. (P&Z) (T&ES) *
35. Provide bicycle parking per current Bicycle Parking Standards, available at: www.alexandriava.gov/bicycleparking. (T&ES) *, ***
 - a. Include details on the locations and types of bicycle parking prior to Final Site Plan release. Install bicycle parking prior to the issuance of the first Certificate of Occupancy.
 - b. Provide signage, striping, or other means to direct people to indoor and covered bicycle parking areas within the private property. Show the proposed signage, etc. prior to release of the Final Site Plan and install the signage, etc. prior to issuance of the Final Certificate of Occupancy.
36. Update parking counts on the cover sheet to state the number of electric vehicle chargers and electric vehicle charger ready parking spaces, show the location of these spaces, and detail the signage, striping, or similar used to direct people to these spaces prior to Final Site Plan release. Install the signage, etc. prior to release of the final Certificate of Occupancy. (OCA) *, ***
37. Provide electric vehicle chargers for at least five percent of the parking spaces required for the proposed new addition to the building, consisting of Level 2, Level 3 DC Fast Chargers, or a combination thereof, rounded up to the next whole number parking space. (OCA) *, ***

38. If the applicant installs any parking control equipment in the garage entrance in the future please depict and annotate those devices on the amended plans.
39. The applicant shall, to the satisfaction of the Director of Planning & Zoning, restripe the existing parking spaces to create as many standard sized parking spaces (18.5 x 9.0 feet) as practical while maintaining the required drive aisles (minimum 22 feet wide) in the existing deck.

H. SUSTAINABILITY

40. The project shall comply with the requirements of the City of Alexandria 2019 Green Building Policy . (OCA) *, **, ***, ****
41. The applicant shall provide these items to comply with the Green Building Policy at Final Site Plan: (OCA) *
 - a. Evidence of the project’s registration with LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. A copy of the draft certification scorecard which indicates the project will meet the required performance points as outlined in the Green Building Policy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
42. The applicant shall provide these items to comply with the Green Building Policy with the Building Permit: (OCA) **
 - a. An updated copy of the draft certification scorecard/checklist prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. A draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified third-party reviewer that includes items “i” through “iii” below, prior to receiving building permits for above-grade construction.
 - i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
 - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed, to include, but are not limited to, calibrations and economizer controls, conditions under which the test will be performed. The testing shall affirm winter and summer design conditions and full outside air conditions.
 - iii. Measurable criteria for performance; the plan should match the project’s submitted plans and sustainability certification scorecard.

- c. Water efficiency and indoor environmental quality documentation for the priority performance points in the Green Building Policy prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
- 43. The applicant shall provide these items to comply with the Green Building Policy at with requests for Certificates of Occupancy: (OCA) ***
 - a. Evidence that design phase credits (for the certifying party) have been submitted by Temporary Certificate of Occupancy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. A commissioning report verified by a certified third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests to match scorecard and approved permit plans prior to issuance of the final Certificate of Occupancy.
 - c. Evidence showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for Design Phase credits for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - d. If the project fails to achieve the required certification level and priority performance points, then demonstrate a good faith, reasonable, and documented effort to achieve the certification level to the satisfaction of the Climate Action Officer.
- 44. The applicant shall provide the following to comply with the Green Building Policy at Release of Performance Bond: (OCA) ****
 - a. Documentation of filling for applicable green building certification showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
- 45. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Building Permit. (OCA) **
- 46. At the Final Site Plan, demonstrate that the building will be fully electric including all mechanical systems. For limited accessory elements, if using gas, food and beverage uses in retail spaces and outdoor grills, must be controlled with occupancy sensors, timers not to exceed two hours, or other technology to prevent the accessory element from using natural gas when not being used by an occupant of the building. (OCA) *

II. TRANSPORTATION

A. STREETS/TRAFFIC

47. Repair any of the City's existing public infrastructure that construction damages per the most recent version of the T&ES Design and Construction Standards Memo to Industry 23-01, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****
48. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) ****
49. Finalize street names and addresses for mail delivery (addressed per the front door); for loading docks and entrances (addressed per the loading dock/loading entrance), and, for emergency services (addressed per street access), prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

B. BUS STOPS AND BUS SHELTERS

50. Provide a City Standard Victor Stanley bench for the existing bus stop located on Jamieson at Englehardt. (T&ES) *
51. Show the existing transit stop with bench on the Final Site Plan. All proposed facilities shall be ADA compliant and shall comply with the City's most current Transportation Planning Administrative Guidelines. The final design of the transit stop shall meet City standards to the satisfaction of the Director of T&ES. (T&ES) (Code) *
52. The bus stop at Jamieson Ave & Englehardt Ln (ID# 4000553) shall continue to follow the WMATA Guidelines for the Design and Placement of bus stops current at the time of preliminary plan approval, including the DASH-specific requirement that bus stop boarding pads must be at least 35-ft. wide, to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) *
53. Any new street trees located near bus stops should use the following guidelines to avoid conflicts with buses serving bus stops and other vehicles per the City's Landscape Guidelines, specifically: (P&Z) (T&ES) *
 - a. No new trees should be planted within three feet of the curb line and within 10-ft. of the pad for a bus stop.
 - b. Ensure vertical clearance of at least 15-ft to the existing tree canopy and prune existing branches out of the vehicle lanes as well as the bus stop zone which shall include the bus stop no parking zone.

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

54. Connect discharge from pool(s) to the sanitary sewer. (T&ES)

B. UTILITIES

55. If the applicant does not have a franchise agreement with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
56. Underground all overhead power and communication lines fronting the development prior to the Performance Bond release. (T&ES)****
57. Do not locate transformers and switch gears in the public right-of-way. (T&ES)
58. The City shall own and maintain all new fire hydrants on public streets. The applicant or their representative shall own, inspect, test, and maintain all hydrants on private streets. Install hydrants prior to issuance of the first Certificate of Occupancy. (T&ES) ***

C. SOLID WASTE

59. Purchase and install one [1] public space trash receptacle and one (1) public space recycling receptacle to the satisfaction of the Director of T&ES prior to Performance Bond. (T&ES) ****
- a. The applicant may reuse the existing trash receptacle along the site frontage if it is in good condition and acceptable to T&ES Resource Recovery.
 - b. Trash receptacles shall be Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid.
 - c. Recycling receptacles shall be Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection.
60. Place the receptacle(s) in the right-of-way and parks. In general, locate receptacles along the property frontage and at convenient locations in the vicinity of the site as approved by the Director of T&ES and shown on the Final Site Plan.
61. To the extent that the receptacles cannot be located where accessible for public collection, the applicant may agree to placing approved containers on private property and contract for private collection, disposal, and maintenance.

IV. **ENVIRONMENTAL**

A. STORMWATER MANAGEMENT

62. The applicant shall continue to maintain the existing stormwater best management practice facility located onsite. This includes downspouts, contributing drainage areas, and all other associated components of the facility as approved under DSP2002-00014. (T&ES)
63. The applicant shall incorporate stormwater management plan sheets approved under DSP2002-00014 into the first Final Site Plan submission. (T&ES)
64. Submit an addendum to the existing stormwater quality BMP and/or Stormwater Detention Facilities Maintenance Agreement currently recorded with the parcel and include the BMP Schedule and Guidelines with the addendum in the Final Site Plan. Execute and record the addendum agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES)

B. CONTAMINATED LAND

65. Indicate on the site plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
66. The restrictive covenants under VRP00184 shall be carried forward to this DSUP application.(T&ES)

C. NOISE

67. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release. (T&ES) *
68. **CONDITION REVISED BY PLANNING COMMISSION:** If the noise study identified noise impacted areas, the applicant shall:
 - a. ~~conduct a~~ Evaluate the building shell analysis performance of the new and existing building envelope (façade, roof, windows, doors, etc.), identifying ways to minimize noise and vibration exposure to future residents using either design changes or noise control measures and with the goal of achieving HUD standards for interior noise for residential units while maintaining the existing building envelope, especially the windows, where possible;
 - b. Submit the results of the building shell analysis evaluation and the noise commitment letter for review and approval of the Director of Transportation & Environmental Services prior to Final Site Plan release; and

- c. Disclose as a part of each tenant's lease that the building has not met HUD standards for interior noise, if, following the process noted in subsections (a) and (b) above, the building is unable to achieve said standards. (P&Z) (T&ES) (PC)*
- 69. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked, including construction vehicles and vehicles in the loading dock, per 9 VAC 5-40-5670 of the Virginia State Code. Prior to the issuance of the Certificate of Occupancy, post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES) ***
- 70. Submit a noise mitigation plan for the residential fitness center and potential retail/commercial space to address noise impacts from the use on other residents or businesses within the building. To the satisfaction of the Director of T&ES, the plan shall aim to achieve an interior noise level below 45dBA, consistent with the Noise Guidance Book used by the U.S. Department of Housing and Urban Development. Provide a commitment letter stating the applicant's commitment to implementing the mitigation measures specified in the plan. Submit the mitigation plan and commitment letter for review and approval by T&ES Office of Environmental Quality Staff prior to Final Site Plan release. (T&ES) *

D. AIR POLLUTION

- 71. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)

V. CONSTRUCTION MANAGEMENT

- 72. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval, and partial release of Erosion and Sediment Control for the Final Site Plan. Complete all the requirements of Zoning Ordinance Article XIII (Environmental Management) for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan prior to the partial Final Site Plan release. (T&ES) *
- 73. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
 - a. Do not remove streetlights without authorization from the City of Alexandria,
 - b. If streetlights are to be removed from the public right-of-way, then provide temporary lights until the installation and commissioning of new lights, *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *

- d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *
 - g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
 - i. Post copies of the plan in the construction trailer and give it to each subcontractor before they start work. ***
74. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall: (P&Z) (T&ES) *
- a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction worker parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected.
75. In the construction management plan, include chapters on: (T&ES) *
- a. **Maintaining pedestrian access.** Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry 04-18, or to the satisfaction of the Director of T&ES, throughout the construction of the project.
 - b. **Maintaining bicycle access.** Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project.
 - c. **Maintaining access to transit stops.** Stops shall remain open to the extent feasible for the duration of construction. If construction requires closing

of the stop located at the at northeast corner of Englehart and Jamieson Avenue, then the Applicant shall install a temporary ADA accessible stop. Coordinate with the T&ES Transportation Planning Division at 703.746.4088 as well as the transit agency serving the stop. Install signs noting the closure and the location of the temporary stop prior to ending service at the current stop.

- d. **Waste control program.** This program shall control waste (e.g., discarded building materials, concrete truck washout, chemicals, litter or trash, sanitary waste) and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment. Dispose of all waste offsite per all applicable federal, state, and local laws. Provide documentation as required per the City's Green Building Policy and conditions therein.

76. Conduct these pre-construction meetings: (P&Z) (T&ES) (Code) *, **

- a. Walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection and Code Administration staff to document existing conditions prior to Final Site Plan release.
- b. An in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any building or grading permits are issued.
- c. An in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work.

77. Identify these individuals prior to Final Site Plan release: (P&Z) (T&ES) *

- a. Certified Land Disturber (CLD) in a letter to the Division Chief of Permits & Inspections prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets. If the CLD changes during the project, then note the change in a letter to the Division Chief.
- b. Community liaison for the duration of the project. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes.

78. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches the proposed finished grade. Ensure the wall check shows: (P&Z) **

- a. Key dimensions of the building as shown on the approved Final Site Plan,
 - b. Key dimensions from the future face of finished wall above to the property line and any adjacent structures on the property,
 - c. Extent of any below-grade structures,
 - d. Foundation wall in place, and
 - e. Future face of finished wall above.
79. Submit a stamped electronic copy of an as-built development site plan survey, per the As-Built Development Site Plan Survey Checklist prior to applying for a Certificate of Occupancy permit. A registered architect, engineer, or surveyor shall prepare the as-built plan. (P&Z) (T&ES) ***
80. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) ****

VI. CONTRIBUTIONS

81. Contribute \$20,000 to the City prior to the Final Site Plan release for a Capital Bikeshare Station, for additional bicycles, and/or systems operations. Make all payments to the City of Alexandria and submit them to the Department of Transportation & Environmental Services with a cover letter to include the project name, case number, and explanation of the contribution amount in the payment submittal. (T&ES) *
82. Contribute \$114,547 to the City's Housing Trust Fund prior to receipt of a Certificate of Occupancy. Make all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing) ***

VII. HOUSING

83. If the project develops as all-residential, provide, eight (8) one bedroom, four (4) one bedroom and den, and five (5) two-bedroom, affordable set-aside rental units. If the project's total unit count and mix at the time of Final Site Plan are different than those approved at the time of the Preliminary Plan, the final set-aside count and mix will be evaluated for proportionality and equivalency in value prior to Final Site Plan release to the satisfaction of the Director of Housing; or

84. Rents for set-aside units shall not exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period from the date of initial occupancy of each affordable unit. For unit types not addressed by the LIHTC program, a junior one-bedroom shall rent at an efficiency rent; a one bedroom plus den shall rent at a one-bedroom rent; and a two-bedroom plus den shall rent at a two-bedroom rent. (Housing)
85. If at the time of lease up or lease renewal, the differential between the market rent and set-aside rent (as adjusted for utility allowances) for a comparable unit is less than 15 percent of the market rent, then the set-aside rent shall be reduced to maintain a differential of 15 percent for the term of the new lease or lease renewal. (Housing)
86. Total non-refundable fees, excluding application and pet fees, shall not exceed 15 percent of gross affordable rent. (Housing)
87. Residents of the set-aside units may be charged a monthly parking fee of up to \$50 (in 2025 dollars) or the standard fee whichever is lower for their first parking space. Any additional parking spaces shall be subject to standard fees. (Housing)
88. Recertify the incomes of set-aside resident households annually. (Housing)
89. Once an income-eligible household moves into a set-aside unit, that unit shall count as an affordable unit until the household's income increases to more than 140 percent of the then-current income limit. Provide one additional one-year lease term at the affordable rent but notify the household that at the end of one year the household shall not be eligible to continue at the affordable rent. (Housing)
90. Provide residents of set-aside units with access to all amenities offered within the entire development. (Housing)
91. Set-aside units shall be comparable in size and floor plan and have the same finishes as similar units in the development. Clustering of set-aside units shall be avoided. (Housing)
92. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing no less than 90 days prior to leasing. Provide the City with marketing information no less than 45 days prior to leasing, which shall include the affordable rents, fees, property amenities, and contact information for applications. The City shall notify interested parties of the availability of set-aside units. The applicant shall not accept applications for set-aside units until 45 days after providing written notification to the Office of Housing or until the Office of Housing advises the applicant that the information has been distributed and

posted, whichever occurs first. (Housing)

93. List all set-aside units at www.VirginiaHousingSearch.com, or an alternative website as identified by the Office of Housing at the time of lease up. (Housing)
94. Provide the City with the records and information necessary for annual compliance monitoring with the Housing conditions for the 40-year affordability period. (Housing)
95. Set-aside units shall comply with the City's Rent Guidelines Policy. (Housing)
96. If the project develops as for sale residential, provide 17 affordable set-aside for-sale units within the development, comprising eight (8) one-bedroom units for sale at \$225,000, four (4) one bedroom plus den units for sale at \$250,000, and five (5) two-bedroom units for sale at \$275,000 to households with incomes as designated by the City, or a mix of units as determined at the time of Final Site Plan to the satisfaction of the Director of Housing. These prices include the cost of one parking space per unit. Set-aside units sold without a parking space shall be subject to a \$30,000 price deduction or a deduction equivalent to the market-rate price of a comparable parking space on the property, whichever is lower.
97. The set-aside units shall be of comparable size and floorplan and with the same or comparable finishes, fixtures, and appliances as similar units in the development, excluding optional upgrades. Clustering of set-aside units shall be avoided. The allocation of ANSI and Type A units to the set-aside units shall be based on proportionality unless otherwise approved by the Director of Housing at the time of Final Site Plan. (Housing) *
98. Offer the same purchase incentives to potential market-rate and set-aside homebuyers, excluding sales price reductions or credits. Incentives may be non-monetary, such as complimentary move-in services. (Housing)
99. Provide residents of the set-aside units with access to all amenities offered in the entire development. (Housing)
100. Set-aside units shall be subject to deed restrictions recorded as covenants at the time of sale of each unit, per the City's resale restricted housing policy. The City shall provide covenant language before the final sale of any set-aside unit. (Housing)
101. Advise the Office of Housing in writing of the delivery schedule for the set-aside units no less than 180 days prior to anticipated delivery. The City and the applicant shall market the set-aside units jointly. The City reserves the right to select qualified buyers randomly through a lottery system. (Housing)

102. Disclose to the Office of Housing the market rate pricing of similar units prior to the sale of each set-aside unit. (Housing)
103. Pay real estate commissions (if any) up to a maximum of \$3,000 per unit on the set-aside units. (Housing)
104. Offer Virginia Housing mortgage financing to set-aside buyers through the City's preferred lender(s). If the preferred lenders are unable to offer a Virginia Housing loan, the selected lender shall offer a loan with interest rates and terms comparable to those provided by Virginia Housing. (Housing)
105. If the development involves Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), Section 108 loan funds, federal Housing Trust Fund, or other monies provided by the Department of Housing and Urban Development, the applicant shall consult and coordinate with Staff to ensure the project complies with all federal environmental statutes, laws, and authorities. (Housing)

VIII. PUBLIC ART

106. Work with City Staff to incorporate on-site public art elements or provide an equivalent monetary contribution for public art within the Small Area Plan per the City's Public Art Policy, adopted December 13, 2014, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)
107. If on-site public art is provided, identify the location, type, and goals for public art in the Final Site Plan. Select the artist, finalize locations and medium, identify construction materials and maintenance details, and provide a schedule for the art installation prior to Final Site Plan release. (P&Z) (RP&CA) *
108. If on-site public art is provided, install the art prior to issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (P&Z) (RP&CA) ***
109. The in-lieu contribution shall only apply to the new addition at a rate of \$0.30 per gross square foot, with a maximum contribution of \$75,000 per building prior to issuance of the first Certificate of Occupancy. On-site public art shall be of equivalent value to the contribution. (P&Z) (RP&CA) ***

IX. USES

110. Provide these conditions for the area marked for optional retail/commercial uses, to the satisfaction of the Director of P&Z: (P&Z)
 - a. A minimum of 15 feet floor-to-floor height.

- b. Maintain operable entrances along Jamieson Avenue. Include this requirement in each tenant's lease.
 - c. All ground floor windows for retail/commercial uses shall remain transparent, except as otherwise allowed by the Zoning Ordinance per § 5-511. Do not block windows with walls, film, storage cabinets, shelving, boxes, coat racks, storage bins, closets, or similar. Retailers may have display cases that face the street.
111. The applicant/owner may propose non- residential uses within the designated retail ready areas without a major amendment to the satisfaction of the Director of P&Z, subject to: (P&Z)
- a. Proposing retail, commercial, or other uses that are compatible in the multi-unit building,
 - b. Obtaining any type of special use permit for the use that the zoning district may require,
 - c. Providing entrances at the building exterior for each future non-residential tenant, and
 - d. Including the window visibility requirement of Condition 105 in the leases for future non-residential tenant(s).
112. Comply with the requirements below for retail-ready areas prior to Final Site Plan release, to the satisfaction of the Director of P&Z and the Climate Action Officer of OCA: (P&Z) (OCA) *
- a. Label retail-ready areas on the site plan.
 - b. Depict all windows and doors as using a curtainwall or storefront system, coordinating with sustainability requirements for envelope attributes and energy performance analysis.
 - c. Provide at least 15 feet floor-to-floor height.
113. The applicant/owner may designate a limited number of apartments for short-term rentals, as defined by §3-2-141 of the Code of Ordinances, provided that the number of short-term rental apartments or individuals renting those apartments does not meet the definition of a hotel per §2-161 of the Zoning Ordinance, which would require a change of use application. (P&Z)
114. Office and commercial uses currently permitted under the Carlyle SUP may continue on the property until such time as the applicant commences construction for the residential uses.
115. **CONDITION ADDED BY PLANNING COMMISSION: Renovation of common areas inside the existing building and building ingress and egress be designed and constructed to meet accessibility requirements for new construction**

as prescribed in the Virginia Statewide Building Code to the satisfaction of the
Director of Planning & Zoning. (P&Z) (PC)

Asterisks denote:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to the release of the building permit
- *** Condition must be fulfilled prior to the issuance of the Certificate of Occupancy
- **** Condition must be fulfilled prior to release of the bond

IX. CARLYLE SUP (SUP#2025-00048) CONDITIONS:

A. T&ES Conditions:

1. The construction or initial improvement of all public rights-of-way shown on the applicant's Plat of Subdivision, dated February 20, 1990, including the Black Heritage Park, shall be the responsibility of the applicant. Plans, profiles, and cross-sections, showing typical pavement and sidewalk sections, as well as full construction plans, for any street shown on the subdivision plat which is within or adjacent to the project area and which is to be constructed by applicant, shall be submitted with the final site plan for such construction or improvement and shall be approved prior to the release of the site plan. With the exception of landscaping (see ¶ III-15), the maintenance and repair of streets and sidewalks within public rights-of-way in the project area and of the Black Heritage Park shall be the responsibility of the city. With the exception of landscaping (see ¶ III-15), the maintenance and repair of all other public rights-of-way within the project area (primarily, medians running between the travel portions of streets) shall be the responsibility of applicant.
2. Preliminary plans and profiles for all storm and sanitary facilities for the entire project, together with all appropriate calculations, shall be submitted in conjunction with the first final site plan for the project and approved prior to the release of that site plan. These plans shall show any effects on upstream facilities which are or may be caused by the storm or sanitary lines or facilities serving the site.
3. The existing stone railroad bridge at Hooff's Run shall be retained as an historic 100 year old structure. Without disturbing the bridge, the Applicant shall design and construct, at its sole expense, a bypass structure and storm sewer to accommodate the stormwater flow from a 100 year storm; such design to be in accordance with a plan developed by the City Engineer or as mutually agreed upon by the City and the Applicant.
 - a. The Applicant shall stabilize and improve the bridge in accordance with its historic character. This stabilization and improvement shall include the replacement and securing of eroded and loose brickwork and stones, especially along the wing walls, and the clearance and removal of vegetation and trees growing within the walls in a manner which minimizes any disturbance to these walls; the repairing of the northern parapet of the bridge and the installation of handrails along the north and south parapets of the bridge.
 - b. The Applicant shall undertake and complete the work required by this condition in a manner which preserves the historical integrity and character of the bridge and its immediate environs, and the work shall be performed to the satisfaction of the Director of Transportation and Environmental Services. Applicant's final design and plans for the work required by this condition shall be submitted to the director for his review and approval.

- c. The construction of the bypass structure/storm sewer and the stabilization and improvement of the bridge shall commence within 60 days after the City has completed the undergrounding of the 230 kv power lines identified in Condition #34 and after the City has made available to the applicant the requisite easement across the property of Virginia Power to the north of the bridge.
 - d. Applicant shall dedicate the bridge and adjacent right of way for the extension of Jamieson Street within six months following the completion of the bypass structure/storm sewer and the stabilization and improvement of the bridge as required in this condition.
4. Slope protection and channel improvements shall be provided along Hooff's Run, to the extent specified by the Director of T&ES, to accommodate stormwater flow from the project site. Construction of this protection and these improvements shall occur at the same time the construction referenced in ¶ III-3 takes place.
5. Prior to the removal or abandonment of any existing storm or sanitary sewer on, serving or passing through the project site and except in situations covered by BOCA, a new replacement sewer shall be in place and in service, and all necessary dedications and easements shall have been recorded.
6. A plan and design providing channel protection along the portion of Hooff's Run which is adjacent to the Black Heritage Park and the adjacent cemeteries shall be submitted with the first final site plan for the project and shall be approved by the Director of T&ES before the release of that site plan. Construction of this channel protection shall be the responsibility of the applicant and shall commence within six months of the release of the site plan and thereafter shall be diligently pursued.
7. Preliminary plans for undergrounding utilities throughout the project site, along with the engineering plans and profiles required under ¶ II-5, shall be submitted with the first final site plan for the project, and shall be approved prior to the release of that site plan. No utility facility or component (e.g., electric transformers, switches, inter-connections) shall be located on any sidewalk within the project area, including those (if any) not located within a public access easement, or below such an area in a manner which has any visible or physical effect on the sidewalk (e.g., grates, ventilation shafts), unless expressly approved by the Director of T&ES and, where applicable, adequately screened to the satisfaction of the director. Nor shall any such facility or component be placed on any vehicular right-of-way within the project area. Unless otherwise expressly approved by the Director of T&ES, all utility facilities and components within the project area shall be located within project buildings and, where applicable, screened, to the satisfaction of the director, from the view of persons using a public right-of-way or pedestrian area within the project area.
8. Any traffic signalization proposed by the applicant and any signalization required by the Director of T&ES shall be shown on the final site plan for the portion of the project area in which the signalization is to be installed. The acquisition and installation costs of any

traffic signal or signalization approved or required by the director shall be the responsibility of the applicant, and payment of such costs shall be made to the city prior to the release of the site plan. Any signalization approved or required by the Director as part of a final site plan shall be installed and properly operating prior to the issuance of a certificate of occupancy for any building which, in the director's view, is to be served by the signalization.

9. Specifications and associated calculations for the lighting of streets and other public rights-of-way and for the areas to be developed within the project area shall be submitted with final site plans. Prior to the release of any final site plan, the lighting for all streets and development areas covered by the plan shall be approved. In addition, light fixtures and poles proposed for streets and other public rights-of-way shall be identified in final site plans and shall be approved by the director of Planning and Community Development prior to the release of any plan. All fixtures located on or along streets and pedestrian access areas shall be uniform throughout the project area. The acquisition and installation costs of all lighting within the project area, including on public rights-of-way, and along the streets adjacent to the project area which the applicant is responsible for enlarging or otherwise improving (see ¶ II-5) shall be the responsibility of the applicant, and a bond in the amount of such costs shall be made to the city prior to the release of the site plan showing such lighting.
10. **CONDITION AMENDED BY STAFF:** The names of all streets, within the project area shall be approved by the City's Planning Commission. All new streets shall be named, and said street Consistent with current requirements, names for public streets require Planning Commission approval through a Street Name Case request.
11. No demolition shall occur within the project area without a demolition permit issued by the City's Office of Code Enforcement.
12. All buildings constructed within the project area shall be protected against methane gas in a manner approved by the Director of T&ES or his designee. Applicant shall study the economic alternatives for using methane gas from the project area and shall furnish a report to City Council within four months of the date of approval of this permit.
13. Prior to the release of any final site plan for any area within the project area, an analysis of the soil within the project area as well as of the groundwater below the project shall be submitted to the Virginia Department of Waste Management and the city, and a remediation plan meeting all requirements of that department and the Virginia Water Control Board, and agreed to by the Directors of T&ES and the City's Department of Health ("DOH") and the applicant, shall be finalized. Unless otherwise required by a remediation plan, all remediation work in any portion of the project area required either by the Department of Waste Management, on the basis of the analysis submitted by applicant or otherwise, or by any other governmental entity having regulatory jurisdiction over such soil, groundwater, surface water or sediments, shall be completed in a manner found acceptable by the department or such other governmental entity prior to the release of any grading, building or similar permit for that portion of the project area.

- 13A. Also prior to the release of any final site plan for any area within the project area, the applicant shall have initiated contact with the United States Army Corps of Engineers and the Virginia Marine Resource Commission regarding the potential jurisdiction of those agencies over any of the applicant's proposed activities with respect to the project area. All necessary authorizations of both agencies shall be obtained by the applicant before the release of any grading, building or similar permit that could allow activities subject to the jurisdiction of either agency.
14. No interim parking of vehicles shall be permitted on vacant land within the project area without a special use permit, except that construction and worker vehicles may be parked on such land with the approval of the Director of T&ES.
15. All landscaping within all public parks, and within all public street easements and public street medians shall be provided and maintained, including its replacement, by CDC and its successors with the following exceptions:
 - a. Landscaping within the Block A park shall be maintained and replaced by the City.
 - b. Any additional landscaping added by the City within the African American Heritage Park or the Block A Park after their dedication to the City shall be maintained by the City.
 - c. The replacement of any landscaping which is damaged or destroyed due to catastrophic weather events, or due to traffic or other such accidents shall be the responsibility of the City.
16. Maintenance of George's Lane shall be the responsibility of the City upon acceptance by the City of the street. (SUP97-0157)
17. A detailed soils report, together with recommendations for sheeting and shoring, excavation and foundation design, shall be submitted with each final site plan and shall address the construction proposed by the plan. No site plan shall be released until applicant's plans for sheeting and shoring, excavation and foundation work have been approved. See ¶ III-83.
18. All buildings within the project area and all individual residential units, retail establishments, offices and other uses within those buildings shall be designed to accommodate the separation of waste materials (e.g., office paper, glass, plastics, newspapers, metal) to facilitate their collection and recycling.
19. A permanent storage area, no smaller than 20 feet by 20 feet, shall be provided within the project area for the short-term placement by the city of sweeper debris. The area shall be made available to the city after certificates of occupancy have been issued, in the aggregate, for 1 million square feet of office space in the project area. The storage area shall be easily accessible by street sweeping and debris removal equipment, and may be incorporated in the waste disposal area of a building within the project area.

20. Trash receptacles, of a design approved by the Director of T&ES, shall be provided along streets within the project area at locations approved by the director. Applicant shall be responsible for the initial acquisition, the maintenance and, where required, the replacement of all such receptacles.
21. Each townhouse constructed within the project area shall be designed to accommodate the refuse can utilized at the time in the city's "Super Can" refuse collection program. Applicant shall be responsible for purchasing from the city at least one such can for each townhouse at the time a building permit for the townhouse is submitted.
22. Condition 22 is intentionally deleted.
23. Bus shelters, designed to the satisfaction of the Director of T&ES and the Alexandria Transit Company ("ATC"), shall be constructed throughout the project area at locations determined by the city, ATC and applicant. The costs of constructing all such shelters shall be the responsibility of the applicant. In addition, the maintenance of all such shelters shall be the responsibility of applicant.
24. The intersection at Duke Street and Diagonal Road shall be modified, to the satisfaction of the Director of T&ES, to restrict motor vehicle travel between the project area and the King Street Metro Station to busses only.
25. A pedestrian tunnel under Duke Street from the west side of Dulany Street to the west side of Diagonal Road and related items shall be designed and constructed, or in the case of some related items reconstructed, by the applicant at its sole expense to the satisfaction of the Directors of T&ES and P&Z. The related items shall consist of adjoining sidewalks, medians and the plaza at the Crescent Park, as well as lighting, gates, signage, security features and a kiosk or similar structure. No construction north of Duke Street shall be required except the minimum necessary to connect with the north side of the Duke Street right-of-way. Construction of the tunnel shall be completed by December 31, 2003 unless the U.S. Patent and Trademark Office relocation to Carlyle does not proceed, in which case the construction of the tunnel shall be completed by a date to be determined by City Council. Upon completion of construction of the tunnel and acceptance of the tunnel by the City, the City shall assume full responsibility for the tunnel, including all maintenance and liability, except that CDC and its successors or assigns acceptable to the City shall be responsible, at its or their sole expense, for providing cleaning/custodial services for the tunnel and for the costs to provide security for the tunnel. The City Manager shall determine the type and extent of security to be provided in the tunnel. The City Manager shall also determine the hours of operation for the tunnel. Funds for tunnel security may come from the TMP account for Carlyle, to the extent such funds are not otherwise obligated under paragraph 2 of the TMP.
26. Prior to the release of the first final site plan for the project area, applicant shall pay to the city \$100,000 as a contribution towards construction of a pedestrian connection between the King Street Metro Station and the adjacent commuter rail train station.

27. Lot 514, as shown on applicant's Plat of Subdivision, dated February 20, 1990, shall be dedicated to the city within 6 months of the release of the first final site plan for the project. Within 6 months of the release of this site plan, all rails, ties and other track elements shall be removed from this land and from the land owned by the city and by the Norfolk Southern Railroad which lies to the south of Duke Street and the east of Holland Lane. Following the removal of all track elements from the land described in this paragraph, but no more than 6 months after the release of the first final site plan for the project, all such land shall be graded, to the satisfaction of the Director of T&ES, to provide adequate drainage.
28. All sidewalks within the project area, whether or not located within a public right-of-way, shall be constructed of brick and shall conform to all City of Alexandria construction standards.
29. All driveways entering a parking garage within the project area shall be aligned, to the satisfaction of the Director of T&ES, to minimize conflicting vehicle movements. The location and width of each driveway entrance shall be shown on a final site plan. Each such driveway shall provide one entrance and one exit lane for every 500 parking spaces, or portion thereof, within the garage it serves. Thus, for instance, the driveway serving a parking garage of 1,300 spaces shall have a minimum of 6 lanes--3 for ingress and 3 for egress. However, with the approval of the Director of T&ES, lanes may be made reversible, thereby reducing the number needed to be provided.
30. All on-street parking controls and restrictions within the project area shall be determined by the city. Any such controls and restrictions which applicant desires shall be shown on its final site plans. Any parking meters which are placed on public rights-of-way within the project area at applicant's request shall be acquired and installed, in accord with city specification, by applicant.
31. Any special paving materials which applicant decides to utilize within the project area for pedestrian crosswalks across public streets shall be approved by the Director of T&ES and shall be purchased, installed, maintained and, if needed, replaced by applicant. Following the release of the first site plan for the project area which includes office or residential buildings, applicant shall, at all times, store at least 1,000 such pavers within the project area.
32. Holland Lane between Duke Street and Eisenhower Avenue shall be widened by applicant at its sole expense to four undivided lanes with curbs and gutters, sidewalks along both sides of the right-of-way, street lights and landscaping. Engineering plans and profiles for this widening shall be submitted with, and shall be approved prior to the release of, the first final site plan for the project area. See ¶ II-5. Construction of this widening shall commence within 6 months of the release of such site plan and shall thereafter be diligently and continuously pursued until completion.

33. Eisenhower Avenue shall be extended by applicant at its sole expense from Hooff's Run Drive to Holland as a four lane divided roadway with curb and gutters, sidewalks along both sides of the right-of-way, street lights and landscaping. Design and engineering plans and profiles for this widening shall be submitted with, and shall be approved prior to the release of, the first final site plan for the project area. See ¶ II-5. Construction of this widening shall commence within 6 months of the acquisition of all necessary land rights and shall thereafter be diligently and continuously pursued until completion.
34. The City of Alexandria shall underground the 230 kv power transmission lines along Holland Lane from the future location of Jamieson Street to a point approximately 150 feet south of the Alexandria Sanitation Authority bridge. The Applicant shall prepare a level pad site (approximately 70' x 150') at the southern point of this undergrounding and shall make available to Virginia Power any required easements relating to the undergrounding along Holland Lane. This undergrounding work shall be carefully coordinated with Applicant to ensure that it causes a minimum of disruption to other work which Applicant may be undertaking in the vicinity. Commencement of the undergrounding of the 230kv power lines shall begin as soon as practicable. Applicant shall reimburse the City for all costs associated with such undergrounding work in accordance with a schedule of payments to be determined by the Director of T&ES.
35. Condition 35 is intentionally deleted.
36. Modifications to the intersection of North Street and Mill Road shall be made by applicant at its sole expense, as defined by and to the satisfaction of the Director of T&ES. Design and engineering plans and profiles for these modifications shall be submitted with, and shall be approved prior to the release of, the first final site plan for the project area. See ¶ II-5. Construction of the modifications shall commence within 6 months of the acquisition of all necessary land rights, and shall thereafter be diligently and continuously pursued until completion.
37. Modifications to the intersections of Eisenhower Avenue and streets providing access to the project area shall be designed and constructed by applicant at its sole expense, to the satisfaction of the Director of T&ES.
38. No traffic circle at the intersection of Eisenhower Avenue and Holland Lane shall be constructed unless it is designed to the satisfaction of the Director of T&ES.
39. All intersections of Duke Street and street providing access to the project area shall be designed and constructed by applicant at its sole expense, to the satisfaction of the Director of T&ES. Engineering design plans and profiles shall be submitted with, and shall be approved prior to the release of, the first final site plan for the project area. Construction of these intersections shall commence either within 6 months of the release of the site plan or by another date determined by the director, and shall thereafter be diligently and continuously pursued until completion.

40. (a) A collector/distributor roadway, generally as shown in a January 29, 1990, document entitled "Draft Justification and Study of Modifications of the Existing Interstate 95 Interchanges, U.S. Route 1 and Telegraph Road Interchanges, Alexandria, Virginia," shall be designed, engineered and constructed along the north side of the Capital Beltway which connects the U.S. Route 1 and Telegraph Road interchanges to the Beltway and provides access to and from Mill Road. If the alignment of this roadway disturbs in any manner the current access which the Alexandria Police Department and Sheriff have from Mill Road to the Alexandria Public Safety Center, any modifications to the alignment of, or other alterations or improvements to, Mill Road necessary to preserve such access, as determined by the Director of T&ES, shall be made. The costs of designing, engineering and constructing this connector/distributor roadway and any such modifications, alterations or improvements to Mill Road shall be the sole responsibility of applicant; provided, however, that applicant's responsibility shall be reduced by any federal or state funding received for the such design, engineering and construction work; and provided further, that any contributions toward this work received by the city from owners or developers of other property in the Eisenhower Valley shall be paid to applicant. The design and construction of the connector/distributor roadway shall comply with all applicable state and federal requirements and standards, and all design and engineering plans and profiles for the roadway shall be submitted to the Director of T&ES for his approval. In the event that the U.S. Patent and Trademark Office relocation to Carlyle does proceed in whole or in part, substantial construction of the collector/distributor roadway, pursuant to this condition, shall commence no later than July 1, 2003, and shall thereafter be diligently pursued to completion. As used herein, "construction" means the uniting together of construction materials on the site for the permanent, physical structure of the roadway. The applicant has agreed that, in the event it fails to comply with the requirements of the prior two sentences, it shall be subject to an action by the City, filed in the Circuit Court for the City of Alexandria, to enforce the requirements.
- (b) No certificates of occupancy shall be issued for any office space located on Block P unless and until construction of the collector/distributor roadway described in paragraph (a) has been completed and the roadway is in operation.
- (c) Notwithstanding any other provision in this condition, the requirement for the construction of the collector/distributor roadway described in paragraph (a), and the prohibition against the issuance of certificates of occupancy in paragraph (b), shall not apply in the event that, and for so long as, construction has commenced, and continues to be diligently pursued, of all or part of the Woodrow Wilson Bridge replacement project, said project being described in the Record of Decision issued by the United States Department of Transportation on November 25, 1997 (regardless whether that Record of Decision is supplemented or replaced by a subsequent similar decision document), and including access ramps providing direct access from the inner loop of the Beltway to Mill Road and from Mill Road to the outer loop of the Beltway. This condition shall be of no further force or effect once these access ramps linking the Beltway with Mill Road are in operation.

41. Each building to be constructed within the project area shall be included in a final site plan, meeting all applicable requirements of the city's then existing site plan ordinance and filed with the Department of T&ES, and no construction of any building may commence until a final site plan encompassing the building has been approved and released by the department.
42. All parking garages shall have clearances, at least on their first parking level, which are adequate to accommodate full-size vans.
43. No structure within the project area shall be constructed at a height, in a location or otherwise in a manner which will obstruct, in any way, the nature or quality of microwave transmissions between the tower of the Masonic Temple, located at the intersection of King Street, Russell Road and Callahan Drive, and the city's Public Safety Center located on Mill Road. Nor shall any construction or other activity within or adjacent to the project area cause any obstruction to such microwave transmissions.
44. Pursuant to applicant's offer, in response to a request for proposals issued by the city in March 1989, to convey land within the project area to the city as the site for a new United States Courthouse and the city's March 18, 1989 acceptance of applicant's offer, applicant shall enter into a contract with the City within 30 days of the decision by City Council, under section 7-6-28(i) of the Alexandria City Code, to grant a special use permit approving a plan of development for the project area, for the conveyance of Block I to the city; provided, that applicant's obligation to convey Block I is contingent upon the city's subsequent conveyance of the block to the United States for construction of a new United States Courthouse.
45. Except as otherwise expressly stated in the code requirements and conditions set out above and in the conditions set out below, applicant shall develop the project area in full accord with, and shall be subject to all narrative statements and drawings made in, its Plan of Development, as defined in ¶ I-1.

B. Recreation Conditions:

46. Within six months of the issuance of this permit by city council, applicant shall contribute \$200,000 to the city for upgrading, maintaining, lighting or otherwise improving one or more athletic fields within the city.
47. Two tennis courts shall be provided within the project on Block A. In addition, a dog run area shall be constructed on the adjoining 2.12 acres of land. The surface for the dog run area shall be the existing mix of gravel and landscaping, with no fewer than ten shade trees planted at locations around and/or within the area to the satisfaction of the Director of RP&CA. Further, the dog-run shall be fully fenced, water shall be provided to the site, and no fewer than four benches shall be provided. The courts and the dog run shall be dedicated to the City for recreation purposes. Once the City accepts the dedication of the courts and dog area, the City shall be responsible for their maintenance.

48. Within 12 months of the approval of a special use permit for the project area, one or more athletic fields shall be constructed on Block P in the project area, in accordance with specifications provided by and to the satisfaction of the Director of Recreation and Cultural Affairs. Such construction shall include the clearing and grading of Block P in accordance with specifications provided by the Director of Recreation and Cultural Affairs. This athletic field or fields so constructed shall remain the sole use of Block P until the approval and release of a final site plan providing for the development of the block. Applicant shall not be responsible for lighting or maintaining any athletic field on Block P.
49. In connection with all street trees within the project area, below-grade planting troughs, meeting the specifications of the Director of Recreation and Cultural Affairs, shall be provided to increase available growing space, and adequate under drainage and soil mixtures shall be furnished. Trees located above parking garages shall be placed in above-grade planting troughs meeting the specifications of the director.
50. A playground shall be constructed in connection with the day care center to be built within the project area. The playground shall meet all specifications of the Director of Recreation and Cultural Affairs.
51. (a) John Carlyle Square, Dulany Gardens, The Crescent, Courthouse Square, and the Eisenhower Avenue Rotary are major open spaces which shall be constructed and maintained by the Carlyle Community Association, but subject to a public access easement. The design of these spaces shall be to the satisfaction of the Directors of P&Z and RP&CA who may consult with the DRB. At a minimum, the spaces shall be developed with the level of landscaping shown on the approved development plan. In addition, the following requirements shall be met:
 - (i) John Carlyle Square shall be designed consistent with the proposed Block D guidelines, to include landscaping and hardscaping intended to accommodate informal and formal outdoor events, shows and other activities for workers, residents, retail patrons and visitors to Carlyle, as well as residents of the city at- large. At a minimum, the Square shall include a small stage, fountain or similar design element, tables and benches for eating and playing chess or other games, space for lawn games, irrigation for landscaping and lights. Vendors shall be permitted to operate on the Square generally if approved specifically by separate SUP or, for specific events or activities, if authorized by the Director of RP&CA. The City shall have the right to program use of the Square for up to 10 events per year. Jamieson Street shall not go through the park.
 - (ii) Dulany Gardens shall be developed with lawn and landscaping, pathways, seating, and a fountain, in keeping with the design which has already been approved by the Design Review Board for portions of the park as depicted on the plan entitled 'The Parks at Carlyle, Alexandria, Virginia, Dulany Gardens' and dated 3/03/95.
- (b) The African American Heritage Park and the Block A Park shall be dedicated to the city.

- 52. Consideration shall be given to the development of an ice skating rink in the Gardens area which would convert to a fountain/pool in the summer.
- 53. Assistance in the planning of an extension of the bike trail from Eisenhower Avenue underneath the Beltway at Payne Street/Hooff's Run to link up with the Mt. Vernon Trail at Hunting Creek shall be provided.
- 53A. A good-faith effort shall be made by applicant to locate and develop active recreational space at the south end of the Black Heritage Park near the Alexandria Sanitation Authority or elsewhere within the project area.
- C. Housing Conditions:**
- 54. At least 40% of the floor area dedicated to residential use, excluding that provided for elderly housing, shall consist of dwelling units with not less than two bedrooms.
- 54A. Condition 54A is intentionally deleted.
- 55. Prior to the release of the first site plan for the project area, applicant shall contribute \$2.3 million to the City's Housing Trust Fund. An additional \$2.3 million shall be paid in five equal annual installments on the anniversary date of the first payment of \$2.3 million, with each payment adjusted so that it is made in constant 1990 dollars. Constant 1990 dollars shall be defined according to the Index known as the "U.S. Bureau of Labor Statistics Consumer Price Index For All Urban Consumers: Selected Areas, By Expenditure Category And Commodity And Service Group," for the expenditure subcategory "shelter," for the Washington D.C.-Maryland-Virginia SMSA. In the event the subcategory "Shelter" shall cease to be maintained, the designated category shall be "All Items" of the aforesaid Index. The designated Index and category or subcategory published next before the initial payment of \$2.3 million shall serve as the "base index," and like data published next before each subsequent installment shall serve as the "installment index." Each such annual installment shall be the sum of (i) \$460,000 and (ii) an amount computed by multiplying the sum of \$460,000 by the percent change in the designated CPI Index between the "base index" and the applicable "installment index." All payments made pursuant to this paragraph shall be placed and retained in a special City fund until a report from staff is received and approved by City Council regarding the manner in which these monies are to be used to subsidize rents and/or home purchases at this project or elsewhere in the City.
- 55A. The Block O development is receiving additional residential density through the provisions of Section 7-700 of the Zoning Ordinance and shall be subject to the following:
 - a. The developer shall provide six (6) affordable units for income eligible households. Three (3) will be one-bedroom units and three (3) will be two-bedroom units. A parking space shall be provided with each unit.
 - b. The set aside units shall be of comparable size, construction quality and exterior design to the market rate units in the development and shall be located throughout the buildings. Interior finishes and features must be durable, of good quality and

- consistent with contemporary standards for new housing, and must meet or exceed the minimum standards set forth by the Virginia Housing Development Authority (VHDA) for the Low Income Housing Tax Credit Program. Renters or owners in these set aside units shall have access to all community amenities.
- c. If the project is developed as rental development, the set-aside units shall be maintained as affordable rentals for a period of thirty (30) years. Rents (including utility allowances) for the set aside units shall not exceed maximum rents allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at or below 60% of the Washington DC Metropolitan Area Family Median Income.
 - d. The developer shall re-certify the incomes of qualifying households annually. The developer shall provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions for the 30-year affordability period.
 - e. Once an income-eligible household moves into a set-aside unit, that unit will be considered an affordable unit until the household's income increases to more than 140% of the then-current income limit. At that time, the over income household shall be allowed to remain, but the next available unit of comparable size (i.e., with the same number of bedrooms) must be made available to a qualified household as a set-aside unit. Once the comparable unit is rented, the rent of the over-income unit may then be increased to market rate in accordance with any lease restrictions.
 - f. Applicants receiving Housing Choice Voucher/Section 8 assistance will not be denied admission on the basis of receiving Housing Choice Voucher/Section 8 assistance. Such assistance payments will be treated as income for the purpose of determining minimum income eligibility.
 - g. If the market rents are less than anticipated, the set-aside unit rents (as adjusted for utility allowances) will continue to be used as the affordable rents; however, in the event the differential between the market rents and the set-aside unit rents falls below \$150, the affordable rents shall be reduced to maintain a differential of at least \$150 at all times.
 - h. If the set-aside units are marketed as condominiums to first time homebuyers, the sales price shall be in accordance with the current rate for purchasers qualifying for the City's Moderate Income Homeownership Program (MIHP). The sales price shall include one parking space for each unit. Deed restrictions governing re-sale shall be consistent with the City's policy at the time of sale.
 - i. In the event that a portion of the development is developed as rentals and a portion is developed as condominiums, the set aside units will be included in the rental portion.
 - j. If the developer proposes any amendments to the approved Affordable Housing Plan following occupancy, such amendments must be submitted to the Affordable Housing Advisory Committee for its consideration, and will require final approval from the City Manager. The number of total set-aside units shall remain the same. (SUP#2009-0081)

56. Applicant shall diligently pursue tax exempt financing, tax credits and other forms of housing subsidies which could be used together with the contributions provided under ¶ III-55 to maximize the number of non-elderly subsidized housing units constructed and occupied within the project area. In pursuing these matters, applicant shall work closely with the City's Office of Housing.
57. A plan for employer-assisted housing options to be presented to businesses leasing or purchasing space in the project area shall be submitted to the city's Office of Housing within 6 months of the issuance of the project's first certificate of occupancy. This plan shall be designed to assist employees working within the project area to reside there or elsewhere within the city.
58. First priority for the non-elderly subsidized housing provided within the project area shall be given to households with at least one member who works within the city, including within the project area, and second priority shall be given to households living but not working in the city.
59. Applicant shall work with the City's Department of Human Services Private Industry Council and the Urban League of Northern Virginia to develop and implement a job training and job placement program designed to provide training and employment opportunities to city residents with construction, retail, office and other employers working within the project area.
- 59A. The Oliver Carr Company will post notices of job openings (not filled internally) with Alexandria Office of Employment and Training, the Alexandria Urban League, the Virginia Employment Commission, and the Alexandria newspapers and use these entities as a first source for the hiring of engineers, porters, day matrons, security guards, receptionists and secretaries for the buildings managed by Carr within the CNS project. In addition, Carr will provide training for those employees at Carr's expense. It is anticipated that up to 150 to 200 employees will be hired for these positions. In addition, CNS will educate the office and retail tenants and the hotel operator within the project regarding the services provided by the Alexandria Office of Employment and Training and will provide matching funds up to \$100,000 to any tenant(s) who hire the Alexandria OET to train employees within the project.

E. Vesting, Phasing and Related Conditions:

60. Upon issuance of this special use permit by city council under section 7-6-28(i) of the Alexandria City Code and so long as all conditions set out in this permit, including the conditions in ¶¶ III-62, -63, -64 and -65 below, and in the permit issued by council under section 7-6-325 of the City Code are satisfied, applicant shall be entitled to develop the project area in accordance with the following schedule of uses and "gross square footage," as that term is defined below:

<u>USE</u>	<u>GSF</u>
Office.....	1,797,500
Office with no more than one parking space per 1,000 gsf	1,000,000
Courthouse.....	400,000
Residential.....	3,147,500
<u>Residential subject to Condition #116.....</u>	<u>67,515</u>
Hotel.....	300,000
Retail and Health Club.....	258,000
Day Care Center.....	4,500
 TOTAL.....	 6,907,000

"Gross square footage" shall mean the sum of all horizontal areas under a roof or roofs, measured from the exterior faces of walls or from the centerline of party walls, excluding (i) penthouses and other structures containing heating, cooling, ventilating and related equipment and not susceptible to storage or occupancy, (ii) areas uses exclusively for the parking of motor vehicles and ancillary areas (e.g., elevator lobbies and shafts, and stairwells, serving such parking areas), whether above or below grade, (iii) attic space less than 7 feet, 6 inches in height, and (iv) areas dedicated solely to pedestrian 'skywalks, arcades, tunnels and bridges' as identified on the preliminary plan for the PTO project, provided that all such connections across public streets shall be underground. In the event any of the conditions referenced above in this paragraph are not satisfied, this permit shall, unless otherwise provided by city council, become null and void as to all development within the project area on which construction has not commenced; provided, that it is understood and agreed that the United States of America (USA) as the owner of Lot 506 within the project area is not subject by law to the conditions herein, and that the failure of the USA as the owner of Lot 506 to comply with this Special Use Permit shall not void, nullify or otherwise invalidate the rights of the Applicant, its successors or assigns to develop the project area, in accordance with this Special Use Permit as amended. At such time, if ever USA conveys Lot 506 to a non-governmental entity, that the owner of the lot and the lot itself shall be subject to the provisions of this Special Use Permit, and the lot shall become a part of the owner's association for the lands subject to this Special Use Permit.

The gross square footage numbers in this condition are all maximum development levels and may be reduced on a block-by-block basis by the applicant as development progresses, notwithstanding the provisions of R-65, and so long as development remains consistent with the overall concept plan for the development and the block-by-block design guidelines, as determined by the Director of Planning and Community Development.

61. Upon the occurrence of any event identified in subparagraphs (a) through (g) below, applicant may request permission from city council to "transfer" gross square feet of development, up to the number of feet specified below for each "event," from the category of "residential" or "office with one parking space per 1,000 gsf" use (the "transferor use") to "office" use (the "transferee use"), subject to the provisions in ¶ III-62; provided, however, that no transfer may occur unless and until the "event" identified

in subparagraph (a) occurs and Norfolk Southern has engaged in serious and constructive dialogue regarding the extension of the commuter rail line beyond Manassas as determined by the City Manager. Without council approval of a transfer request made under this paragraph, the transfer from "transferor" to "transferee" use shall not be undertaken. Council may deny a request made pursuant to this paragraph upon a finding that the increase in morning or afternoon peak hour traffic traveling to or from, respectively, the project area which will result from the requested transfer (i) exceeds the additional traffic-carrying capacity of the road system serving the project area which will result from the "event" and (ii) will have a significantly adverse effect upon the morning or afternoon peak hour traffic conditions on that road system. In addressing the standard in the preceding sentence, council shall consider, in addition to all other evidence, a study, prepared by a qualified consultant who has been selected jointly by applicant and the city and who is compensated by applicant and the city or, at the city's discretion, solely by applicant, which analyzes and compares the traffic impacts of existing development within the project area and the "transferor" use without the "event," and the traffic impacts of such existing development and the "transferee" use with the "event." Council shall decide a request made pursuant to this paragraph within 60 days of the filing with the city of the consultant study and, if a decision has not been made within that period, the request shall be deemed approved, unless applicant consents to an extension of the 60-day period. "Events" and the maximum number of gross square feet which they will support are as follows:

- a. commencement of construction of the collector/distributor roadway described in III-40: 500,000 gsf
- b. commencement of construction of the Clermont interchange: 500,000 gsf
- c. commencement of construction of the widening of the Wilson Bridge: 500,000 gsf
- d. commencement of construction of the extension of Metro to Springfield: 500,000 gsf
- e. commencement of construction of a flyover from westbound I-95 to Eisenhower Avenue at Stovall Street: 250,000 gsf
- f. initiation of commuter rail operations from Fredericksburg and Manassas to Alexandria: 250,000 gsf
- g. commencement of construction of Eastern Bypass to the Capital Beltway: 250,000 gsf

This paragraph does not limit or affect in any other manner applicant's right to transfer "office" or "office with no more than one parking space per 1,000 gsf" use to "residential" use.

Notwithstanding the foregoing, the applicant may transfer gross square feet of development, up to the number of feet specified for each event, from the category of residential or office with one parking space per 1,000 gsf use to office use, subject to the provisions in condition 62, provided that the General Services Administration selects Carlyle as the new location of the U.S. Patent and Trademark Office. Such transfers may occur regardless of whether the event identified in subparagraph a. above has occurred and shall not require further Council approval. (Amended SUP96-0092)

62. **CONDITION AMENDED BY STAFF:** Any transfer of square feet of development to "office" use pursuant to ¶ III-61 is subject to the following limitations and conditions:

- a. At the conclusion of all transfers authorized pursuant to R-61, the project shall not exceed the following schedule of uses and gross square footage:

<u>USE</u>	<u>GSF</u>
Office.....	<u>3,788,157</u> <u>3,641,443</u>
Courthouse.....	400,000
<u>Residential*</u>	<u>2,273,531</u> <u>2,420,245</u>
<u>Residential subject to Condition #116....</u>	<u>67,515</u>
Hotel.....	230,000
Retail and health club.....	210,598
Day care center.....	4,500
Total.....	<u>6,906,786</u> <u>6,974,301</u>

* Residential includes elderly housing (Lipnick or other entity approved by the City)

- b. no transfer after January 1, 1995, may result in development within the project area being inconsistent with the zoning regulations then applicable to the area; provided, that the regulations with which the development is inconsistent (i) become effective after January 1, 1995, (ii) are enacted pursuant to a rezoning of at least the area of the city addressed in the city's 1990 small area plan for the King Street Metro area and the Eisenhower Valley, which rezoning applicant, stipulates and agrees shall be a comprehensive rezoning for purposes of judicial review, and (iii) are, in the event of a judicial challenge, sustained by a court of law
- c. no transfer may result in a combination of uses within the project area which is inconsistent with the percentages set out in ¶ III-63 below
- d. no transfer may occur following the failure of applicant to satisfy the conditions set out in ¶ III-64 below
- e. no transfer may result in conditions which are inconsistent with the Plan of Development unless expressly authorized by council. (Amended SUP96-0089) (Amended by SUP 2009-0066)

63. Condition 63 is intentionally deleted.

64. Construction of development, which for purposes of this paragraph includes infrastructure improvements, shall commence within the project area prior to April 18, 1995, and thereafter Applicant shall diligently and continuously pursue completion of all development within the project area. In the event there is no substantial construction activity proceeding on a continuous basis within the project area for more than 24 months, applicant shall be deemed not to have satisfied the requirement that it "diligently and continuously pursue" completion of development within the project area. Block P shall expire and become null and void, unless substantial construction of the project is commenced within 36 months of City Council approval (December 15, 2018) and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after approval to update the City Council on the

project status if substantial construction has not commenced at such time. If substantial construction has not commenced within 36 months of City Council approval, the applicant will be required to submit a new Special Use Permit application for review by the Planning Commission and City Council. (P&Z)

65. Minor revisions to the project area's Plan of Development, as authorized by this special use permit, may be approved by the Directors of T&ES and Planning and Community Development. Major revisions to the Plan of Development may only be approved by city council. The determination whether a proposed plan revision is a "major" or "minor" revision shall be made by the Directors of T&ES and Planning and Community Development; provided, that neither a transfer, request made under ¶ III-61, nor the changes to applicant's original Plan of Development which are necessary to bring it into conformity with the schedule in ¶ III-60 shall be deemed a major revision under this paragraph. In making this "major or minor" determination, the Directors shall be guided by the following criteria:
- a. any significant change in the use of a building shall be a "major" revision
 - b. any significant change to a building footprint, including one which reduces the footprint, shall be a "major" revision
 - c. any significant increase to a building envelope shall be a "major" revision
 - d. any significant increase to the square footage of a building shall be a "major" revision
- Notwithstanding any other provision in this permit to the contrary, in approving a "major" revision to the Plan of Development which is requested by applicant, city council may, in its sole discretion, adopt other revisions to the development plan, including to the terms and conditions in this permit; provided, that, prior to any council approval of a "major" revision, applicant shall have the opportunity to withdraw its request for the revision.
66. Applicant acknowledges and agrees that any "vested rights" it may have to the use or development of the land which makes up the project area shall arise solely, if at all, under paragraphs ¶ III-60 through ¶ III-65 of this permit, and that no provisions of the Code of Virginia, including provisions which are enacted after the issuance of this permit, shall have any effect upon or applicability to its right or ability to develop such land. Under paragraphs ¶ III-60 through ¶ III-65, upon the issuance of this permit, applicant is vested in the uses and square footages set out in ¶ III-60 so long as applicant complies with all conditions set out in this permit and in the permit issued by council under section 7-6-325; provided that applicant's rights under this sentence shall always be subject to council's authority to modify such uses and square footages pursuant to ¶ III-65.

F. Design Review Conditions

67. A Design Review Board shall be established to review the architectural proposals for buildings within the project area. The Board shall include five members selected as follows: (1) one member of city council selected by council for a three year term beginning the September following the Council election; (2) the city manager or her designee; (3) one citizen member selected annually by City Council; provided, that once

certificates of occupancy have been issued for more than 1.5 million gross square feet of development within the project area, this member shall be selected by council from a list of three persons nominated by the association or organization representing residents of the project area; and (4) two members from one or more design professions who shall be selected annually by the above three members and who shall be compensated by the city (which, in turn, shall be reimbursed for such costs by applicant). The Department of Planning and Zoning shall serve as staff to the Board.

68. For all blocks within Carlyle, the Design Review Board:
- a. shall approve the final design of each building to be constructed on the blocks or portions thereof, including but not limited to materials, color and architectural elements, and, in so doing, shall ensure that the design meets all applicable design guidelines in Plan of Development and the urban design policies stated below in this paragraph; and
 - b. may approve minor changes sought by applicant to the design guidelines applicable to the blocks or portions thereof, 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.

The urban design policies applicable under this paragraph are as follows:

- buildings should be oriented toward the street and designed to have a human scale at street level;
- building design should encourage street vitality by maximizing activity along the street and by creating many openings onto the street;
- buildings should be articulated vertically, as well as horizontally, in order to break up their mass;
- building entrances and lobbies should be given architectural prominence; and
- each building shall be compatible with and enhance the design of adjacent buildings and all other development within the project area.

69. Condition 69 is intentionally deleted.
70. With respect to Block O, applicant's design guidelines are not approved, and the Board:
- a. shall approve new design guidelines which shall provide for the residential development of the blocks and portions thereof at a gross square footage equal to or less than that provided in applicant's design guidelines in the Plan of Development and, in so doing, shall consider the urban design factors stated below in this paragraph;
 - b. shall review and comment on the final design of each building to be constructed on the blocks or portions thereof and, in so doing, shall ensure that the design meets all applicable new design guidelines;
 - c. shall approve the materials, color and minor architectural elements of each building to be constructed on the blocks or portions thereof; and
 - d. may approve minor changes sought by applicant to the new design guidelines applicable to the blocks or portions thereof, 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.

The urban design factors applicable under this paragraph are as follows:

- the solar orientation of the units;
- the relationship of the units to open space; and
- the relationship between residential units and very tall buildings.

- 70A. The development of Block P shall be consistent with the Design Guidelines dated 11/19/2009, the special use permit conditions contained herein, the approved transportation management plan, all applicable approvals and the following:
- a. The extension of John Carlyle Street, the construction of the approximately 30 ft. wide portion of the street to the south of the east block and the improvements to Hooffs Run shall be constructed and the street(s) and sidewalks(s) shall be operational prior to a certificate of occupancy permit for any of the building(s) for Block P.
 - b. The applicant shall be responsible for a "temporary" emergency vehicle easement (EVE) along the southern portions of the property. The EVE shall be temporary until the street(s) on the adjoining block to the south (Block 27) are constructed. The temporary emergency vehicle easement on the west block shall be removed and replaced with open space when the streets to the south of the block are constructed to the satisfaction of the Directors of Code Enforcement and Planning and Zoning. The applicant shall be responsible for ensuring that the design, treatment and materials of the open space on the southern portion of the site shall be integrated with the design of the public park to the south of the site to the satisfaction of the Directors of P&Z and RP&CA.
 - c. The applicant shall dedicate the right-of-way for Eisenhower Avenue prior to the release of the final site plan. Alternatively, if requested earlier by the City upon a written formal request by the City, the applicant shall provide the necessary plats, and accompanying applicable documentation necessary for the City to accept dedication of the property by the City within 60 days.
 - d. A perpetual public access easement shall be provided for all streets and sidewalks. The street(s) shall contain public access easements or be dedicated to the City as determined by the Director of T&ES.
 - i. Provide details and specifications for all proposed bicycle parking. Refer to updates guidelines by T&ES for information on approved designs within the public Rights of Way. (SUP2024-00063)
 - ii. All trash receptacles within the public Rights of Way shall be maintained and collected by the Applicant or their assigns. (SUP2024-00063)
 - e. The amount of retail square footage shall continue to be 12,025gsf and the retail space shall comply with the following:
 - i. A minimum of 15 ft. clear interior heights.
 - ii. A minimum depth of 40 ft. on John Carlyle Street and 60 ft. on Eisenhower Avenue.

- iii. A portion of the retail space shall incorporate venting systems required for food preparation, exhaust vent shafts and grease traps, service corridors/areas to not preclude the provision for retail and/or restaurant uses.
- f. The above grade parking on Eisenhower Avenue shall be setback a minimum of 30 ft and John Carlyle Street shall be setback a minimum of 22 ft. from the exterior building walls of the first and second floor of the street frontage.
- g. The above grade parking on Hooff's Run Drive shall be architecturally treated to be in harmony with the overall building design and to screen interior lights, ceiling pipes, exposed row concrete etc.
- h. The screening of the parking garages on John Carlyle and Eisenhower Avenue shall be revised pursuant to Condition #102 contained herein.
- i. The applicant shall be responsible for improving all open space with amenities such as benches, trash receptacles. special paving, lighting, and landscaping within Block P to encourage its use to the satisfaction of the Director of P&Z and RP&CA.. A public access easement shall be granted over all ground level open space. The open space easement(s) shall be approved by the City prior to the release of the final site plan.
- j. Condition deleted.
- k. A freestanding subdivision or development sign shall be prohibited.
- l. The height of retail pavilion shall be 30 ft. tall to comply with condition # 76 as contained herein.
- m. Per the City's 2019 Green Building Policy achieve a green building certification level of LEED Silver/Equivalent, to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES Diligent pursuance and achievement of this certification shall be monitored through the following:
 - i. The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy.
 - ii. The project shall meet the Energy Use Reduction requirements including Optimize Energy Performance, Renewable Energy Production, Advanced Energy Metering and Enhanced Commissioning (or equivalents) defined by the City of Alexandria Green Building Policy.
 - iii. The project shall comply the Water Efficiency requirements including Indoor Water Use Reduction and Outdoor Water Use Reduction (or equivalents) defined by the City of Alexandria Green Building Policy.
 - iv. The project shall comply the Indoor Environmental Quality requirements including Low Emitting Materials, Construction Indoor Air Quality Management Plan, Thermal Comfort, Daylight and Indoor Air Quality Assessment (or equivalents) defined by the City of Alexandria Green Building Policy.
 - v. The application shall provide a draft scorecard identifying the project's path to LEED, Green Globes or Earthcraft Certification (or equivalent) with the submission of the Preliminary Review documents.
 - vi. Provide evidence of the project's registration with LEED, Green Globes or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to

- achieve the certification and clearly indicate that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria 2019 Green Building Policy. *
- vii. Provide an updated copy of the certification scorecard prior to the release of building permits for above-grade construction. **
 - viii. Provide updated energy reports prior to the release of building permits for above-grade construction. **
 - ix. Provide a draft commissioning plan that includes items “i” through “v” below, prior to the release of building permits for above-grade construction. **
 - x. A narrative description of the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
 - xi. A listing of the specific equipment, appliances or systems to be tested and a description of the tests to be performed.
 - xii. Functions to be tested including, but not limited to, calibrations and economizer controls.
 - xiii. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
 - xiv. Measurable criteria for performance.
 - xv. Provide updated water efficiency documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. **
 - xvi. Provide updated daylight analysis documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. Provide updated daylight analysis documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. **
 - xvii. Provide evidence that design phase credits have been submitted by the first certificate of occupancy. ***
 - xviii. Provide a commission report including issues log, completed pre-function checklists and any completed functional performance tests by the final certificate of occupancy. ***
 - xix. Provide evidence of submission of materials clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria Green Building Policy for Design Phase credits to the U.S. Green Building Council (USGBC), Green Globes or Earthcraft (or equivalent) prior to issuance of a certificate of occupancy.***
 - xx. Provide documentation certification at the release of the maintenance bond clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality have been achieved as defined by the City of Alexandria Green Building Policy. ****
 - xxi. Failure to achieve the certification level, as required by the City of Alexandria 2019 Green Building Policy, will be evaluated by City staff,

and if staff determines that a good faith, reasonable, and documented effort was not made to achieve the certification level, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES)

- n. The applicant shall submit a wall check to the Department of Planning & Zoning prior to the commencement of framing for the building(s) or parking structure(s). The building and garage footprint(s) depicted on the wall check shall comply with the approved final site plan. The wall check shall also provide the top-of-slab and first floor elevation as part of the wall check. The wall check shall be prepared and sealed by a registered engineer or surveyor. The wall check shall be approved by the City prior to commencement of framing.
 - o. As part of the request for a certificate of occupancy permit, the applicant shall submit a building and site location survey to the Department of P&Z for all site improvements, including the structured parking. The applicant shall also submit a certification of height for the building as part of the certificate of occupancy for each building(s). The certification shall be prepared and sealed by a registered architect and shall state that the height of the building complies with the height permitted pursuant to the approved special use permit and that the height was calculated based on all applicable provisions of the Zoning Ordinance.
 - p. Within twelve (12) months of the date of the approval of SUP#2007-0094, the applicant or its successors shall be responsible for submitting a report to the Planning Commission and City Council on the status of any transfers and/or redevelopment plans and/or proposals for the proposal for the portion of the eastern portion of the site. The information within the report shall include all necessary and applicable information as determined necessary for review by the Director of P&Z. As part of the twelve (12) month review, the Planning Commission and/or City Council may require additional reports and/or information on an as needed basis.
 - q. The applicant shall be responsible for all appropriate signage directing customers and office workers to the garage. The parking signage shall be coordinated with the on-going signage-wayfinding efforts within Carlyle and Eisenhower East to the satisfaction of the Director of P&Z. (PC) (Amended by SUP 2009-0066)
- 70B. Make the following changes to the Carlyle Block C, 1940 Duke Street rooftop architecture prior to release of the Final Site Plan minor amendment:
- a. To ensure the disengagement of the tower from the proposed board room, deepen the notch between the existing tower and the proposed board room as shown on Attachment #7. (P&Z)

- 70C. The rooftop building addition to the building at 1940 Duke Street (Carlyle Block C) shall demonstrate an equivalency with LEED Certified (or equivalent) and shall build the addition as near to “LEED Silver” as feasible. The Applicant shall provide the following documentation with the Final Site Plan minor site plan amendment for the building addition:
- Provide a draft checklist showing how the project plans to achieve the certification equivalency.
 - Provide a memorandum with the minor site plan amendment stating why the project cannot achieve the LEED Silver (or equivalent) level of certification and why the project cannot meet the City’s performance points. The memorandum shall include a draft scorecard illustrating that the necessary LEED Silver (or equivalent) certification points cannot be achieved and outline how each performance point cannot be achieved.
 - Provide an updated copy of the draft certification scorecard/checklist prior to building permit release for above-grade construction to show equivalency with the level of certification approved with the minor site plan amendment.
 - Failure to achieve the certification level, as required by this condition, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z. (P&Z)

The Board shall approve the new design guidelines, which applicant is required to submit under ¶ III-75, for the blocks within the project area which are affected by the changes applicant makes to its original Plan of Development in order to bring it into conformity with the schedule of uses and gross square footage in ¶ III-60.

72. The Board may recommend to city council changes to the design guidelines which it is without authority to approve under ¶¶ III-68, -69 and -70, but council may approve such changes only with the concurrence of applicant.
73. Decisions of the Board may be appealed to city council by the applicant. Such an appeal shall be filed in writing with the director of Planning and Community Development within 15 days of the Board decision, and shall be heard by council within 45 days of the filing.
- 73A. Buildings shall be predominantly masonry (brick, stone, cast stone, precast) and predominantly with punched windows.

G. Other Planning Conditions:

74. Within 6 weeks of the issuance of this permit by City Council, applicant shall submit a revised plan for the project area showing, to the satisfaction of the director of Planning and Community Development, the location within the project area of the uses identified in ¶ III-60.

75. Within a time period to be determined by the director of Planning and Community Development, applicant shall submit revised design guidelines for the blocks identified in ¶ III-70, for review and consideration by the Design Review Board, and a composite plan for the project area which shows, to the satisfaction of the director, the uses identified in ¶ III-60 and the design guidelines applicable to such uses.
76. At the build-to line, all buildings facing Duke Street, Holland Lane, Eisenhower Avenue, Second Street, Fountain Court and Retail Square shall be at least three stories. At the build-to line, all other buildings in the project area shall be at least two stories. The requirements of this paragraph shall not apply where the design guidelines are revised by City Council to modify streetwall requirements. (Amended SUP94-374).
77. Within the project area, except along Eisenhower Avenue for the garages on the PTO property, the maximum uninterrupted streetwall length, without recesses or ground floor setbacks, shall be 150 feet, unless approved by the Director of Planning and Zoning.
78. Applicant shall consider moving the hotel from Block K to Block J.

H. Miscellaneous Conditions:

79. Applicant expressly agrees that all findings, code requirements and conditions set out in this permit shall run with the land which makes up the project area and shall be binding upon each and every person and legal entity who or which succeeds to any interest of applicant in any of such land. The term "applicant," as used in this permit, shall include all such successor persons and entities.
80. Condition deleted.
81. A soils report meeting the requirements of 1987 Uniform Statewide Building Code ("USBC") § 1202.1 shall be filed with the building permit application for every building to be constructed within the project area.
82. Separate demolition permits and asbestos certification reports shall be filed with the city's Office of Code Enforcement prior to the demolition of existing buildings within the project area.
83. Sheeting and shoring plans for each building to be constructed within the project area shall be approved, prior to the commencement of any construction activity, by the Department of T&ES and the Office of Code Enforcement.
84. All underground electrical vaults to be constructed within the project area shall be shown on a final site plan.
85. Permits for all outside fountains and pools shall be obtained from the Office of Code Enforcement prior to the commencement of construction of such items.

86. All "mixed use groups," within the meaning of USBC §313.0, shall be separated as required by that section of the code.
87. Any building over 50 feet in height shall contain fire suppression systems to the satisfaction of city's Office of Code Enforcement Fire Department.
88. Permits for any retaining walls shall be obtained from the Office of Code Enforcement prior to the commencement of construction of such walls.
89. Prior to the release of a building permit for any building within the project area, a code analysis shall be conducted by applicant and one or more code conferences with staff of the Office of Code Enforcement shall be held.
90. All construction within the project area shall comply with the provisions of the Virginia Uniform Statewide Building Code.
91. Emergency vehicle easements shall be provided the city over all private roads within the project area, and all such roads shall be no less than 22 feet in width. Such easements shall be given the city prior to the release of any final site plan containing private roads, and plats showing the easements shall be filed with the Fire Department prior to the release of the site plan.
92. Prior to the release of any final site plan, applicant shall discuss with the city's Chief of Police, or his designee, any security concerns of the Police Department and shall implement all reasonable security measure recommended by the chief or his designee.
93. No final site plan for the project area shall be released until the Chief of Police has reviewed the adequacy of the security measures to be undertaken in conjunction with the development proposed in the site plan.
94. Prior to the issuance of certificates of occupancy for 1 million gross square feet of development within the project area, applicant shall provide at least 800 net square feet of space within a building, which is located within the project area and is satisfactory to the Chief of Police, for use as a "store front facility" by the Police Department.
95. To the extent there are inconsistent provisions within the Plan of Development, the more restrictive provisions shall prevail and apply under this special use permit.
96. The areas above the parking decks on blocks H, L, and O will be landscaped to the satisfaction of the Director of Planning and Zoning.

97. Rooftop mechanical penthouses shall be permitted subject to the following limitations:
 - a. Only one penthouse is permitted for each building unless the number is increased by the Design Review Board, except that three separate penthouses shall be permitted for the main PTO building, one on the main tower and one on each wing of the tower.
 - b. The penthouse may exceed 15 feet in height with the approval of the Design Review Board but shall not exceed 22 feet in height without an amendment to this special use permit, except that penthouses on the PTO buildings may be up to 22' in height.
 - c. The penthouse must be limited in size to the minimum space required to house necessary mechanical equipment and to provide access for maintenance of such equipment; and
 - d. No equipment may be placed above the roof of the penthouse to increase its height if such equipment could be located elsewhere on the building.
98. The 10,955 sq.ft. of land vacated by the City generally located on the north side of Block B (case #VAC94-004) is hereby incorporated into the Carlyle special use permit and all conditions of the Carlyle special use permit shall be applied to this added land area. (Added SUP94-374)
99. Incorporate the brewery site into the park to be developed at the corner of Duke and Dulany Streets and mark the site with a proper marker or plaque indicating it is a valued 19th century beer lager. (Added SUP94-374)
100. Call Alexandria Archeology immediately (703-838-4399) if any buried structural remains (foundation walls, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during construction activities. A City archaeologist will visit the site without delay to evaluate its significance and record the presence of the archaeological remains. The archeologist may also collect a sample of the artifacts from the site for further study in the laboratory. This will not result in construction delay or the expenditure of any funds beyond those additional funds already committed in the October 1993 agreement. (See attached January 20, 1994 letter from Wiley Mitchell). (Added SUP94-374)
101. Parking built above grade shall be set back a minimum of 30 feet from the exterior building walls of the first and second floor of the street frontage where commercial or retail uses are required at grade, except along John Carlyle Street and Elizabeth Lane, where the setback shall be a minimum of 22'. Where residential uses are required, the setback shall be the reasonable depth of a residential unit, as determined by the Director of P&Z. Blocks M, and N shall be exempt from this requirement along the Eisenhower Avenue street frontage in conjunction with the PTO project, if the garages facing Eisenhower Avenue are designed of high quality materials consistent with the other buildings in Carlyle, and with openings and other architectural treatments approved by the Carlyle Design Review Board.

102A. Ground Floor Retail: Ground floor uses of areas designated as “retail” shall be limited to the following uses as defined below.

1. Permitted Uses:

- a. Retail Shopping Establishments.
- b. Personal Service Uses: Barbershops and beauty salons, dressmakers and tailors, dry-cleaning (limited to pick-up only), optical centers, professional photographer’s studios, and photocopying service
- c. A bank or financial investment office, if it does not adjoin another bank or a financial investment office.
- d. Realty offices.
- e. Tax preparation services.

2. Uses Allowed by Administrative Approval:

- a. Full-Service Restaurants: Full-service restaurants may be approved administratively by the Director of Planning and Zoning, provided that any restaurant approved under this provision complies with the conditions listed below and is compatible with the character of the Carlyle Development District. Restaurants that do not meet these criteria may be approved subject to a special use permit.
 - i. Restaurants shall close no later than 12:00 a.m.
 - ii. All patrons shall be seated by a host or hostess, printed menus shall be provided at the tables, service shall be provided at the tables by a waiter or waitress, and tables shall be preset with non-disposable tableware and glassware.
 - iii. Deliveries to the business shall not take place between the hours of 7:00 a.m. and 9:30 a.m., or between 4:00 p.m. and 6:00 p.m., Monday through Friday. Deliveries to restaurants within residential buildings or whose service drive adjoins a residential building shall not take place before 7:00 a.m. or after 10:00 p.m.
 - iv. If any food delivery services are provided, they shall clearly be accessory to dine-in food sales, and all deliveries shall be nonvehicular (made on foot, via bicycle, etc.). Alcoholic beverages shall not be delivered off-site, and delivery of nonalcoholic beverages shall only be in association with food deliveries.
 - v. Alcoholic beverages may be sold for on-premises consumption only, and shall clearly be accessory to food sales.
 - vi. Grease traps shall be located within the building. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers.
 - vii. No food, beverages, or other material shall be stored outside.
 - viii. Trash and garbage shall be placed in sealed containers, which do not allow odors to escape and shall be stored inside or in a closed container, which does not allow invasions by animals. No trash or debris shall be allowed to accumulate on-site outside of those containers.

- ix. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public.
 - x. Cooking odors, smoke and any other air pollution from operations at the site shall be properly ventilated and shall not be permitted to become a nuisance to neighboring properties, as determined by the Department of T&ES.
 - xi. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and a robbery awareness program for all employees.
 - xii. The design of the restaurant shall reflect the character and quality of materials consistent with the high standards established in Carlyle.
- b. Restaurants - Outdoor Dining: Outdoor dining is encouraged and may be permitted administratively by the Director of Planning and Zoning subject to the following minimum criteria and conditions:
- i. All outdoor dining areas shall be accessory to an approved indoor restaurant.
 - ii. An unobstructed pathway with a minimum width of 8 feet shall be provided at all times.
 - iii. Any permanent structures which are required for the outdoor seating area shall be subject to review and approval by the Carlyle DRB.
 - iv. No live entertainment shall be permitted in the outdoor seating area.
 - v. No sound amplification shall be permitted in the outdoor seating area.
 - vi. Any outdoor seating areas shall not include advertising signage. The design of the outdoor seating shall be compatible with the design of the building.
 - vii. On site alcohol service shall be permitted; no off-premise alcohol sales are permitted.
 - viii. No food, beverages, or other material shall be stored outside.
 - ix. The applicant shall provide, at its expense, one city trash container Model SD-42- exclusively for each outdoor dining area. The trash container shall be emptied at the close of business each day.
 - x. Trash and garbage shall be placed in sealed containers, which do not allow odors to escape and shall be stored inside or in a closed container, which does not allow invasions by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers.
 - xi. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public.
 - xii. The outside dining area shall be cleaned at the close of each day of operation.

- xiii. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of T&ES.
 - xiv. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and a robbery awareness program for all employees.
- c. Other Uses: The Director of Planning and Zoning may approve other commercial activities that involve a high degree of pedestrian activity subject to the following:
- i. The use provides goods or services to the general public.
 - ii. The business is determined to be consistent with the high quality requirements, design and character of Carlyle.
 - iii. The primary entrance for the business shall open onto a public sidewalk or a retail lobby or court.
 - iv. Exterior signage, oriented to the public sidewalk, shall be provided.
 - v. Windows shall not be opaque or otherwise obstructed. Either well-maintained and regularly updated window displays shall be provided, or windows shall provide open views into the tenant space.
 - vi. In no cases shall these uses include pawn shops, laundromats, locksmiths, musical instrument repair, or furniture upholstery shops.
- d. Private and public schools
- e. Health clubs
- f. Day care center, provided they comply with the criteria listed below. Day care centers that do not meet these criteria may apply for a separate special use permit. A plan that shows drop off and pick up areas must be provided and must be reviewed to ensure that the drop off and pick up areas will create minimal impact on pedestrian and vehicular traffic and will be safe for the day care users. The plan must be approved by the Directors of P&Z and T&ES.
- i. Day care uses must not occupy more than 1/3 retail square footage.
 - ii. The Director of Planning and Zoning shall promulgate procedures for the processing of applications and notifying the public that an application has been filed under this condition, such procedures to include at a minimum the posting of the site with a placard, a brief period for public comment to the Director, and the listing of the pending application on the City's web site. (PC)
3. Special Use Permit. The following uses may be allowed subject to a special use permit:
- a. Restaurants which do not meet all of the minimum criteria described in
 - b. §102A.2.a above.
 - c. Banks which do not meet the separation limitations in §102A.1.b above. Financial investment offices
 - d. Entertainment uses.

102B. Condition deleted.

- 102C. The ground floor office use in the southeast quarter of the building at 333 John Carlyle Street shall be permitted to have a five-year lease term with an option for a five-year renewal. The permitted office lease term shall commence upon tenant occupancy of the space, but in no case shall the term extend beyond December 31, 2021. If an office tenant for this space terminates the lease or does not renew upon expiration of the five-year lease, the office use shall be discontinued upon termination or expiration of the five-year lease. All other uses which have been established as of June 12, 2004, and which do not meet the requirements of §102A and §102B above shall be considered to be noncomplying uses and subject to §12-300 of the Zoning Ordinance. (P&Z)(PC)(CC) (SUP 2009-0047)
- 102D. The ground floor of the townhouses at 400-412 John Carlyle Street shall be subject to the following: If, after making a good faith effort as determined using guidelines issued by the director, the building owner is unable to lease or sell space required by the design guidelines and the special use permit to be in retail use, the director may authorize that space to be leased for non-retail use for a period not to exceed ten years, after which time subsequent leases may be authorized on the same conditions. For the purpose of this requirement, retail uses shall include retail shopping establishments, restaurants, banks, financial investment and consulting offices, professional offices, travel agencies, realty offices, personal service uses, educational uses and any other commercial activity that involves a high degree of pedestrian activity, as determined by the Director of Planning & Zoning. The professional office use may be permitted with subsequent approval of the property owners, Homeowners Association and City Attorney. (PC)
- 102E. A grocery store of no less than 25,000 square feet shall be provided within the retail space at Carlyle, unless the grocery store approved in DSUP #2002-0009 for the corner of Duke Street and Holland Lane is constructed and operational. If the requirement for a grocery store is nullified, the 25,000 square feet shall be provided on Block P as retail use that is concentrated along the street and located at ground level.
- 102F. Retail space located within the building at 1900 Jamieson Avenue (Block G) shall be subject to the following:
- a. Business and professional office uses are permitted in:
 - i. the area designated as second floor retail;
 - ii. the area designated as ground floor retail that only fronts Jamieson Avenue (as depicted by the graphic included with SUP 2012-0006); and
 - iii. the area designated as ground floor retail that only fronts Ballenger Avenue (as depicted by the graphic included with SUP 2012-0006). (PC)
- 102G. Retail space located within the buildings at 1920 Ballenger Avenue (Block K) and 2050 Ballenger Avenue (Block J) shall be subject to the following:
- a. Business and professional office uses are permitted in:
 - i. the area designated as second floor retail; and

- ii. in the area designated as ground floor retail west of the office building entrance for 1920 Ballenger Avenue (as depicted by the graphic included with SUP 2012-0006). (PC) (SUP # 2009-0068)
- 102H. Retail space located at 1855 Emerson Avenue (Block L) shall be subject to the following: Business and professional office uses are permitted in the area designated as ground floor retail.
- 102I. Ground-floor retail space located at 333 John Carlyle Street (Block C) shall be subject to the following:
- a. A lobby/reception area which is accessory to an office use on the upper floor(s) of the building. The total area of this lobby/reception area is not to exceed 2,450 gross square feet. (P&Z)
103. The height for Carlyle Towers Building III shall be permitted to be increased to a maximum height of 193'. Prior to the release of any final site plan for a building which incorporates the increased height, the design guidelines sheet for Block A shall be updated to incorporate the height change and shall be provided to the City. (Added SUP99-0021.)
104. Maximum heights within the project shall be as shown on the approved design guidelines for each block. Two blocks have no approved guidelines: Blocks O and P. On Block O, heights shall not exceed 60', except along Holland Lane, where heights may increase up to 155', and along Eisenhower Avenue at its intersection with John Carlyle Street, where heights may increase up to 110'. Heights on Block P shall be determined by City Council as part of its special use permit review of the applicant's revised design guidelines for Block P.
105. The 313 parking spaces not required by the PTO SFO but located within the PTO parking garages shall be made available to the public in the evening and on weekends until at least 10 p.m. In addition, at least 500 additional spaces within the garages shall be made available to the public on evenings and weekends if the Directors of P&Z and T&ES determine that all or a specific portion of such parking spaces are needed to serve uses in the surrounding area; in the event of such a determination, security for and related to these parking spaces, satisfactory to PTO, shall be provided. A fee may be charged for any parking provided pursuant to this condition.
- 105A. Sufficient spaces for PTO visitors shall be made available from the parking spaces allocated to PTO; provided that no more than 352 (10% of the total PTO spaces) shall be required to be made available for this purpose.

106. The following improvements are required as mitigation of the proposed relocation of the U.S. Patent and Trademark Office to Carlyle and shall be deleted as requirements if the relocation of the U.S. Patent & Trademark Office to Carlyle does not proceed. However, the City reserves the right to require some or all of the following improvements in the context of requests for other amendments to the Carlyle special use permit or in the context of a request for transfer of density pursuant to condition #61 of this special use permit.
- a. The applicant shall construct, at its own expense, or pay for the construction of the following road improvements as generally shown and described in the PBSJ Traffic Impact and Analysis Report on Carlyle dated 1/25/00:
 1. Duke Street/Dulany Street/Diagonal Road: dual left turn lanes from westbound Duke Street into Dulany Street and from northbound Dulany Street to Duke Street, and enhancements to the pedestrian crossings at that intersection to include additional and widened sidewalks, and modified medians and crosswalks
 2. Duke Street/John Carlyle Street/entrance to King Street Station: improved pedestrian crossings on Duke Street
 3. Eisenhower Avenue: widen to provide one additional westbound lane between John Carlyle Street and Elizabeth Lane.
 4. Eisenhower Avenue/John Carlyle Street: left turn bay from eastbound Eisenhower Avenue to John Carlyle Street.
 5. Eisenhower Avenue/Elizabeth Lane: left turn bay from southbound Elizabeth Lane to Eisenhower Avenue.
 6. Jamieson Avenue: extend to West Street.

All of the above improvements shall be accommodated within existing city right-of-way or on property under CDC's control and CDC shall not be required to acquire any additional property to meet these obligations.

- b. The applicant shall reimburse the city for the installation and initial timing of new signals and for retiming of existing signals at the following intersections:
 1. Eisenhower Avenue/John Carlyle Street
 2. Eisenhower Avenue/Elizabeth Lane
 3. Eisenhower Avenue/Mill Road
 4. Duke Street/Holland Lane
 5. Duke Street/John Carlyle Street
 6. Duke Street/Dulany Street/Daingerfield Road

Design and engineering profiles of all improvements required by this condition shall be submitted to and approved by the City as an infrastructure plan prior to release of any final site plan related to the PTO buildings. Construction shall commence within 12 months of the approval of the first final site plan for the PTO and shall thereafter be diligently pursued.

- c. The applicant shall pay the city \$200,000 prior to July 1, 2001 to be utilized by the City for other traffic measures.

107. In the event the U.S. Patent and Trademark Office relocation to Carlyle does not proceed, approval of the design guidelines for the eastern portion of Block F, the western portion of Block G, and all of Blocks J, K, M and shall be suspended until such time as the applicant requests and City Council approves an amendment to the Carlyle special use permit to address the changes created by the loss of the PTO.
108. During the initial 20-year term of the lease of the five buildings within the Carlyle site to be leased to the United States of America for use by the United States Patent and Trademark Office, the real property subject to the lease is intended to remain in private ownership and to be subject to City of Alexandria real estate taxes. Prior to final site plan approval for any of the five buildings to be leased to the United States, the applicant or any successor in interest to the applicant shall cause to be recorded among the land records of the City of Alexandria, a covenant, approved by the city attorney, that provides that, before any voluntary sale of any of the real property that is being leased to the United States (the Property”) to a purchaser which is not obligated to pay City of Alexandria real estate taxes, the seller of the real property, shall, at the election of the seller either (i) provide to the City a payment equal to the present value of the estimated real estate tax payments (to be calculated pursuant to a mutually agreeable formula to be set forth in the recorded covenant) which would otherwise become due on the Property during the balance of the initial 20-year term of the lease to the United States, or (ii) enter into a binding and enforceable agreement with the City, approved by the city attorney and including such surety as deemed necessary by the city attorney, that requires the seller to make semi-annual payments to the City during the balance of the 20-year term which shall be equal to and made at the same time as the real estate tax payments that would otherwise have been due on the Property. Such covenant shall expressly provide that (i) its terms and obligations shall run with the land and be an encumbrance upon the Property, for the benefit of the City, and the applicant or the applicant’s successors in interest shall ensure that the covenant and the obligation thereof shall have priority over every mortgage, deed of trust, or other lien or encumbrance on the Property, whether created prior to, or subsequent to, the grant of such covenant, and (ii) it shall be released of record in the event of a sale of the Property to a real estate tax exempt purchaser at such time as the foregoing conditions have been satisfied or the expiration of the 20 year term of the lease to the United States. In no event shall this condition or such agreement be deemed to impose the obligation to pay any City of Alexandria real estate taxes upon a real estate tax-exempt purchaser of any Property.
109. In addition to the requirements of the Transportation Management Plan for Carlyle, the applicant or its successor in interest to the PTO Property shall, within six months of approval of the SUP, initiate contact with, and shall thereafter use its best, good faith efforts to work with city staff, WMATA, the Virginia and Maryland Secretaries of Transportation, the developer of National Harbor, other local governments and interested parties, to develop and implement a transportation plan for public transit service across the Woodrow Wilson Bridge, from the Branch Avenue Metro Station (opening in 2001) to the Eisenhower Avenue Metro Station, with service stops at National Harbor, PTO, and other appropriate locations. Such service should be operational using buses, at the time of occupancy of the first PTO building, if feasible, and service should eventually be

provided by light or heavy rail. This condition does not require the applicant to fund such transit service. (City Council)

110. The applicant shall update the Design Guidelines and provide digital originals to the City within 30 days from the approval date of the special use permit approval that reflect the current and all previous amendments to the Guidelines. The revised Guidelines shall be administratively approved by staff prior to an application for Blocks F, G, J and/or K. (P&Z)
111. The development of Blocks F, G, J and K shall be in accordance with the attached design guidelines dated May 23, 2003. (P&Z)
112. Condition deleted (PC)
113. The building setbacks for Block G shall be increased to a minimum of 10 feet along Ballenger and Jamieson Avenues at the 45-foot-height. A setback at the fifth level shall be provided if deemed necessary by the Director of P&Z.
114. The retail parking for Blocks F, G and P shall be limited to a maximum of 3.5 spaces/1,000 GSF. Blocks J and K shall provide a maximum of 277 parking spaces, of which no fewer than 2.214 spaces per 1,000 gsf of retail shall be provided for retail uses. The parking shall be allocated proportionally between the two blocks. (PC) (SUP # 2009-0068)
115. Per Memo to Industry No. 01-18, a minimum of 65% of the total phosphorus (TP) removal required by the Virginia Stormwater Management Program (VSMP) must be achieved using nonproprietary surface BMPs approved by the Virginia Stormwater BMP Clearinghouse. A maximum of 35% of the TP removal required by the VSMP may be achieved using manufactured treatment devices (MTDs) and/or sand filters approved by the Virginia Stormwater BMP Clearinghouse. Any approved BMP may be used to meet the balance of the Alexandria Water Quality Volume Default (WQVD). (T&ES)
116. **CONDITION ADDED BY STAFF:** Approximately 67,515 gross square feet of the allowable residential use on the southwestern portion of Block B is subject to the following restrictions:
 - a. At least 1/3 of the additional 67,515 square feet of residential use shall be comprised of on-site, committed affordable set-aside units; and
 - b. The provision of these units shall be subject to the terms and conditions of DSUP#2025-10015 to the satisfaction of the Director of Planning & Zoning. (P&Z)



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2025-10015

Project Name: 2051 Jamieson Avenue

PROPERTY LOCATION: 2051 Jamieson Avenue

TAX MAP REFERENCE: 073.01-02-04

ZONE: CDD #1

APPLICANT:

Name: Red Fox Development LLC

Address: [REDACTED]

PROPERTY OWNER:

Name: CHI 2051 Jamieson Avenue LLC

Address: [REDACTED]

SUMMARY OF PROPOSAL An amendment to the DSP #2002-0014 to increase building height, increase floor area, and to convert the use from office to residential

MODIFICATIONS REQUESTED Crown Coverage Modification; Section 6-403 Setback Ratio

SUP's REQUESTED For Mechanical Penthouse exceeding 15 feet in height

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Kenneth W. Wire [REDACTED] Wire Gill LLP

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

[Signature]
Signature

Telephone #

Fax #

Email address

September 5, 2025

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

☐ The Owner ☐ Contract Purchaser ☐ Lessee or ☒ Other: Developer of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

Red Fox Development LLC: Adam Peters, Greater than 3%

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☒ **Yes.** Provide proof of current City business license.
- ☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Adam Peters	[REDACTED]	Greater than 3%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2425 Mill Road (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached disclosure		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Adam Peters	None	N/A
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

September 5, 2025

Date

Ken W. Wire [REDACTED] Wire Gill LLP

Printed Name



Signature

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

This DSUP application is for an amendment to previously approved DSP#2002-0014 to increase building height, increase floor area, and to convert the use from office to residential, and includes all the other SUPs and modifications listed in this application.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Typical for large residential building

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

Typical building management staff for large residential building

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
7	24	7	typical buisness hours

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Typical noise for a large residential building

B. How will the noise from patrons be controlled?

Building management staff and noise ordinance

7. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Typical residential trash from a large multifamily building

B. How much trash and garbage will be generated by the use?

Typical amount of residential trash from a large multifamily building

C. How often will trash be collected?

Daily

D. How will you prevent littering on the property, streets and nearby properties?

Building management staff

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Building maintenance and cleaning supplies for both the residential and retail components of the building. Specific names, quantities and disposal methods are unknown at this time.

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Building and site lighting, & secured resident and vehicular access

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ **Yes.**
☐ **No.**
 For the retail, it is unknown at this time

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

It is unknown at this time due to uncertain retail tenants.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

See attached DSUP Plan set

B. How many parking spaces of each type are provided for the proposed use:

See DSUP plans	Standard spaces	*
	Compact spaces	
	Handicapped accessible spaces	
	Other	

- C. Where is required parking located? (check one) ☒ **on-site** ☐ **off-site**

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?
- B. How many loading spaces are available for the use?
- C. Where are off-street loading facilities located? Inside the building garage
- D. During what hours of the day do you expect loading/unloading operations to occur?
Typical business hours
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

After initial lease up, residential loading will be infrequent & typical for multifamily building as lessees turn over.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Generally the existing street access is adequate and needed improvements are shown on the enclosed DSUP plans.

Disclosure Attachment

Owner Entity:

CHI 2051 Jamison Avenue LLC

James Campbell Company LLC Owns Greater than 3%



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 2051 Jamieson

TAX MAP REFERENCE: 073.01-02-04 **ZONE:** CDD #1

APPLICANT:

Name: Red Fox Development

Address: [REDACTED]

PROPOSED USE: Residential

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Kenneth Wire [REDACTED]
Print Name of Applicant or Agent

[REDACTED]
Mailing/Street Address

[REDACTED]
City and State

[REDACTED]
Zip Code

[Signature]

Signature

8/28/2025
Date

[REDACTED]
Telephone #

[REDACTED]
Fax #

[REDACTED]
Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2051 Jamieson Avenue, I hereby
(Property Address)
grant the applicant authorization to apply for the SUP use as
(use)
described in this application.

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☒ Other: Development Consultant of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

See attached

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Adam Peters		Greater than 3%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2051 Jamieson Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. none	none	none
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8/28/2025

Date

Kenneth Wire

Printed Name



Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Applicant request approval to convert approximately 146,714 square feet of existing office use to multi-unit residential use.

The applicant requests additional density for the Block B site based on the principals outlined in Section 7-700, with the provision of affordable housing, but instead allows up to a 38 percent increase in gross floor area.

The applicant requests a height increase of 64 feet, up to a maximum of 146 feet (in addition to an 18-foot allowance for a mechanical penthouse with the requested as part of the DSUP)

The Applicant requests amendments to the existing Carlyle Block B "Design Guidelines," including to change the allowable use and building height for the subject site.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

~~Typical for residential building~~ _____

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

~~As needed for maintenance~~ _____

6. Please describe the proposed hours and days of operation of the proposed use:

Day:
Seven days per week

Hours:
up to 24 hours

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

~~Typical for residential building~~ _____

B. How will the noise be controlled?

~~Property management~~ _____

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:

Property Management

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Typical for residential building

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Typical for residential building

- C. How often will trash be collected?

As needed

- D. How will you prevent littering on the property, streets and nearby properties?

Property management

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 1.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Property management

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

See DSUP Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? [] Yes [] No

- B. Where is required parking located? (*check one*)

[✓] on-site

[] off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[] **Parking reduction requested; see attached supplemental form**

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? See DSUP

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? [] Yes [] No
--

- B. Where are off-street loading facilities located? _____
 NA _____
- C. During what hours of the day do you expect loading/unloading operations to occur?
 NA _____
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
 NA _____

- 16.** Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Existing street access is adequate.

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☒ Yes ☐ No

How large will the addition be? 51,519 square feet.

- 18.** What will the total area occupied by the proposed use be?

137,903 sq. ft. (existing) + 51,519 sq. ft. (addition if any) = 189,422 sq. ft. (total)

- 19.** The proposed use is located in: *(check one)*

☒ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application

Disclosure Attachment

Owner Entity:

CHI 2051 Jamison Avenue LLC

James Campbell Company LLC Owns Greater than 3%

2051 Jamieson Avenue
Affordable Housing Plan
August 28, 2025

The Applicant is submitting this affordable housing plan concurrent with the amendment to the Carlyle Special Use Permit (the “Carlyle SUP”) for an office-to-residential conversion with additional density for the property known as 2051 Jamieson Avenue and Carlyle Block B (the “Property”). Property is located in the northwest area of the Carlyle SUP and is bordered to the south by Jamieson Avenue, Dulany Street to the east, Duke Street to the north and Englehardt Lane to the west.

The Property is approximately 39,017 square feet or .9 acres and is currently improved with a 137,903 square foot office building. The Applicant is requesting an amendment to the Carlyle SUP to add an additional 51,519 square feet of residential floor area to the Property. The Applicant is proposing that 33% of this additional floor area (17,173 square feet) be dedicated within the building as affordable dwelling units. This 17,173 square feet will be provided in 17 total units with a mix that is similar to the overall building mix. The proposed mix **eight** 1 bedroom units, **four** 1 bedroom and den units and **five** two bedroom units. The majority of this units will be located on floors 1-5 of building with one unit located on the new 6th floor. These units are of similar size to the market rate units on these floors but will not be located on the top newer floors of the building. The top floors of the building are significantly larger units and will have the highest rents within the building which is necessary to finance the proposed conversion.

The Applicant is voluntarily proposing an affordable housing cash contribution for the conversion of the existing office building to residential use of **\$260,637** ($137,903 \times \$1.83 = \$260,637$).

See Contribution Calculation attached.

2051 Jamieson Affordable Housing Unit Summary

Unit Mix Summary		
Unit	#	% of Units
Studio	2	1%
JR 1 Bed	14	8%
1 Bed	74	41%
1 Bed and Den	38	21%
2 Bed	49	27%
3 Bed	4	2%
Total	181	100%

Contribution Calculation	
Building Total GSF	189,422
Existing Building SF	137,903
Net New SF	51,519
Net New SF (Minus Aff)	34,346

Affordable Units Calc	
Net New SF	51,519
Affordable SF	33.3%
Total Aff Gross SF	17,173
Average Gross SF	1014
Aff Units	16.94

Affordable Unit Mix Summary			Total SF
Unit	#	% of Units	
Studio	-	0%	
JR 1 Bed		0%	
1 Bed	8	47%	7,308
1 Bed and Den	4	24%	4,136
2 Bed	5	29%	5,851
3 Bed	-	0%	
17		Total SF	17,295



August 27, 2025

2051 JAMIESON, BLOCK B REVISED COMPLETENESS 2 GREEN BUILDING NARRATIVE

PROJECT OVERVIEW

2051 Jamieson Ave. located in the Carlyle Development of Alexandria is pursuing a LEED New Construction (NC) v4 certification at the Silver level to align with the City of Alexandria 2019 Green Building Policy. The project is an existing office building that will be converted to multifamily units with a 3-story addition on top of the existing structure. Cooper Carry's Sustainability Consulting Division has been contracted to manage the certification process, manage subconsultants such as the energy modeler and commissioning agent (CxA) and facilitate conversations related to green building requirements with the jurisdiction. The project will be designed to meet or exceed the compliance metrics below.

GREEN BUILDING COMPLIANCE METRICS

ENERGY USE REDUCTION

- *EA Credit Optimize Energy Performance (5-pts):* Minimum annual energy use reduction from ASHRAE 90.1-2010 baseline of 14%. Energy modeling consultants are currently being explored.
- *EA Credit Renewable Energy Production (2-pts):* Install on-site solar equivalent to 5% of annual energy usage OR Tier 2 off-site renewable energy purchasing equivalent to 20% of annual energy usage. Approach will be dependent on available space on-site.
- *EA Credit Enhanced Commissioning (3-pts):* optional per 2019 GBP but will be prioritized to optimize building efficiency and ensure good building operation practices. Commissioning Agents are currently being explored.

WATER USE REDUCTION

- *WE Credit Indoor Water Use Reduction (4-pts):* Select low flush and flow fixtures and compliant appliances to reduce annual indoor water usage by at least 40%.
- *WE Credit Outdoor Water Use Reduction (1-pts):* Utilize low water usage irrigation approaches (such as drip irrigation) to reduce annual outdoor water usage by at least 50%. Native and adaptive species will be prioritized to eliminate need for irrigation as much as possible.

INDOOR ENVIRONMENTAL QUALITY

- *IEQ Credit Low-Emitting Materials (1-pt):* Meet the emittance and certification thresholds for at least 2 product categories. Additional product categories will be targeted.
 - *Paints and Coatings*
 - *Adhesives and Sealants*
 - *Ceilings*
 - *Flooring*
 - *Wall Systems*
 - *Thermal & Acoustic Insulation*
 - *Composite Wood*

- *IEQ Credit Construction IAQ Management Plan (1-pt)*: Implement a construction phase IAQ Plan which meets the SMACNA IAQ Guidelines and ASHRAE 52.2-2007.
- *IEQ Credit Thermal Comfort (1-pt)*: Install thermal comfort controls for at least 50% of individual occupant spaces and 100% of multioccupant spaces. Controls must comply with ASHRAE 55-2010.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT:

Name: _____

Address: _____

PROPOSED USE: _____

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

_____		_____
Print Name of Applicant	Signature	Date
_____	_____	_____
Mailing/Street Address	Telephone #	Fax #
_____	_____	_____
City and State	Zip Code	Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2051 Jamieson Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. none		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.



Date

Printed Name

Signature

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
- ☐ an expansion or change to an existing use without a special use permit,
- ☐ an expansion or change to an existing use with a special use permit,
- ☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

B. How will the noise be controlled?

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

- C. How often will trash be collected?

- D. How will you prevent littering on the property, streets and nearby properties?

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? [] Yes [] No

- B. Where is required parking located? (*check one*)

[] on-site
[] off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[] **Parking reduction requested; see attached supplemental form**

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? _____

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? [] Yes [] No
--

- B. Where are off-street loading facilities located? _____

- C. During what hours of the day do you expect loading/unloading operations to occur?

- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

- 16.** Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☐ Yes ☐ No
Do you propose to construct an addition to the building? ☐ Yes ☐ No
How large will the addition be? _____ square feet.

- 18.** What will the total area occupied by the proposed use be?
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

- 19.** The proposed use is located in: (*check one*)
☐ a stand alone building
☐ a house located in a residential zone
☐ a warehouse
☐ a shopping center. Please provide name of the center: _____
☐ an office building. Please provide name of the building: _____
☐ other. Please describe: _____

End of Application

Disclosure Attachment

Owner Entity:

CHI 2051 Jamison Avenue LLC

James Campbell Company LLC Owns Greater than 3%

CARLYLE BLOCK B – DESIGN GUIDELINES

APPROVED: SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DIRECTOR DATE		BLOCK B Site Area: 116,629 SF Permitted Program and Use: Office: 290,000 153,000 (2000 Duke St.) Residential: 215,000 (2051 Jamieson Ave.)** Retail: 7,000* Total Permitted: 297,000 375,000 Parking Provided: 2,254 Open and Useable Space: 30,450 SF Note: All program numbers refer to Gross Square Feet. *Pursuant to condition #80, 3,850 SF of retail space within the Time Life building may be used as office. **Pursuant to DSUP2025-10015 the applicant has the option to convert 4,264sqft of the first floor into Retail in the future.
Revision: Date: Revision 1 October 1, 1999 Revision 2 June 15, 2000 <u>Revision 3</u> <u>November 15, 2025</u>		
Land Owner: Masterplanner:	Carlyle Development Corporation 1755-C Duke Street Alexandria, Virginia 22314 703-739-7705 3D/International (Revised Master Plan) 1001 G Street NW Washington, D.C. 20001 202-478-2500 Cooper, Robertson & Partners (Original Master Plan) 311 West 43 rd Street New York, NY 10036	

Civil Engineer:	212-247-1717 Patton Harris Rust & Associates, PC 14532 Lee Road Chantilly, Virginia 20151	
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CARLYLE BLOCK B – DESIGN GUIDELINES

Block Disposition

This block is intended to have two ~~office~~ buildings (approved uses: Mixed-use, residential, office); the major one defines one side of the Crecent. Blocks B and C are intended to define a “gateway” into the Gardens through a symmetrical and consistently treated formal gesture consisting of rooftop, streetwall and landscape treatment with the Crescent area.

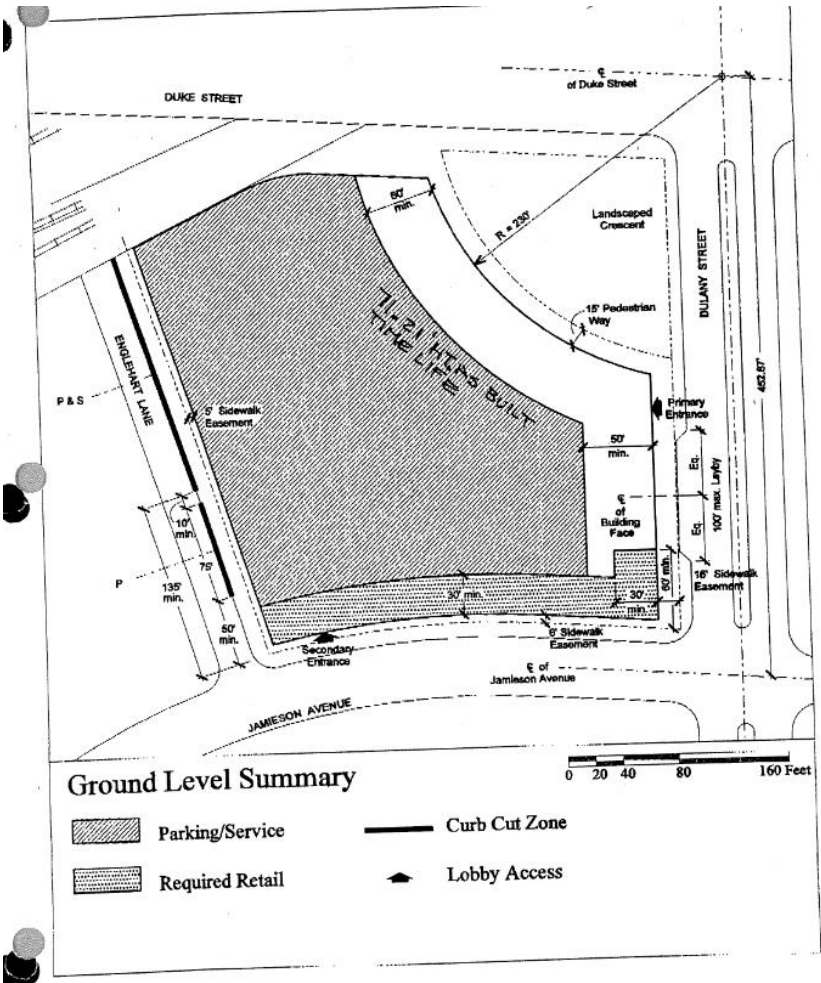
Category	Mandatory	Discretionary
Open Space Crescent	A landscaped crescent shall be located at the northeast corner of the block. The crescent shall be delineated by an arc with a radius of 230’ with a corner point north of the intersection of the centerlines of Jamieson Avenue and Dulany Street.	
Location of Easements Sidewalk	Jamieson Avenue: 6’ Dulany Street: 16’ Englehart Lane: 5’	
Ground Floor Summary Retail	All Jamieson Avenue frontage and the 60’ (min.) of Dulany Street frontage adjacent to Jamieson Avenue shall be designed to	Multiple shop front entrances are encouraged along street frontages.

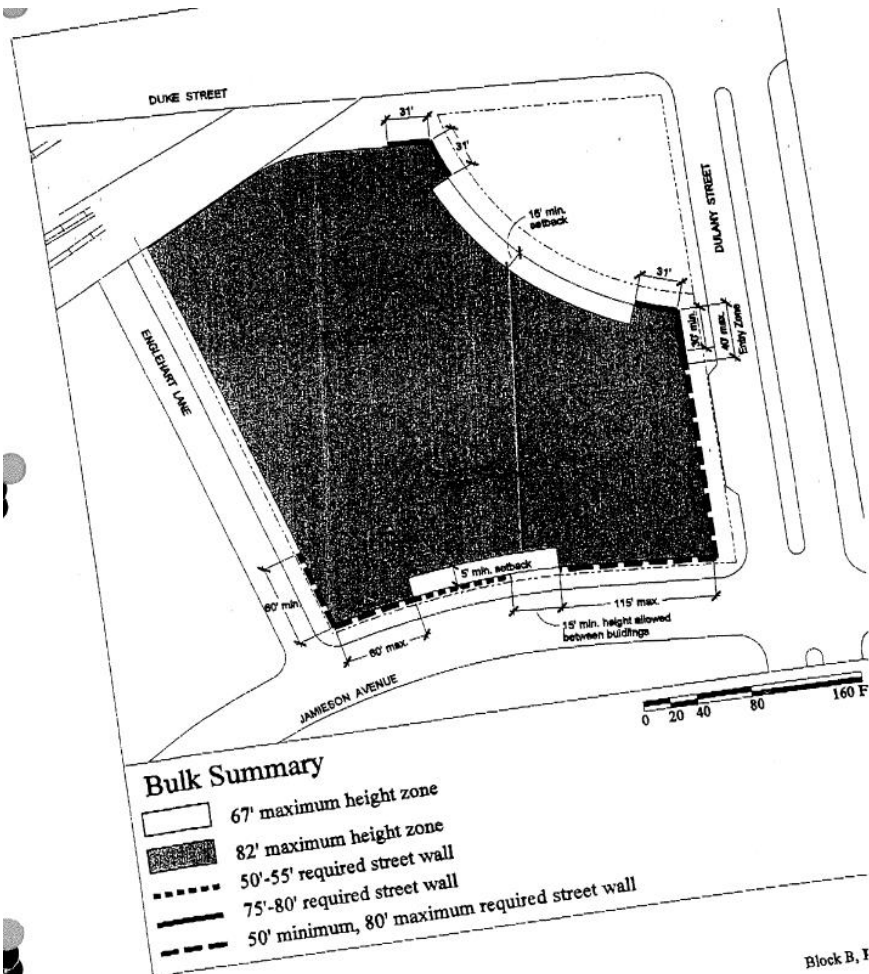
Office	accommodate retail – now or at a future date. The primary office entrance to the crescent building shall be on Dulany Street, at its intersection with the Crescent.	Secondary office entrances are permitted on the Crescent and on Jamieson Avenue. Multiple entrances are encouraged on Jamieson Avenue.
<u>Residential (2051 Jamieson Only)</u>	<u>Residential units shall be allowed on Jamieson and Englehart frontages at-grade within spaces capable of retail conversion at a future date.</u>	
Parking Access Zones	Englehart Lane: a 75' zone beginning 50' (min.) north of Jamieson Avenue PL is permitted. There shall be a minimum of 10' between the parking access and service access zones. But this may be reduced with approval of the Design Review Board if such minimum is precluded by the existing metro easement.	
Parking and/or Service Access Zones	Englehart Lane: a zone beginning 135' (min.) north of Jamieson Avenue PL, continuing to the north end of Englehart Lane.	
Parking at or Above Grade	30' from Jamieson Avenue 50' from Dulany Street West BL 50' from Crescent BL *Note: these parking setbacks may be reduced or waived by the Design	

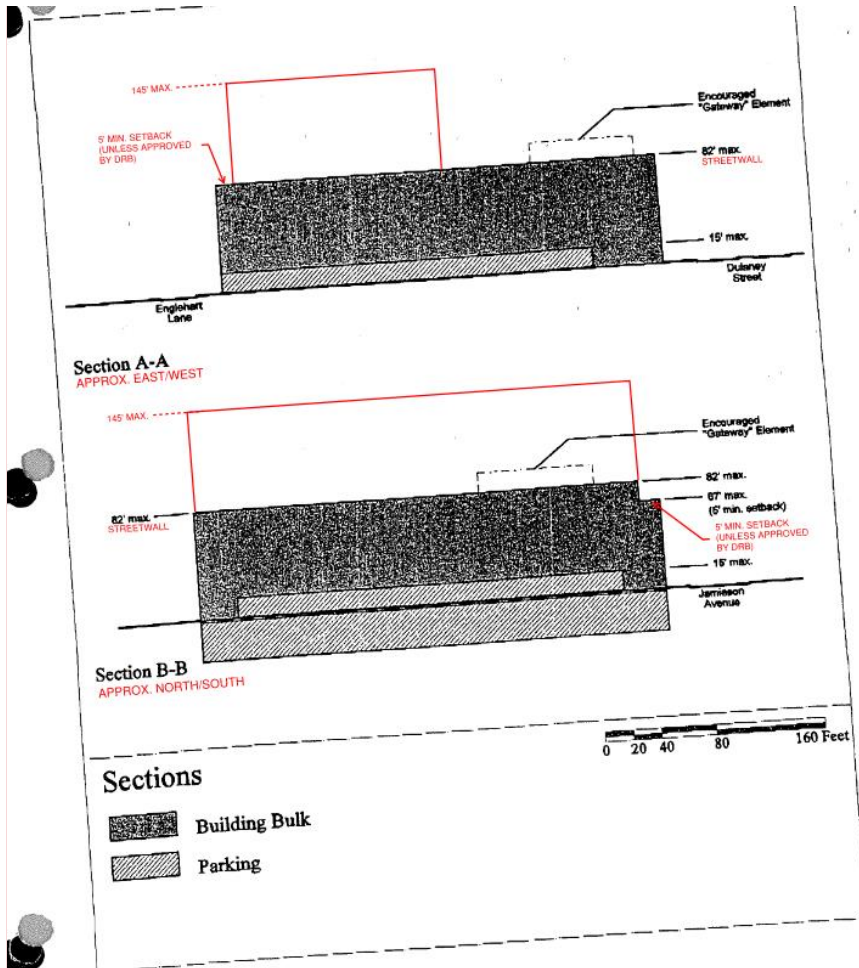
	Review Board where the board feels it necessary or desirable.	
Layby		A layby no longer than 100' along Dulany Street is permitted with the approval of the Design Review Board.
Bulk Streetwalls	Englehart Lane: 50' (min.) 82' (max.) for 60' (min.) north of Jamieson Avenue Duke Street: 65'-82' for 30' (min.) west of the Crescent, or an alternate design as approved by the Design Review Board. Jamieson Avenue: 50'-55'; may increase to 82' for 60' (max.) east of Englehart Lane BL and 115' (max.) west of Dulaney Street. The minimum height may be reduced to one story (15' min.) between buildings as measured from grade at the point of connection. Dulany Street: 50' (min.), 82' (max.) for a minimum of 80' of frontage. A 30' (min.) portion south of the Crescent BL must be 75'-82'. Crescent: 50'-67' for a minimum of 75% of the frontage.	<u>Discretionary: Additions above the existing street wall will be reviewed by the DRB and must comply with the maximum building height(s) below.</u> <u>Jamieson Avenue will maintain a minimum 5' bulkplane setback requirement unless reduced by DRB approval.</u>

Maximum Heights	The maximum height of any building 2000 Duke Street shall be 82'. The maximum height of 2051 Jamieson Avenue shall be 146'. If less than 60% of the ground floor of any specific building is dedicated to retail use, the maximum height of that building shall be reduced to 77' and the associated maximum streetwall height shall also be reduced by 5'. Parking Deck: 15'	
Setbacks	A minimum 5' setback above the required 50-67' streetwalls on the Crescent.	
Architectural Expression		
Expression Zones Expression Lines	An expression line at 50'-55' height on all frontages, or alternatively as determined by the Design Review Board to have met the general intent of this requirement. An expression line at 75'-82' elevation along all frontages, incorporated into the parapet design, or alternatively as determined by the Design Review Board to have met the general intent of this requirement.	A two-story expression along the Crescent above the 50'-55' setback on the Crescent streetwall is encouraged. A one-story zone at the top of the Jamieson Avenue setback is encouraged. The building entry zone on Dulany Street should be visually reinforced through the use of recesses, setbacks, and/or expression lines.

		The penthouse/bulkhead space above the Dulany Street entry zone should, along with Block "C", reinforce a "gateway" gesture to the Gardens.
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Block B, Page 8 of 8

Commented [AP1]: TO APPLICANT TEAM: Change max height in the max height in the illustration on this page to 146 feet instead of 145 feet.

Questions for the Development Team for 2051 Jamieson Avenue

June 6, 2025

Submitted by Ron Stehman, Carlyle Towers, 1909 East

On behalf of Concerned Residents

Traffic Created by Expansion and Conversion to Apartments

- On sheet C200 of the March 21, 2025 schematic plans submitted to the Design Review Board, it is indicated that the parking requirement of 182 spaces is less than the existing 216 spaces. It also indicates that the vehicle movements per day (VPD) of 1,216 is less than the previous 1,400 VPD.
- HOWEVER, as a commercial/office building, the dominant TRAFFIC flow was “inbound” during the morning peak period and “outbound” during the evening peak period. As a residential structure the dominant flow will be “outbound” during the morning peak and “inbound” during the evening peak. This will correspond to the flow from the portion of the 500+ residents of Carlyle Towers that commute to work during peak hours to destinations North, East and South to Jamieson and Dulany and beyond. Thus, the conversion to residential will COMPOUND the existing flow creating more traffic using Englhardt Lane to access Jamieson in the morning peak and turning from Jamieson onto Englhardt in the evening peak.
- **Thus changing from commercial/office to residential will add to peak period traffic in the peak direction causing congestion and delays for the residents of Carlyle Towers. Are any mitigation measures planned?**

Compatibility of Design

- All of the buildings in the immediate area – 2000 Duke Street, 1940 Duke Street (the 2 Carlyle “gateway buildings”), The PTO, The Jamieson, The Westin, Carlyle Towers and 2051 are predominately “red brick” in color facing the street. However, the first floor for some of these buildings do have gray masonry cladding but are still predominately red brick (in various shades) above the first floor.
- Painting the existing red brick on 2051 white would be incongruous when compared to ALL THE SURROUNDING BUILDINGS and thus incompatible with that of the Carlyle Development.

- It is noted that NOT painting the red brick will reduce the project cost, save on future maintenance and avoid a somewhat tarnished white at some point in the future.
- **Therefore, we prefer that the existing brick not be painted. Not painting the brick maintains the overall look of the Carlyle Development area and is consistent with the neighboring buildings.**

Comparative Height

- Block B of the Eisenhower East/Carlyle Development Plan, which includes 2000 Duke Street and 2051 Jamieson, has a height limitation of 82 feet above ground (approximately 120 feet above datum).
- The existing building complies with the height limitations when NOT considering the parapet at the exiting roof level nor the mechanical penthouse and corresponding parapet at the top of the penthouse.
- 2121 Carlyle Towers is the tallest building adjacent to 2051 at 185 feet (approximately 225 above datum per sheet A4-03 – actual height of the roof is 220.20 feet above datum). For Carlyle Towers, the first 9 levels were built with 5,000 PSI (pounds per square inch) concrete, the next 4 levels were built with 4,000 PSI concrete, and the uppermost levels were built with 3,000 PSI concrete.
Was 2051 built with adequate strength concrete to support 4 additional levels?
- If one projected a straight line from the top of 2000 Duke Street from the side facing Dulany to the top of 2121 Jamieson Avenue (approximately 400 feet away), **the top of 2051 exclusive of the mechanical penthouse should be approximately 117 feet above ground (155 above datum). This is 25 feet below the proposed elevation of the roof (approximately between the height of the roof for Level 8 and the floor of Level 10 (not counting the 15-foot-high penthouse). Thus, that height would be a logical progression from the buildings flanking Dulany to the adjacent Carlyle Towers Building.**
- **The overall design of Carlyle provides a height and bulk transition from Alexandria's "Old Town" to the much higher, more urban Eisenhower Avenue area to the west. Allowing this proposed development breaks this existing progression and would be incompatible with the architecture design.**
- Carlyle Towers (CT) has a typical floor to floor height of 8 feet 10 inches yielding 8 feet of standard clearance in residential units. However, the proposed expansion shows a floor-to-floor height of 13' 4" to 15' 6" (for the uppermost level). With a planned increase of one foot in ceiling height for the expansion of

2051 (9 feet versus 8 feet for CT), **why is the design requiring 42” of additional structural depth per floor?**

The 6-foot difference between the roof of the existing building and the first floor of the expansion

- There is a “step back” above the 4th level of the existing building along Englehardt above the section of the building over the garage entrances and the service dock. However, there is no difference in floor-to-floor height, between Levels 4 and 5 (both are 13’ 4”). **With the new addition, there is a 6-foot difference in elevation between the roof of Level 6 (labeled as Level 7) and the “new/proposed” floor of Level 7. Why is this necessary? What is occurring in this space? Eliminating this difference would avoid building an estimated 3,700 to 4,000 square feet of added perimeter wall required by the 6-foot difference in elevation (a cost savings to the project for the James Campbell Company).**

Ultimate Height

- Sheet C200 lists the building height for the roof as 142.31 feet (exclusive of penthouse) and finish grade at 38.19 feet. Adding the two does yield 180.5 feet above datum. But the 180.5 feet is based on 36 feet for Level 1 per sheet A4-02.
- However, the existing building has parapets of two different heights above the roof line. Other buildings in the area also have parapets of varying heights that extend above the roof line.
- The plans show a mechanical penthouse with a 15-foot height. However, the penthouse above 2000 Dulany just to the east has a penthouse of an approximate 17-foot height. And the penthouse above Edmond Randolph Building is even higher.
- **What is the final height of the building proper with parapet and the absolute final height of the penthouse plus its parapet?**

Comparative Bulk

- The 6 floors of 2051 are setback from the Jamieson Street curblin by approximately 15 feet for the segment west of the building’s entrance and a similar 15 feet from Englehardt.

- For comparison, the tower segment at 2121 Jamieson above Level 4 is set back approximately 80 feet from Jamieson, and approximately 60 feet from Enghardt.
- Furthermore, the PTO's Edmond Randolph Building at 401 Dulany, opposite 2051, has 10 floors as is the proposal for 2051. However, on the side facing Jamieson, the building is set back from the curb line approximately 40 feet. In addition, the upper 4 floors have an approximate 28-foot additional setback from the lower 6 floors (68 feet in total from the street curblane).
- **Thus, one consideration would be to have a similar setback along Jamieson for the new upper levels for 2051 to "mirror" the setback feature of the facing building and the setback of the 3 Carlyle Towers.**

Floor Area Ratio – FAR

- Block B was approved for an initial FAR of 2.62 Net Floor Area (NFA). It was revised to an FAR of 3.53 to accommodate the existing building.
- **Adding 4 floors would necessitate an additional increase to an FAR of 4.85. By contrast, adding 3 new floors would bring the building more inline vertically as a transitional building between 2000 Duke Street and 2121 Jamieson and reduce the proposed FAR to 4.48 NFA. Limiting the expansion to two new floors of equivalent height would bring the FAR down to approximately 4.11 NFA.**
- **A possible alternative would be stepping back the 4 new upper levels an additional 25 to 30 feet from the existing lower levels. This would result in a profile mirroring the building facing 2051 and result in a similar reduction in apartment units and FAR when compared to eliminating one floor. However, it would also require extensive modification/relocation of the pool and amenity area on Level 8.**

Alexa N Powell

From: Alexa N Powell
Sent: Thursday, July 3, 2025 4:22 PM
To: Ron Stehman
Cc: Nathan Randall; Robert Kerns; Maggie Stehman
Subject: Response to Carlyle Towers Resident Questions | 2051 Jamieson Avenue | DSUP # 2025-10015
Attachments: 6-6 Questions for developer.docx

Mr. Stehman,

It was a pleasure meeting with you to discuss the Carlyle Towers residents' questions submitted in your letter regarding the proposed office-to-residential conversion and expansion of 2051 Jamieson Avenue. This letter responds to each of the concerns identified and provides information about the project as well as the development review process.

Traffic Generation

As part of the iterative review process for Development Site Plans, the applicant must provide information regarding the existing and proposed trip generation (at AM and PM peak).

This information was not included in the most recent Completeness submission, but we have requested it for the next submission. Once we know the peak-hour demand, we can evaluate the expected traffic changes and determine if any mitigation is needed.

Compatibility of Design

We understand that several neighborhood residents have a preference for red brick facades for buildings in Carlyle. There are no regulations in the Carlyle Special Use Permit or Eisenhower East Small Area Plan that prescribe that buildings in this area be red brick or restrict painting buildings another color.

The applicant was made aware of the neighbors desire to retain the existing brick façade during the Carlyle Design Review Board (DRB) meeting but expressed a desire to paint the building to give the property a refresh and stand out from a marketing perspective. DRB members also noted during the discussion that this building could be painted today, regardless of the development proposal under consideration, and that private property rights superseded their authority on this matter.

As such, the DRB voted to support the proposal expressing a preference for the applicant to select the lighter (Dove Gray) for the new stories and recommended the applicant work with staff to provide improved renderings of the proposal, to demonstrate how the building will look in its surroundings, and to do some additional color studies through the development review process.

Comparative Height

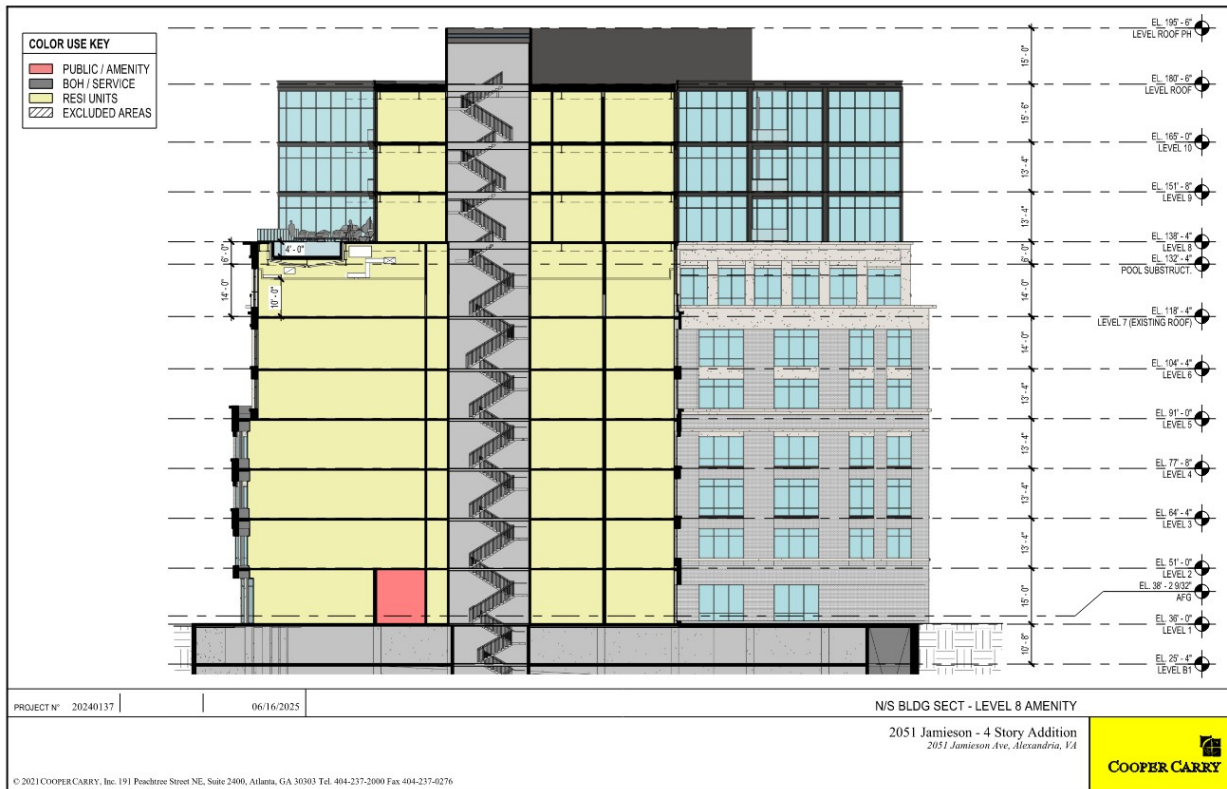
The applicants' architects and engineers stamped plans are certifying the addition is feasible. Generally speaking, we rely upon the expertise of our colleagues in Code Administration during the building permit review to ensure that all applicable state and local building code requirements are met.

According to the Architect, Steven Smith, during the DRB meeting their team had done everything possible to minimize the height increase to achieve the unit count needed to meet the developers standards for investing in the project. He added that the addition mimicked the floor-to-floor spacing of the existing building to maintain that

proportion as you move up the building. The 13.5-foot floor-to-floor height allows for mechanical equipment and 9-foot ceilings on each additional floor, except for the top floor, which measures 15 feet to allow for 10-foot ceilings.

In analyzing this proposal in relation to other buildings in the immediate vicinity, the proposed height of 142.31 feet (excluding the mechanical penthouse) exceeds the average by approximately 7-9 feet. However, if not including 1940 Duke Street then it is below average.

Finally, Architect, Steven Smith, noted the addition includes a 6-foot plenum between level seven and eight to accommodate pool equipment and necessary support structure. Initially the applicant showed the extra space between floors six and seven but have since revised the plans to show it occurring between floors seven and eight, and the reason is to accommodate the pool. Please see the revised cross-section exhibit below.



Ultimate Height

The overall height for flat-roofed buildings in Alexandria with parapets that measure three feet or less in height is measured from the roofline to the average preconstruction grade (not the top of the parapet). The parapet shown on the plans measures less than three feet so the overall height of the proposal is 142.3 feet (not including the mechanical penthouse).

The Zoning Ordinance, under [Section 6-403](#), allows rooftop appurtenances, like mechanical penthouses, regardless of any other height restrictions, provided that certain limitations are met, including that the penthouse height shall not exceed 15 feet.

In this case, the applicant is proposing a 15-foot-tall mechanical penthouse and elevator/stair overrun. When taking into account the penthouse, the building would measure 157.3 feet tall.

Comparative Bulk

This request to provide further setbacks was shared with the applicant. At the DRB meeting they responded that they had setback the top three floors along portions of the Englehart and Jamieson sides of the building. They added that further setback would require an additional story for them to reach the unit count they need to make the project economically viable. In other words, the applicant is balancing the desire to limit height with the desire for additional setbacks with this proposal.

Floor Area Ratio – FAR

The applicant's response to additional setbacks and any reduction in height or unit count is outlined in the section above.

Finally, as a reminder, there will be additional opportunities for the community to provide comments on the project, including an applicant-led community meeting and the Planning Commission meeting. The applicant is also required to notify adjacent property owners before the project goes to a public hearing.

We appreciate your time and feedback regarding the project and will include your letter, along with this response, in the submission to the Planning Commission for their consideration when reviewing this project. If you have any additional questions or would like to provide further feedback about this project as it progresses, please let me know.

Sincerely,

Alexa Powell
Urban Planner, AICP
City of Alexandria, Virginia
Department of Planning & Zoning, Development Division
703.746.3864
202.697.6623

Working in the Office Mondays, Tuesdays, and Wednesdays
Working Remotely Thursdays, and Fridays
alexandriava.gov



The City of Alexandria's 275th Anniversary

From: Ron Stehman rstehman@verizon.net

Sent: Friday, June 27, 2025 9:10 AM

To: Nathan Randall Nathan.Randall@alexandriava.gov; Alexa N Powell alexa.powell@alexandriava.gov

Cc: Maggie Stehman mstehman1@verizon.net

Subject: [EXTERNAL]Thanks for the Meeting to Discuss the reuse and expansion of 2051 Jamieson

Nathan, Alexa,

Thanks for taking the time to meet with Maggie and I on the reuse and expansion of 2051 Jamieson. I intend to take your advise and see if I can have a one-on-one meeting with the developer.

And thanks for explaining why the extra 6 foot gap was between the 6th floor and the 7th floor as depicted in the drawings when it could be between the 7th and 8th to accommodate the pool. I couldn't rational the added height at that location and I even wondered if they possibly made a mistake.

I will follow through with Alexandria's process upon our return. So thanks for the brochure. In the mean time I look forward to Alexa's response to our questions, that she indicated she was preparing. I can then pass it along to others.

Ron Stehman

On behalf on some portion of our 500 residents and 27 others keenly affected

From: Ronald Stehman <rstehman@verizon.net>

Sent: Tuesday, June 10, 2025 3:50 PM

To: Alexa N Powell <alexa.powell@alexandriava.gov>

Subject: [EXTERNAL]Fwd: Carlyle-Eisenhower East Design Review Board - June 11 meeting to disuss the reuse and expansion of 2051 Jameson Avenue

You don't often get email from rstehman@verizon.net. [Learn why this is important](#)

Alexa

Thanks for calling and discussing our concerns. Here's the info I sent to Leon and Luke.
My qualifications email to follow.

Ron

Sent from my iPhone

Begin forwarded message:

From: Ron Stehman <rstehman@verizon.net>

Date: June 6, 2025 at 1:10:15 PM MDT

To: luke.cowen@alexandriava.gov

Subject: Carlyle-Eisenhower East Design Review Board - June 11 meeting to disuss the reuse and expansion of 2051 Jameson Avenue

Reply-To: Ron Stehman <rstehman@verizon.net>

TO - Leon Vignes and Luke Cowan

On Wednesday, June 11, the Carlyle Eisenhower East Design Review Board (DRB) will hold a meeting in which the **Proposed Reuse and Expansion of 2051 Jamieson Avenue** will be discussed. Due to my related professional expertise, I am the designated spokesman for a group of concerned residents of the adjacent building at 2121 Jamieson (Carlyle Towers East). Normally, I would request to speak and address issues we are concerned about. Unfortunately, that day I will be in Salt Lake

City and cannot call in due to commitments at that time. In its place, I have prepared a summary of many of the points we would like to have discussed. See attached. Since I cannot attend and others do not feel qualified to competently address the issues that we are collectively concerned about (although several are planning to attend), I have attached a summary for you to present to the DRB. Would you please ensure they are presented and discussed. I have also forwarded this to the project representative who is our contact.

With much appreciation and on behalf of others,

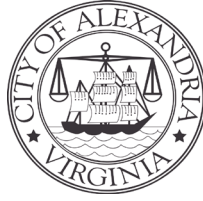
Ron Stehman

2121 Jamieson Avenue, Unit 1909

Alexandria, VA 22314

703-955-1737

**DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.**



CARLYLE / EISENHOWER EAST DESIGN REVIEW BOARD

DATE: August 11, 2025

TO: Alexandria Planning Commission and City Council

FROM: Eric Colbert, Chair
Carlyle / Eisenhower East Design Review Board

SUBJECT: DSUP #2025-10015 – 2051 Jamieson Avenue Office to Residential Conversion

Pursuant to Section 5-611 of the Zoning Ordinance, the Carlyle/Eisenhower East Design Review Board (DRB) is tasked with serving in an advisory capacity to the City Council and Planning Commission on the design of projects within the Eisenhower East Small Area Plan boundaries. In this capacity, the Board reviewed the proposed conversion project at 2051 Jamieson Avenue, located on the southwest portion of Block B of the Carlyle development at its April 10, 2025 and June 11, 2025 meetings.

The DRB first reviewed the concept proposal and supported the initial massing, scale, and architecture of the addition to the existing building. The Board noted that its scope of review is limited by the Carlyle Block B design standards that primarily concern floor area, height, and massing, with only minor emphasis on design elements and features, such as recommendations for building setbacks and architectural expression lines.

There was general support by the Board for the conversion to residential use. From a design standpoint, the Board appreciated that the addition mimicked the floor-to-floor spacing of the existing building, maintaining the same vertical proportions and preserving the existing base, middle, and top language in its overall form. The Board commended the applicant team for creating a balanced look, which was achieved by adding a floor that mirrors the existing architecture and then transitions into a distinctly modern design for the top three floors. The Board also recommended two items for the applicant team to further study and revise. First, the Board requested a color study that included a lighter color for the top addition, with reduced contrast for improved integration. Second, the Board asked for details about venting associated with dryers, kitchens, and bathrooms, and concealment of mechanical equipment between floors.

At the second DRB meeting, the applicant presented three color options (light gray, charcoal, and darker tones) for the addition. The Board indicated a preference for the lighter color, Dove Gray, for the new portion of the building. The Board also suggested the applicant continue to work with

staff regarding vents on the side of the building, as well as operable windows for environmental and health/livability concerns, noting that the Board expects additional details to be provided for these items for its review when the proposal returns to the DRB prior to Final Site Plan release.

Finally, the Board considered the architecture-related concerns raised by residents of the nearby Carlyle Tower who attended the June meeting. Their concerns included design compatibility, comparative height, and bulk. While sympathetic to the community's position asking for greater consistency with the surrounding neighborhood, which is predominantly red brick, the Board found that painting brick is not prohibited under Carlyle's Design guidelines. Overall, the Board was supportive of the project and indicated that additional height and density in this location was ultimately a policy decision more appropriately considered by Planning Commission and City Council.

The Board supports the proposal and voted to **recommend approval** of the 2051 Jamieson Avenue Block B development at the DRB meeting on June 11, 2025 with the following additional guidance to the applicant:

1. To select the lighter (Dove Gray) top, as it was the DRB's preference based on the color study provided.
2. To provide some additional context on Sheet A4-10, improving renderings of the proposed building, to demonstrate how the building will look in its surroundings.
3. To provide a separate illustration/study depicting the following items:
 - a. Wider mullions and column covers to achieve a higher proportion of solid to glass on the top three floors.
 - b. An additional color study that would retain the existing red brick and use a second façade color shared across the new upper floors and the portion of the existing building above the main entrance (the center of the façade facing Jamieson) to create a stronger relationship between original building and addition.



CARLYLE-EISENHOWER EAST DESIGN REVIEW BOARD

Block B Addition and Conversion – Concept Design Review Carlyle Block B / 2051 Jamieson Avenue

Application	General Data	
Project Name: Carlyle Block B (Multi-unit Residential Conversion) Location: Carlyle Block B / 2051 Jamieson Avenue Applicant: Red Fox Development, represented by Kenneth W. Wire & Megan C. Rappolt, attorneys	DRB Date:	April 10, 2025
	Site Area:	0.90 acres (39,017 sf)
	Existing Zone:	CDD#1
	Proposed Zone:	CDD#1
	Existing Use:	Office with retail
	Proposed Use:	Multi-unit residential
	Gross Floor Area:	224,218 SF
Purpose of Application: Presentation of a design proposal for the conversion of an existing office building on Carlyle Block B to a multi-unit residential building with 187 units. The project includes a new four-story addition within the existing building footprint.		
Staff Reviewers: Nathan Randall, Principal Planner nathan.randall@alexandriava.gov Alexa Powell, AICP, Urban Planner alexa.powell@alexandriava.gov Thomas H. Canfield, AIA, City Architect tom.canfield@alexandriava.gov Robert M. Kerns, AICP, Development Chief robert.kerns@alexandriava.gov		

DRB ACTION, APRIL 10, 2025: The Board generally found the massing, scale, and architecture of the proposed building addition to be successful. Some concern was voiced about whether the changes to the color of the building would fit in with the neighborhood character of the Carlyle area, which is primarily red brick, but acknowledged the DRB had limited purview on this issue given the applicable standards for Block B.

Alexa Powell, Planning & Zoning staff, began with a brief introduction of the project, highlighting specifically that the proposal is for the conversion of an existing office building on Carlyle Block B into a 187-unit residential building, which includes a new 4-story addition. Ms. Powell noted that the applicant plans to request amendments to the design standards that apply to this block, which focus primarily on floor area, height, and massing with only minor emphasis on design elements and features, such as recommendations for building step backs and architectural expression lines. Ms. Powell shared with the Board that because the already

established building will not change and revisions to the standards themselves are requested, the design-related items under review for this case are more limited in scope. She encouraged the Board to provide more general guidance to the applicant for their consideration.

The applicant team, led by architect Steve Smith, cited ongoing office market softness and long-term vacancy as the reason for the conversion and explained the need to expand the structure to achieve operational efficiency. Mr. Smith began by discussing the challenges of adding floors to the existing six-story base and the proposed solution of using the same masonry vernacular on the first floor of the addition as well as architectural articulation to reduce the perceived mass. The top three floors of the proposed addition were described as providing some visual relief from the heavy brick below, with dark charcoal painted steel and glass offering a modern contrast. The applicant also proposes to paint the building to a lighter cream color to distinguish it from other buildings in the neighborhood. Finally, section drawings were presented to illustrate the height in relation to other buildings in the area.

Overall, the Board expressed it was likely to endorse the architecture in the future, but would like to see the following matters addressed as part of a new submission:

- Provide a color-study that includes a lighter color for the top addition, with less contrast and better integration with the structure below.
- Provide clarification about the location and materials associated with venting for dryers, kitchens, and bathrooms.
- Demonstrate how the applicant plans to conceal mechanical equipment between floors for stories with only steel and glass.

I. OVERVIEW

The applicant, CHI 2051 Jamieson Avenue LLC, represented by attorneys Kenneth W. Wire & Megan C. Rappolt, is requesting Carlyle/Eisenhower East Design Review Board (DRB) review of a proposal at 2051 Jamieson Avenue on the southwestern portion of Block B. This is the first submission for review to the DRB for this proposed project.

II. BACKGROUND

Site Details

The proposed project site is the southwestern portion of Block B as identified in the Carlyle Special Use Permit (SUP). This site, measuring 39,017 square feet in size, is located adjacent to the southwest corner of Jamieson Avenue and Englehardt Lane. Block B overall is bounded by Englehardt Lane to the west, Duke Street to the north, Dulany Street to the east, and Jamieson Avenue to the south, with garage parking accessed from Englehardt Lane.

Block B is improved with two buildings, each on separate properties. The subject site includes the existing 82-foot tall office building at 2051 Jamieson Avenue. Immediately to the northeast of the project site at 2000 Duke Street is an existing 156,000 square-foot office building with a small amount of ground-floor retail on the corner originally known as the “Time-Life Building.” The building was constructed in 1996 pursuant to SUP#2253 (and its subsequent amendments) and approved in September 1995 (SIT#95-0004).

Across Jamieson Avenue to the South of Block B is developed with a 15-story Mixed-Use building with condos, hotel, and a small amount of ground-floor retail on Block F approved in June 2003 (DSP#2003-0041).

History of Block B

Development in the Carlyle neighborhood is governed by its approved “CO Planned Residential/Commercial Development” Special Use Permit. This “Carlyle SUP,” as it is sometimes known, was first approved in 1990 under SUP#2253 and has subsequently been amended several times over the years. The Carlyle SUP approval included guidelines covering the building parameters and some design-related matters for each individual block, as noted later in this report.

Although the neighborhood is zoned CDD#1 / Coordinated Development District #1, nearly all of the development blocks in the neighborhood are governed by the Carlyle SUP rather than any CDD-related provisions.

The most recent development approval on Block B was DSP2002-0014, which approved construction of the existing 82-foot tall, six story, office building with ground floor retail at 2051 Jamieson Avenue that is the subject of the requested conversion and addition.

III. PROPOSAL

General

The proposed project is to convert the existing office building to residential use and add four stories, as well as a mechanical penthouse, to the building. The building would measure 214,228 gross square feet in size and have 187 dwelling units, 135 of which would be one-bedroom units, and 55 of which would be two and three-bedroom units. The proposed change adds about 42,709 gross square feet to the existing building and adds an additional 60ft of height (proposed 142ft - existing 82ft).

Parking Garage

Four levels of underground parking are provided and accessed off of S. Englehardt Lane. The existing below-grade parking garage contains 216 parking spaces. The applicant is proposing 82 standard parking spaces, 7 accessible parking spaces, and 127 compact parking spaces (which is 75% of the total).

Architectural Design

The proposed development preserves the architectural integrity of the existing six-story structure, incorporating subtle exterior modifications. The conversion includes a lighter color treatment for the existing red brick façade, offering a nuanced contrast to surrounding buildings while maintaining the established character of the Carlyle neighborhood.

The design introduces a four-story vertical expansion, articulated through a massing strategy that steps back from the existing structure. The first level of the addition extends the architectural design of the original building, employing materials and detailing to reinforce continuity. Above this, the upper three levels adopt a distinct aesthetic, utilizing glass panels framed by black metal to establish a contemporary contrast. These levels are recessed to create a tiered effect while incorporating an outdoor terrace at the eighth-floor level. This setback condition visually distinguishes the new construction from the existing building design.

V. REVIEW STANDARDS

For this project, staff is providing the review standards that the Design Review Board should consider. The Board should review the project's consistency with those standards and share its findings with the applicant team during the April 10th meeting.

The review standards that should be used to evaluate this project are provided as an attachment to this report. They are specific to Block B, which is consistent with the block-by-block approach taken throughout Carlyle when the design standards were originally created. They also differ significantly from the standards the Board has used recently for other projects, such as the Eisenhower East Block 20 East project that was considered last year. The standards for Block B are more focused on the floor area, maximum height, use, and other basic building parameters than

on matters of urban design. Some design matters are included in the attached document, such as the need for building setbacks and architectural expression lines.

As part of its future land-use requests for the project, the applicant will be asking for changes to the building parameters (such as height, floor area, and use) in the Block B design standards. The design-related matters contained in the standards, such as building setbacks and architectural expression lines, are already being met on the existing building and would not change. Consequently, the Board may wish to concentrate its review on how the limited design-related standards may be applicable to the new portion of the building. It may also wish to offer the applicant team additional ideas about the building design.

VI. CONCLUSION

Staff recommends, as noted above, that the DRB review the project for consistency with the standards outlined in the previous section of this report. Its findings, which may be limited in nature given the scope of the Block B review standards, should be shared as part of the April 10th public meeting. No vote needs to be taken on the proposal at that meeting, unless it is the Board's recommendation that any potential refinements are relatively minor in scope and could be handled as part of the final site plan review process.



CARLYLE-EISENHOWER EAST DESIGN REVIEW BOARD

Block B Addition and Conversion – Concept Design Review Carlyle Block B / 2051 Jamieson Avenue

Application	General Data	
Project Name: Carlyle Block B (Multi-unit Residential Conversion) Location: Carlyle Block B / 2051 Jamieson Avenue Applicant: Red Fox Development, represented by Kenneth W. Wire & Megan C. Rappolt, attorneys	DRB Date:	June 11, 2025
	Site Area:	0.90 acres (39,017 sf)
	Existing Zone:	CDD#1
	Proposed Zone:	CDD#1
	Existing Use:	Office with retail
	Proposed Use:	Multi-unit residential
	Gross Floor Area:	224,218 SF
Purpose of Application: Presentation of a design proposal for the conversion of an existing office building with retail on Carlyle Block B to a multi-unit residential building with 187 units. The project includes a new four-story addition within the existing building footprint.		
Staff Reviewers: Alexa Powell, AICP, Urban Planner alexa.powell@alexandriava.gov Nathan Randall, Principal Planner nathan.randall@alexandriava.gov Thomas H. Canfield, AIA, City Architect tom.canfield@alexandriava.gov Robert M. Kerns, AICP, Development Chief robert.kerns@alexandriava.gov		

DRB ACTION, JUNE 11, 2025: The Board generally supported the conversion and added density, acknowledging market/economic factors in the applicant’s proposal. The Board encouraged the developer to refine minor design elements and plan set illustrations in collaboration with City staff. Neighborhood residents voiced concerns about whether the changes to the color of the building would fit in with the neighborhood character of the Carlyle area, which is primarily red brick, but the DRB acknowledged they had limited purview on this issue given the applicable standards for Block B. Finally, the Board asked for continued collaboration between the applicant and staff as the design is further refined to address some minor elements identified below.

Alexa Powell, Planning & Zoning staff, began with a brief overview of the project. She explained that, as requested, the applicant provided a color study with illustrations of the additional floors in Silverdove, charcoal, and black. Ms. Powell noted that overall, the proposal remained largely

unchanged, preserving the architectural integrity of the existing six-story structure, incorporating subtle exterior modifications. Ms. Powell reminded the Board that previous discussions about venting locations for dryers, kitchens, and bathrooms would be revisited before the Final Site Plan submission, when material boards are provided. She also noted the Board had received a letter from a Carlyle Towers resident representing several neighbors, outlining concerns and questions.

Tom Canfield, Vice Chair, asked staff, in response to the recent letter, to go into a little more detail about which aspects were governed by the Carlyle Design Guidelines which the board has purview over and which items were not subject to Design Review Board (DRB) review.

Nathan Randall, Planning & Zoning staff, responded by outlining the broader development review process to distinguish between DRB-reviewed design elements and issues addressed through the overall development review process (which culminates with public hearings at Planning Commission and City Council.) He clarified that the DRB has authority over architectural issues such as design compatibility, comparative height, and bulk. Issues like traffic, floor area ratio (FAR), overall height, and economic impact fall outside the Board's scope. Mr. Randall also addressed questions about red brick requirements, confirming that while brick is common in Carlyle, there is no regulation mandating its use or prohibiting painted facades.

Charles Paul, Board member, asked a follow-up question about the difference in standards between the Carlyle neighborhood and Eisenhower East. Mr. Randall shared that the Carlyle neighborhood was governed by an SUP which at the time of its creation focused on more zoning related elements and the review criteria for Eisenhower East are more comprehensive and speak to specific design standards.

Attorney Ken Wire, representing the applicant, explained that the office-to-residential conversion responds to office market softness and long-term vacancy. He shared that the need to expand the structure was to achieve operational efficiency and achieve specific investment targets. He emphasized that conversions are city-supported as they strengthen the tax base, noting that occupied residential buildings generate more tax revenue than vacant office space. Mr. Wire acknowledged neighboring residents' concerns and affirmed that the applicant is proposing a bigger building that may block views.

Steven Smith, architect for the applicant, provided a brief overview of the project which is proposed for adaptive reuse and vertical expansion into residential units. He outlined the design, which aims to add four stories and reach approximately 200 units (190,000 sq. ft.), the minimum for economic feasibility. He highlighted challenges common to conversions — such as deeper floorplates — and shared that the addition was designed to reduce visual impact by setting back the upper stories and matching floor heights to the existing structure. He also described how the first new floor being added would serve as a transition by mimicking the brick aesthetic of the existing structure and then setting back the remaining three floors to reduce visual impact from neighboring buildings. He also shared that two factors were ultimately driving the decision to propose painting the building white the first being trying to match the existing brick for the first additional story being nearly impossible and also from a branding standpoint the goal was to distinguish it from surrounding properties and attract

renters. Several color options (charcoal, light gray, darker tones) were presented for the top addition.

Mr. Smith affirmed that this project may block some views as a result of the height of the addition but that their team had done everything possible to minimize the height increase to achieve the unit count needed for the project to meet the developers standards for investing in the project. He added that the addition mimicked the floor-to-floor spacing of the existing building to maintain that proportion as you move up the building providing. The 13.5 foot floor-to-floor provided allows for mechanical equipment and 9-foot ceilings on each additional floor except for the top floor which measures 15 feet to allow for 10-foot ceilings. He also addressed criticisms regarding the renderings, noting the addition includes a 6-foot plenum between floors to accommodate pool equipment and necessary support structure, and a 15-foot mechanical penthouse is required for the elevator overrun. An error was found in the massing context section as it relates to labeling of height which the applicant indicated they would fix. He further explained that the setbacks provided and the L-shape would screen the rooftop pool area from view of Carlyle Towers residents concerned about pool area lighting and visibility of these common areas.

The hearing was then opened for public comment and feedback.

Carol Lyons, Carlyle Towers resident, expressed some concerns related to traffic capacity along Englehardt Lane as it is the access point for their garage, bulk of the proposed addition, and maintaining the character of the existing neighborhood as a transition area between Old Town and the more modern Eisenhower East. In addition, she expressed a desire for certain sheets in the plan set to provide accurate color representations of the traditional red brick on the surrounding buildings to demonstrate that painting the brick white as proposed would be incompatible with the neighborhood.

Julie Altobelli and Charles Melton, Carlyle Towers residents, expressed concern about losing their views due to the proposed height increase, which they believe could affect their property values.

Several community members and DRB members questioned the white paint and noted that the renderings grayed out surrounding red brick buildings, which some found misleading. Other concerns were also raised about blocked views, the building's increased height and bulk, rooftop pool lighting, and whether the proposed changes respected the neighborhood's character.

Charles Paul, DRB Member, acknowledged some of these concerns, like overall height, indicating that they were more appropriately addressed by Planning Commission and City Council. He pointed out that painting brick is not prohibited under Carlyle's Design guidelines and felt that the Board should not base its decision on this element. He also noted that increasing the residential population might help address nearby retail vacancies by boosting foot traffic.

Overall, the Board discussed the color study indicating a preference for the lighter, Gray Dove, top; but did suggest more color studies to look at ways to retain the existing red brick on the lower half of the building. They also encouraged the applicant to improve the accuracy of the rendering by placing it in context with the surrounding brick buildings and depicting the setbacks from surrounding buildings with more fidelity. The last point of discussion was on the aesthetics of the top floors to work with staff on achieving more balance in terms of the solid to glass.

The Carlyle-Eisenhower East Design Review Board (DRB) recommended that the applicant should work with staff to make some refinements to the application, including:

- a. Selection of the lighter (Dove Gray), as it is the DRB's preference based on the color study provided.
- b. Providing some additional context on Sheet A4-10, improving renderings of the proposed building, to demonstrate how the building will look in its surroundings.
- c. Providing a separate illustration/study depicting the following items:
 - i. Wider mullions to achieve a higher proportion of metal panel to glass on the top three floors.
 - ii. An additional color study that would retain the existing red brick and use a second façade color shared across the new upper floors and the portion of the existing building above the main entrance.

The Board otherwise endorsed the plan and did not need to review the project further prior to Final Site Plan. The also encouraged continued collaboration between the applicant and staff as the design is further refined.

DRB ACTION, APRIL 10, 2025: The Board generally found the massing, scale, and architecture of the proposed building addition to be successful. Some concern was voiced about whether the changes to the color of the building would fit in with the neighborhood character of the Carlyle area, which is primarily red brick, but acknowledged the DRB had limited purview on this issue given the applicable standards for Block B.

Alexa Powell, Planning & Zoning staff, began with a brief introduction of the project, highlighting specifically that the proposal is for the conversion of an existing office building on Carlyle Block B into a 187-unit residential building, which includes a new 4-story addition. Ms. Powell noted that the applicant plans to request amendments to the design standards that apply to this block, which focus primarily on floor area, height, and massing with only minor emphasis on design elements and features, such as recommendations for building step backs and architectural expression lines. Ms. Powell shared with the Board that because the already established building will not change and revisions to the standards themselves are requested, the design-related items under review for this case are more limited in scope. She encouraged the Board to provide more general guidance to the applicant for their consideration.

The applicant team, led by architect Steve Smith, cited ongoing office market softness and long-term vacancy as the reason for the conversion and explained the need to expand the structure to

achieve operational efficiency. Mr. Smith began by discussing the challenges of adding floors to the existing six-story base and the proposed solution of using the same masonry vernacular on the first floor of the addition as well as architectural articulation to reduce the perceived mass. The top three floors of the proposed addition were described as providing some visual relief from the heavy brick below, with dark charcoal painted steel and glass offering a modern contrast. The applicant also proposes to paint the building to a lighter cream color to distinguish it from other buildings in the neighborhood. Finally, section drawings were presented to illustrate the height in relation to other buildings in the area.

Overall, the Board expressed it was likely to endorse the architecture in the future, but would like to see the following matters addressed as part of a new submission:

- Provide a color-study that includes a lighter color for the top addition, with less contrast and better integration with the structure below.
- Provide clarification about the location and materials associated with venting for dryers, kitchens, and bathrooms.
- Demonstrate how the applicant plans to conceal mechanical equipment between floors for stories with only steel and glass.

I. OVERVIEW

The applicant, CHI 2051 Jamieson Avenue LLC, represented by attorneys Kenneth W. Wire & Megan C. Rappolt, is requesting Carlyle/Eisenhower East Design Review Board (DRB) review of a proposal at 2051 Jamieson Avenue on the southwestern portion of Block B. This is the second submission for review to the DRB for this proposed project.

II. BACKGROUND

Site Details

The site is on the southwestern portion of Block B as identified in the Carlyle Special Use Permit (SUP). This site, measuring 39,017 square feet in size, is located adjacent to the corner of Jamieson Avenue and Englehardt Lane. Block B overall is bounded by Englehardt Lane to the west, Duke Street to the north, Dulany Street to the east, and Jamieson Avenue to the south, with garage parking accessed from Englehardt Lane.

Block B is improved with two buildings, each on separate properties. The subject site is on the southwestern portion of the block and includes an existing office building at 2051 Jamieson Avenue. Immediately to the northeast of the project site at 2000 Duke Street is another existing 156,000 square-foot office building with a small amount of ground-floor retail originally known as the “Time-Life Building.” This building neighboring the subject site was constructed in 1996 pursuant to SUP#2253 (and its subsequent amendments) and approved in September 1995 (SIT#95-0004).

History of Block B

Development in the Carlyle neighborhood is governed by its approved “CO Planned Residential/Commercial Development” Special Use Permit. This “Carlyle SUP,” as it is sometimes known, was first approved in 1990 under SUP#2253 and has subsequently been amended several times over the years. The Carlyle SUP approval included guidelines covering the building parameters and some design-related matters for each individual block, as noted later in this report.

Although the neighborhood is zoned CDD#1 / Coordinated Development District #1, nearly all of the development blocks in the neighborhood are governed by the Carlyle SUP rather than any CDD-related provisions.

The most recent development approval on Block B was DSP2002-0014, which approved construction of the existing 82-foot tall, six-story, office building with ground floor retail at 2051 Jamieson Avenue that is the subject of the requested conversion and addition.

III. PROPOSAL

General

The proposed project is to convert the existing office building to residential use and add four stories, as well as a mechanical penthouse, to the building. Apart from the color study provided in the most recent DRB submission, all other details of the proposal remain the same.

The proposed building would measure 214,228 gross square feet in size and have 187 dwelling units, 135 of which would be one-bedroom units, and 55 of which would be two and three-bedroom units. As mentioned previously the conversion adds about 42,709 gross square feet to the existing building and an additional 60ft of height (proposed 142ft - existing 82ft).

Parking Garage

Four levels of underground parking are provided and accessed off of S. Englehardt Lane. The existing below-grade parking garage contains 216 parking spaces. The applicant is proposing 82 standard parking spaces, 7 accessible parking spaces, and 127 compact parking spaces (which is 75% of the total).

Architectural Design

Overall, the proposed project remains largely unchanged, preserving the architectural integrity of the existing six-story structure, incorporating subtle exterior modifications. At the request of the DRB the applicant has provided a color study with illustrations of the additional floors in silver, charcoal, and black.

The applicant also provided another sheet with calculations indicating the percent of each floor that are solid/void in terms of the percentage of glazing by floor. The latest submission appears to anticipate frosted glazing on upper portions of the top three floors to be used to conceal mechanical equipment between levels.

While the location and materials associated with venting for dryers, kitchens, and bathrooms was brought up during the previous DRB meeting after further discussion it was determined that it may be too early for the applicant to provide this level of detail. It was suggested that the applicant instead revisit this topic at the DRB meeting before release of the Final Site Plan submission when materials boards are provided.

VI. PREVIOUS DRB REVIEW

Prior to the initial meeting of the Design Review Board in April, staff had provided the review standards that the DRB should reference when evaluating the project. The DRB shared its findings with the applicant team at the April 10th meeting, and provided recommendations about how the project could revise its design. Those recommendations are as follows:

- Provide a color-study that includes a lighter color for the top addition, with less contrast and better integration with the structure below.
- Provide clarification about the location and materials associated with venting for dryers, kitchens, and bathrooms.
- Demonstrate how the applicant plans to conceal mechanical equipment between floors for stories with only steel and glass.

The Board may wish to offer the applicant team additional feedback about the building design based on the information provided.

VII. CONCLUSION

Staff recommends that the DRB review the project to determine if the applicant's revisions address the points raised by the Board at its April 10th meeting. The Board may choose to vote on whether to support the proposal to Planning Commission or offer additional feedback for the applicant's consideration before proceeding.

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 6, 2025

TO: CHAIR MCMAHON AND MEMBERS OF THE PLANNING COMMISSION

FROM: PAUL STODDARD, DIRECTOR OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #6 – DSUP#2025-10015 / SUP#2025-00048 –
JAMIESON/CARLYLE BLOCK B

ISSUE

Staff would like to provide the Planning Commission with two potential revisions to recommended conditions in the published staff report for the above referenced DSUP request:

- 1) amended language for Condition #68 regarding potential noise mitigation measures for the above-referenced case; and
- 2) new Condition #115 concerning accessibility requirements for the project.

REVISED CONDITION #68 - NOISE MITIGATION

Background

City staff regularly includes standard condition language in Development Site Plan and Development Special Use Permit approvals for residential projects in order to mitigate the potential that high exterior noise levels could disturb residents inside their homes. In the Jamieson/Carlyle Block B case, standard Condition #67 has been included to require the applicant to conduct a noise study to determine the exterior sound levels existing around the site. If exterior noise levels are found to be sufficiently high compared to US Department of Housing & Urban Development standards for federal projects, standard Condition #68 as currently written would require the applicant to identify ways to mitigate exterior sounds and incorporate them as part of the construction/renovation of the building. One of the most common ways to mitigate exterior sounds from reaching residents inside an already-constructed building is to install windows with adequate soundproofing.

The applicant team agrees with this requirement for the new construction/expansion. They have concerns about the strict application of this requirement for the proposed conversion/existing building. In particular, the applicant shared with staff that they are concerned about the potential cost of installing new windows on any portion of the existing building. The applicant would prefer to focus on alternative soundproofing measures, such as additional insulation, should the required noise study find that mitigation is needed.

Recommendation

Staff recommends that the Planning Commission adopt revised Condition #68 as shown below.

68. If the noise study identified noise impacted areas, the applicant shall:

- a. ~~conduct a~~ Evaluate the building shell analysis performance of the new and existing building envelope (façade, roof, windows, doors, etc.), identifying ways to minimize noise and vibration exposure to future residents using either design changes or noise control measures and with the goal of achieving HUD standards for interior noise for residential units while maintaining the existing building envelope, especially the windows, where possible;
- b. Submit the results of the building shell analysis evaluation and the noise commitment letter for review and approval of the Director of Transportation & Environmental Services prior to Final Site Plan release; and
- c. Disclose as a part of each tenant's lease that the building has not met HUD standards for interior noise, if, following the process noted in subsections (a) and (b) above, the building is unable to achieve said standards. (P&Z) (T&ES) *

The language would prioritize the use of alternative mitigation measures (such as soundproofing insulation) while allowing elements of the existing building envelope (such as windows) to remain. It is staff's expectation that the applicant would need to meet the noise standards using those alternative measures. However, if the applicant demonstrates to staff that the use of these alternatives to the maximum extent feasible does not result in the project (or portions thereof) fully achieving the HUD standards, and that no other cost-effective mitigation measures are possible, staff may not require 100% compliance with the standards. If such a circumstance were to occur, the applicant would need to provide a disclosure to all effected tenants as part of lease agreements that the HUD noise standards have not been met.

Staff believes the revisions to Condition #68 shown above strike a reasonable balance between the applicant's cost considerations for this office-to-residential conversion and ensuring that future residents of the building are not subject to excessive noise.

NEW CONDITION #115 – ACCESSIBILITY

Background

During the briefings Staff heard concerns about building accessibility associated with office to residential building conversions. The Virginia Statewide Building Code requires accessibility with new construction and accessibility upgrades during building renovation. Thus, conversions may not always reach the same level of accessibility as new buildings. The building in question was constructed in 2004, so it likely has a high level of accessibility.

Recommendation

Staff recommends that Planning Commission consider new Condition #115 as shown below.

115. Renovation of common areas inside the existing building and building ingress and egress be designed and constructed to meet accessibility requirements for new construction as prescribed in the Virginia Statewide Building Code to the satisfaction of the Director of Planning & Zoning. (P&Z)

[EXTERNAL]2051 Jamieson Avenue redevelopment

From Paul Ruden <pmruden@icloud.com>

Date Sun 10/12/2025 5:49 PM

To PlanComm <PlanComm@alexandriava.gov>

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I write as a resident of the condominium building at 2151 Jamieson Avenue, immediately adjacent to the planned redevelopment of the office building at 2051 Jamieson, involving expansion and conversion into apartment units. This development, perhaps inevitable given the market conditions affecting commercial real estate in the area, is certain to have major impacts on the adjacent and nearby properties. Observation of construction projects of similar nature suggests that, absent extraordinary preventive measures, the streets adjacent to the 2051 property will suffer major destruction from construction equipment and activity. Access to Englehardt Lane, which is one of two major ingress paths into the 2151 Jamieson condominium, will almost certainly be constrained if not completely obstructed with major damage to the road surface.

Observation of construction projects in Alexandria and elsewhere indicates that in virtually every case, construction companies work has major negative effects on road surfaces with the apparent expectation that the damage will be fixed later, at, presumably, considerable cost to the city and, in any case, often considerable inconvenience to the public.

I write now to urge the Planning Commission to anticipate these impacts and impose advance conditions on the developer of 2051 to prevent the destruction of the road surfaces on Englehardt Lane and Jamieson. Consideration should also be given to posting signs on Eisenhower and other adjacent roads to alert drivers to likely construction obstacles they will face if they continue to use Jamieson as a high-speed access road between Eisenhower and Duke Street.

Another consideration is that the developer should be required to reduce to the maximum extent possible the inconvenience to residents of adjacent properties resulting from obstruction of Englehardt Lane. The timetable for construction and its adverse effects on adjacent properties should be communicated regularly to the residents of Carlyle Towers Condominiums.

Thank you for your attention to these important issues.

Paul M. Ruden
2151 Jamieson Avenue
Unit 2107 South
Alexandria, VA 22314
703-915-2481

Author: Not to Yield (2 Vols.)

Blog:<https://ShiningSeaUSA.com>
BlueSky: shiningseausa.bsky.social

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EISENHOWER PARTNERSHIP

October 31, 2025

Paul Stoddard, Director
Alexandria Department of Planning and Zoning
301 King Street, Suite 2100
Alexandria, VA 22314

Re: 2051 Jamieson Adaptive Reuse
Red Fox Development

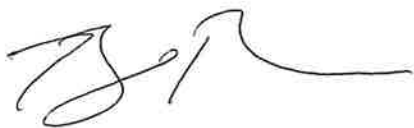
Dear Mr. Stoddard,

The Eisenhower Partnership heard from the development team for the 2051 Jamieson Adaptive Reuse Project ("the Project") by Red Fox Development at our September 19, 2025, Board Meeting. The Eisenhower Partnership advocates for a future focused community built with economically vibrant, high-density, walkable neighborhoods that offer a strong sense of place. This project meets all those goals.

- 1. The Project expands the number and type of residential opportunities in the Carlyle neighborhood by creating more rental options in close proximity to transit creating an easy walkable commute for its new residents.*
- 2. Red Fox is helping to reduce the office vacancy with this adaptive reuse project, ensuring the building continues to generate tax revenue for the City.*
- 3. The unique design of the project increases the density of the building while still maintaining an appropriate scale in the neighborhood.*

For all these reasons, the Eisenhower Partnership Board lends their support for the approval of this Project as long as it is within the guidelines of the Carlyle Streetscape and ask that the Planning Commission and City Council favorably receive and approve it when it comes forward for public hearings later this fall.

Sincerely,



Ryan Fowler, President
On Behalf of The Eisenhower Partnership

Cc: Adam Peters, Red Fox Development
Ken Wire, Wire Gill, LLP



[EXTERNAL]2051 Jamieson

From Marjorie Colletta <mcolletta@mac.com>

Date Sun 11/2/2025 11:01 AM

To PlanComm <PlanComm@alexandriava.gov>

[You don't often get email from mcolletta@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good morning,

Although I don't like the empty buildings in Carlyle and see the need for more housing, is this building appropriate for residential? Isn't it square? Won't most people want windows in all of their rooms? Assuming no matter what neighbors say it is rebuilt as apartments, please keep the brick, don't paint it white. And during construction keep the sidewalk pathway clear to the Metro as much as possible, with scaffolding we can walk underneath, instead of completely blocking the sidewalk, so we don't have to cross the street, then cross back to access the Duke street tunnel.

The final comment I have is, why are so many of the buildings apartments and condominiums?

Thank you,
Marge Colletta
2121 Jamieson Ave resident

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[EXTERNAL]11/6 Hearng re 2051 Jamieson Avenue

From Charles Rademaker <crademaker1@gmail.com>

Date Sun 11/2/2025 1:32 PM

To PlanComm <PlanComm@alexandriava.gov>

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Please consider the following comments regarding the proposal to expand the property located at 2051 Jamieson Avenue:

The existing commercial building appears to be largely vacant and the proposal seems to be an attempt to convert the property to residential use. However:

- 1) The basics have not been addressed: The proposal does not properly address parking access, residential design or the use of the existing green areas around the existing building.
- 2) If additional floors are to be added to the existing structure, shouldn't additional parking space be a basic part of the proposal? Existing street parking is very limited and inadequate; future needs must be considered.
- 3) What is the purpose of painting the building white? There are no other nearby buildings that are painted. Is the use of white paint to make the rather ordinary structure stand out? There are better ways to add visual interest - such as structural design. Do the planners believe white paint will cause folks to want to live in the redesigned building? How will the areas painted relate to the proposed expanded upper levels which will be painted black? What is wrong with the existing brick that fits in well with the neighborhood? White paint seems to be a flashy and cheap trick.
- 4) Green space is already very limited in this neighborhood. The proposal makes no mention of the small park located behind the existing structure. Will the green space be swept away in favor of additional concrete?
- 5) The proposal seems short on basic design. If the use of this building is to be improved, the basic design should present something of interest that will appeal to residential users and the neighborhood. As presented, the design, to my eye, shows nothing of interest.

Suggestion: The needs of the existing neighborhood merit careful study. Any proposal should be based on a basic design that fills the needs of the neighborhood - and goes way beyond the use of white paint.

Charles Rademaker
Carlyle Towers resident - 2121 Jamieson Avenue

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[EXTERNAL]2051 Jamieson office-to-residential conversion

From Barbara Sverdrup Stone <bjsstone@gmail.com>

Date Sun 11/2/2025 8:32 PM

To PlanComm <PlanComm@alexandriava.gov>

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Good evening,

I am writing to voice my **opposition** to the 2051 Jamieson office-to-residential conversion.

There are several other buildings in this area that could be converted without changing their heights. The contractor has proposed painting the building white. This proposal does not fit into the aesthetics of the Carlyle community. It is very inappropriate for this area.

At one meeting, a (Carlyle Towers Condominium) CTC resident mentioned that their view would be blocked and the contractor came back with the response that they could put in larger windows into 2051. That doesn't make any sense. How can a contractor who answers a concern like that be trusted?

The disruption for the three CTC buildings will be huge and last for several years. Three buildings of residents would have their vehicle access into and out of the Three buildings at the east end blocked for several years. Additionally, the sidewalk most certainly will have to be blocked off for the work to be completed so three buildings of residents will have to cross Jamieson several times to turn left on Dulany to access the tunnel under Duke to get to the metro. This adds much additional foot traffic crossing Jamieson, which is a street that cars, buses and trucks drive faster than the speed limit on a daily basis. This will create a dangerous situation.

Please consider denying the proposal to change/add floors to/change the color of 2051 Jamieson.

Thank you,
Barbara Sverdrup Stone
2121 Jamieson Avenue
#1205

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[EXTERNAL]office-to-residential conversion at 2051 Jamieson

From mstegman4@comcast.net <mstegman4@comcast.net>

Date Mon 11/3/2025 9:55 AM

To PlanComm <PlanComm@alexandriava.gov>

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To Planning Commission staff,

I am not in favor of this conversion project "as proposed". I live at 2121 Jamieson which is adjacent to the proposed conversion. Construction (due to structural changes) will be a huge inconvenience to myself and those of my neighbors. And the proposed design is not complimentary to our neighborhood.

1. Does this proposed conversion include any "affordable units"? I believe that everyone in our city needs the opportunity to be housed safely without respect to the income level of the neighborhood. As you already know, we need more affordable housing in Alexandria.
2. Adding height and a glass addition is not in keeping with other Carlyle structures.
3. Painting the façade white is an affront to the neighborhood and seems unnecessary.
4. I am also very concerned about increased traffic (due to increased number of tenants) that will coincide with my pattern of traffic. I leave and return via Englehardt Lane.
5. If the developer cannot make due with the existing structure, then I ask you to disapprove this project. Please consider home/condo owners as your priority, rather than this developer.

Thank you for your attention to my input.

Marilyn Stegman

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[EXTERNAL]office-to-residential conversion at 2051 Jamieson

From Keith Sverdrup <ksverdrup@gmail.com>

Date Tue 11/4/2025 8:39 AM

To PlanComm <PlanComm@alexandriava.gov>

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I am writing to express my opposition to plans to add floors to the building at 2051 Jamieson for residential units. I am a resident of 2121 Jamieson. I oppose the plans because I believe they would create additional traffic problems in the area as well as obstruct views from floors of 2121 Jamieson that would reduce property values. If this construction is approved it will effectively close Engelhart and shut off access to the east entrance to the rear of the CTC complex of buildings. This would be potentially dangerous if emergency vehicles needed to access the rear of these buildings.

I am also concerned about the effect this would have on pedestrian safety in this area of Jamieson. The speed limit on Jamieson is 25 MPH. Unfortunately, Alexandria does not monitor the speed on Jamieson and, as a result, vehicles (including buses) routinely speed on the street. This is especially dangerous because the street curves and the pedestrian crosswalks are minimally marked. It is not at all uncommon for vehicles to speed through crosswalks even when pedestrians are in them. Increasing the population density in this area would only increase the danger.

There are other areas in the immediate vicinity (along Eisenhower) where new high rise buildings are either planned or could be built. There are also underutilized buildings that could be converted for housing. There is no need to convert 2051

Keith Sverdrup
2121 Jamieson Ave.
Unit 1204

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[EXTERNAL]Support Items 4, 6, 7, and 8

From Lindsey Bachman <lindsey.bachman@gmail.com>

Date Tue 11/4/2025 10:57 AM

To PlanComm <PlanComm@alexandriava.gov>

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Planning Commission,

Please support the proposals on your docket at items 4, 6, 7, and 8. Item 8 is particularly exciting, as it will allow hundreds more homes that were originally envisioned adjacent to Potomac Yard Metro. I live in Lynhaven - just across Route 1 from this project. This is exactly the kind of project we need to see more of in Alexandria as we try to build out more transit-oriented homes. Thank you.

Lindsey Bachman

City Resident

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[EXTERNAL]Support Items 4, 6, 7, and 8

From Peter Carlson <peter.d.carlson@gmail.com>

Date Tue 11/4/2025 11:36 AM

To PlanComm <PlanComm@alexandriava.gov>

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Planning Commission,

Please support the proposals on your docket at items 4, 6, 7, and 8. Item 8 is particularly exciting, as it will allow hundreds more homes that were originally envisioned adjacent to Potomac Yard Metro. This is exactly the kind of project we need to see more of in Alexandria as we try to build out more transit-oriented homes. Thank you.

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[EXTERNAL]Fwd: Nov 6 Planning Commission Public Hearing - 2051 Building Design Question #2

From Linda Calvert <chessie08@gmail.com>

Date Tue 11/4/2025 3:34 PM

To Ashley Casimir <ashley.casimir@alexandriava.gov>

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Ms. Casimir,

A second question is whether the glare from the extensive glass windows on 2051 will be excessive on our ground floor patios and upper floor glass balconies in the East Bldg of Carlyle Towers across the street?

Thank you.

Linda Calvert
Carlyle Towers
Alexandria, VA 22314
Sent from my iPhone

Begin forwarded message:

From: Linda Calvert <chessie08@gmail.com>

Date: November 3, 2025 at 7:55:04 PM EST

To: ashley.casimir@alexandriava.gov

Subject: Nov 6 Planning Commission Public Hearing - 2051 Building Design

Ms. Casimir:

Below are my comments of the Building 2051 Jamieson Avenue, Alexandria, VA. Other next-door neighbors to this building will be there in person. I will attend via Zoom

Comment to Alexandria Planning Board on Building 2051 Jamieson Avenue Painting of Red Brick White

Painting the 2051 building's red brick white is not in architectural synchronization with the John Carlyle complex. As a long-time next-door neighbor to this building, this jarring change is offensive to our long-time cohesive and appealing environment. Asserting a right "to paint it any color I want" sets a tone we don't want in our neighborhood.

When the late Mr. Giuseppe Cecchi, president of the IDI company that was building Carlyle Towers next door, the Alexandria Architecture Board required him to build 6 townhouses in front of the 3 - 21 story buildings to give these buildings more streetscape, integrating them into the Alexandria community better. Is this design being reviewed by the Alexandria BAR for its jarring change to the architectural standards of the Carlyle neighborhood?

Thank you.

Linda Calvert

Carlyle Towers

Alexandria, VA 22314

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[EXTERNAL]Support Items 4, 6, 7, and 8

From Alexandra Laney <alexandra.n.laney@gmail.com>

Date Wed 11/5/2025 7:42 AM

To PlanComm <PlanComm@alexandriava.gov>

You don't often get email from alexandra.n.laney@gmail.com. [Learn why this is important](#)

Planning Commission,

Please support the proposals on your docket at items 4, 6, 7, and 8.

Item 8 is particularly exciting, as it will allow hundreds more homes that were originally envisioned adjacent to Potomac Yard Metro. This is exactly the kind of project we need to see more of in Alexandria as we try to build out more transit-oriented homes.

Thank you

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[EXTERNAL]Comments on Proposed Conversion of 2051 Jamieson Ave. Office Building to Residential Use and Addition of 4 Floors

From Tate <tatelaz@yahoo.com>

Date Wed 11/5/2025 11:45 AM

To PlanComm <PlanComm@alexandriava.gov>

Cc Tate L <tatelaz@yahoo.com>

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Dear Planning Commission,

I am writing to express my significant concerns regarding the proposed conversion of the existing 2051 Jamieson Ave office building into a residential building, along with the addition of 4 additional floors. While I understand the need for urban development, I believe this proposal warrants further scrutiny due to the significant impact it will have on our already congested neighborhood.

1. Increased Traffic Congestion:

One of the primary concerns I have is the effect this conversion will have on our neighborhood's traffic patterns. The area is already heavily congested, particularly during rush hour, both in the morning and in the afternoon. The existing road infrastructure, with its narrow, single-lane roads in each direction, is not equipped to handle the additional traffic that will result from the increased number of residents. As it stands, these roads are often at a standstill during peak times, and adding more vehicles to the area will exacerbate this issue.

The development of the building where Wegmans is located as well as the surrounding new apartment complexes significantly deteriorated and negatively impacted the traffic in the area. As a long term resident, I have seen how traffic went from "normal rush hour" traffic to significant bumper to bumper traffic and delays. Two lane roads (one in each direction) cannot hold the additional traffic expected from this development and the additional proposed development just 2 blocks away (Eisenhower East).

This second proposal includes over 700 units. This will immensely impact the quality of life of the existing residents.

I cannot enforce enough how the area is not designed to accommodate such a big increase in residents/cars; the infrastructure is simply not adequate.

2. Safety Concerns:

The addition amount of units plus 4 floors, will bring hundreds of new residents, (double the amount of cars), raises significant concerns about the safety of pedestrians and drivers. With limited road space and existing traffic challenges, the neighborhood's infrastructure will struggle to support the demands of additional vehicles, delivery trucks, and emergency responders.

This could compromise safety, especially if evacuation routes or access for emergency vehicles are blocked or hindered by congestion.

3. Strain on Local Services:

Beyond traffic, the proposed expansion will place additional strain on essential services, including public transportation, waste management, and emergency services. The increased population density could exacerbate existing service limitations, leading to a decline in quality of service for current residents. These factors should be thoroughly assessed as part of the planning process.

4. Impact on Quality of Life:

The neighborhood, while dense, still maintains a sense of community and relative peace. The introduction of a large number of residents into a building with limited access could disrupt the character of the area, contributing to overcrowding and diminishing the quality of life for existing residents. We are particularly concerned about the loss of open spaces, parking, and the potential for an increase in noise levels.

5. Environmental Impact:

Finally, the environmental impact of this project should be thoroughly evaluated. Expanding the building by four floors could potentially lead to blocking views, and increased demand on local utilities such as water, electricity, and sewer

systems. Additionally, the construction phase itself could have a temporary but significant impact on the environment due to noise, dust, and other disruptions.

Suggestions for Consideration:

- A comprehensive traffic and infrastructure study to evaluate the impact on local roads, public transportation, and services.
- Incorporating green spaces or public parks into the development to help maintain the neighborhood's livability and improve the quality of life for all residents.
- Ensuring that all necessary utilities can accommodate the increase in population without straining current systems.

In conclusion, while the intention behind this proposed conversion is understandable, it is essential that the city carefully considers the broader implications for the neighborhood's infrastructure, safety, and quality of life.

I strongly urge the city board to not approve the proposed project. Or an alternative, approve only the conversion of the existing building without the construction of 4 floor additional floors.

Thank you for your time and consideration.

Sincerely,
Carmen Lazaro
2151 Jamieson Ave.
Tatelaz@yahoo.com

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[EXTERNAL]Comments on the proposed residential conversion at 2051 Jamieson Avenue

From Patricia Mellen <patriciamellen314@gmail.com>

Date Wed 11/5/2025 4:19 PM

To PlanComm <PlanComm@alexandriava.gov>

You don't often get email from patriciamellen314@gmail.com. [Learn why this is important](#)

This comment is submitted for the planned residential conversion of the commercial building at 2051 Jamieson Avenue. I recognize the need for additional residential housing in Alexandria, and was pleased to learn that the plan incorporates some affordable units. Additionally, I was encouraged to see that onsite parking exceeds the planned number of dwellings, and that the building's residents will not spill over on the limited street parking in the neighborhood.

I am puzzled, however, by the acceptance of what looks like a departure from the design standards set for the neighbor by the Carlyle SUP, which provides for some degree of uniformity within the sub-neighborhoods, or "precincts" within Carlyle. The proposal by the developer calls for "a lighter color treatment for the existing red brick façade, offering a nuanced contrast to surrounding buildings while maintaining the established character of the Carlyle neighborhood." While I am willing to accept that the city has somehow decided to allow the developer to exceed the square footage limits within Carlyle by its proposed glass superstructure, I question the aesthetics of a "lighter color treatment" as planned.

The Carlyle streetscape plan notes that the predominant feature of our neighborhood is the federal courthouse, and suggests that visual and physical connections should be made to this "monumental" building, and that the buildings nearby reflect a "sense of ordered grandeur" with a "peaceful" scale. As a 25-year resident of this neighborhood, I appreciate its cohesive aesthetic. The developer's staff member's assertion at a recent webinar that they wish to "modernize" the look of 2051 Jamieson to attract their tenants seems out of sync with our neighborhood. In that the glass addition on top of the building is set back, I don't think it will have as intrusive impact on neighborhood conformity as will losing the brick façade that connects that building with its adjacent structures. I urge the Planning Commission to reconsider the recommendation that the building's brick exterior be changed.

Patricia Mellen

2151 Jamieson Ave Unit 314

Alexandria, VA 22314

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[EXTERNAL]Planning Commission Written Comments

From Ian Smith <gm.smithir@gmail.com>

Date Wed 11/5/2025 9:12 PM

To PlanComm <PlanComm@alexandriava.gov>

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Hello,

My name is Ian Smith and I am a resident of Alexandria.

I am writing in support of the following in the upcoming November 6th meeting of the planning commission. I'm particular, I am most excited about Docket items 4 and 8 due to their close proximity to where I live in Rosemont:

Docket item 4, 1625 Prince St, will convert the upper floors of an office building close to the King St Metro station to 85 homes.

Docket item 6, 2051 Jamieson Avenue, will convert an underutilized office building in Carlyle to 187 homes, including 17 committed affordable homes.

Docket item 7, 4880 Mark Center Drive, will build 402 homes adjacent to the Mark Center, the Del Pepper Building, the transit center, and a future West End Transitway stop.

Docket item 8 will amend the Small Area Plan and Coordinated Development District for Potomac Yard to legalize 561 more homes than the plan allowed previously, plus additional flexibility for residential density. This will pave the way for a forthcoming development proposal.

Thank you!

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[EXTERNAL]Special Use Permit #2025-00048 2051 Jamieson Avenue (Hearing Nov 6)

From Darlene Roquemoire <darlene.m.roquemoire@gmail.com>

Date Thu 11/6/2025 8:05 AM

To PlanComm <PlanComm@alexandriava.gov>

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Ref: Special Use Permit #2025-00048

Development Special Use Permit #2025-10015

2051 Jamieson Avenue - Jamieson/Carlyle Block

I would like to express my concern regarding this expansion project. As a resident of Carlyle Condominium, which is adjacent to 2051 Jamieson Ave, there are significant quality of life issues that seem to have been overlooked in this proposal.

While this region has seen a significant drop in office building occupancy, the immediate Carlyle community has an overabundance of high-end apartment buildings.

- Builder's proposal has an addition of 4 floors; during the community presentation on Oct 29, builder kept emphasizing 'modernizing' the building. Why not leave the building as its current height but then have those "roof top" amenities just on the existing top floor? We have an over-abundance of luxury apartments in our community so adding 4 floors for "penthouses" just seems too much for the capacity around here.
- Builder's proposal to paint the building white: again going back to 'modernizing'. The presenters emphasized that the Council allows that - but pretty much every building in our immediate Carlyle community is the red brick. It brings a quaintness to the community, and blends into Old Town.
- Increased traffic in a very limited space between 2051 Jamieson and Carlyle Condominium. The entrance on Dulany is our only entrance for deliveries (it is also a residential entrance). We (Carlyle Condominium) cannot swap our delivery entrance to the smaller gate at the other end on Mill - the Residence Inn across from us has a significant amount of traffic that regularly blocks our entrance, whether entering or exiting the complex.
- For those units directly impacted by the expansion project, their views will be blocked. Some of those residents have lived there since the building was

constructed. There seems to have been no consideration to the immediate neighbors. This will result in a depreciation of condominium values, particularly for that adjacent building.

We don't have the infrastructure in Carlyle to support yet another building of hundreds of occupants i.e., eateries, shops. Combined with the HUGE complex planned at Stovall, we absolutely do not have the roads.

We (Carlyle Condos) have suffered through several major infrastructure projects in recent years which resulted in traffic backed up along Jamieson all the way to 495. I heard very little consideration in the builder's presentation about that impact.

Alexandria has a lop-sided tax base in that we have more residential taxes than business. I would strongly encourage the City Council to continue to seek office occupants rather than continuing to build-up more luxury, high rise apartment complexes to make us look like Rosslyn.

Thank you,
Darlene Roquemore

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[EXTERNAL]2051 Jamieson Avenue Conversion Concerns

From Laura Templeton <ltempletonaz@comcast.net>

Date Thu 11/6/2025 3:52 PM

To PlanComm <PlanComm@alexandriava.gov>

Cc Laura Templeton <ltempletonaz@comcast.net>; John <jmcevoy23@comcast.net>

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To my elected representatives on the City Council and to the esteemed members of the Alexandria Planning Commission: thank you for the opportunity to express my concerns regarding what my family and I consider to be a welcome adaptive reuse of the building located across the street from my Carlyle Towers condo. We have lived at Carlyle Towers for the past 25 years, and delighted in the gradual improvements over time that resulted in handsome buildings in the Carlyle neighborhood, including the PTO, NSF, Carlyle Crossing and the lovely enhanced African American park located at Holland St and Jamieson Avenue.

Based on my experience living in the neighborhood, and my experience working with gifted architects at the renowned architecture firm, Leo A Daly (who happen to be one of the firms retained by the city to improve City Hall on King Street), I speak both as a resident who lives across the street from 2050, as well as an informed person concerned and experienced with excellence in sustainable design. My concerns:

(1) White exterior paint: sure to be an eyesore for obvious reasons - white is out of character in this neighborhood of classic brick, muted tones of paint and historic colors often seen in historic neighborhoods. The dominant motif in our neighborhood is red brick. Add the oddity of having a glaringly white building in the midst of a neighborhood where white is not present, you count on glaringly offensive blackening of the white paint thanks to relentless bird droppings in our neighborhood, as well blackish stains from jet fuels overhead. White will always look dirty, massively dirty. This rude intrusion of a constantly dirty white building in the midst of classic brick motifs is horrifying. Please reconsider not using white. Painted white, what could be a handsome building will instead look like an asylum for the psychologically disturbed. Next:

(2) please address the impact on Jamieson Avenue, Engelhardt Street, and Carlyle Tower residents of what will be months of trucks, flatbeds and construction vehicles necessary to rebuild the 2050 building. Ingress/egress is already constantly heavy as Carlyle residents use the side street Engelhardt 24/7 to enter and depart from our homes. Jamieson Avenue is already impossibly congested at morning and evening rush hours. What is the plan. Thank you for your consideration, Laura Templeton, John McEvoy, and hundreds of Carlyle Towers neighbors.

Sent from my iPad

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6 November 2025

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYs of Northern Virginia, we are excited to see three housing developments on today's docket, in addition to two subdivisions and Coordinated Development District amendments to enable a forthcoming development, and we ask you to vote yes on all of them.

Together, these developments will add **676** desperately needed new homes to Alexandria.

Docket item 4, 1625 Prince St, will convert the upper floors of an office building close to the King St Metro station to 85 homes. We would like to note that you are once again being asked to approve a parking reduction for homes within a quarter mile of a Metro station. As the staff report notes, the location is a 3-4 minute walk from the station and has a walk score of 98. Legalizing parking flexibility will help homes in locations like this, where residents can choose whether or not they'd like to have a car, to be built more quickly to meet our city's needs.

Docket item 6, 2051 Jamieson Avenue, will convert an underutilized office building to 187 homes, including 17 committed affordable homes, providing more opportunities to live close to both the Eisenhower Avenue and King Street Metro stations. We'd like to note that this development required amendments to the 1990 Carlyle SUP to allow residential use and additional height at this site. We'd ask you to consider changes to the current SUP-based block-by-block land use restrictions for Carlyle to allow more flexibility for the neighborhood to change over time as it matures.

Docket item 7, 4880 Mark Center Drive, will build **402** homes adjacent to the Mark Center, the Del Pepper Building, the transit center, and a future West End Transitway stop. We'd like to note that this development also requires a parking reduction, despite its location next to a transit center and major workplaces. The development will benefit the community by improving sidewalks and allowing for a pedestrian entrance to the Winkler Preserve along Mark Center Drive if NOVA Parks chooses to add one.

Docket item 8 will amend the Small Area Plan and Coordinated Development District for Potomac Yard to legalize 561 more homes than the plan allowed previously, plus additional flexibility for residential density. We appreciate the city revisiting the land use plan surrounding our newest Metro station to reflect that there is a much greater demand for homes than there is for offices.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Peter Sutherland, Stephanie Elms and Yasir Nagi
YIMBYs of Northern Virginia Alexandria leads

Concerns and Professional Analysis

Regarding the Reuse and Expansion

of 2051 Jamieson

Tonight, I am speaking as a representative of the forty units—primarily the 08 through 11 units on Level 10 and above—in Carlyle Towers East, who are most directly impacted by the proposed reuse and expansion of 2051 Jamieson. I wish to note that I am a professional planner-engineering consultant and, as such have expertise in the development field and want to make a few comments at the end.

Concerns Raised by Carlyle Towers East Residents

The residents have convened and identified six primary issues regarding the proposed project, which I will summarize:

1. Increased Traffic and Its Implications

Carlyle Towers is residential which means that many residents leave for work in the morning and return in the afternoon. Converting 2051 Jamieson to residential use will result in similar traffic patterns for its occupants. This change will exacerbate difficulties for the residents of our three buildings (comprising approximately 550 units) when

exiting onto Jamieson Avenue, particularly for those traveling east and northbound and west bound via Duke Street. The increased traffic will make it harder to merge from Englehardt Lane onto Jamieson, leading to longer delays.

2. Building Appearance: Painting the Red Brick White

The architectural character of Carlyle East is defined by its uniform red, tan, and off-red brick, with limited stone-colored panels. Residents were surprised that the Development Review Board approved the painting of the brick white, especially given that the top three levels feature black frames and reflective glass instead of standard windows. Red brick is a recurring theme in Alexandria—including its sidewalks and federal courthouse, city hall and many many buildings—raising concerns why one building should visually detract from the surrounding structures. Is there a widespread desire for less brick, or is this change out of step with community preferences?

3. Building Height and Transitional Design

To the east, 2000 Dulany is limited to 82 feet in height, while Carlyle Towers East to the west reaches 180 feet. A transitional building between these two would be logical. However. 2051 Jamieson is situated only 30 feet from 2000 Dulany and over 100 feet from Carlyle Towers East. Merely splitting the difference in height does not make aesthetic sense. A more suitable height would be closer to 115 feet given the spatial relationship. Even if one were to split the difference between the two heights, the

expansion would top out at about 131 feet. We have noticed that a 6-foot gap between Level 7 and Level 8, intended to accommodate a small pool, is one factor contributing to the building height. We have suggested building a 3- to 4-foot-deep pool on Level 8 instead, accessed by a ramp, similar to the arrangement at Carlyle Towers. This would only require reinforcing the deck in that area to support the pool's weight rather than raising the entire building the 6 feet.

4. Massing and Setback Concerns

The expansion proposes a 10-story building with floor-to-floor heights of 14 to 15 feet, compared to our 8 feet 10 inches. The result is a 142-foot-high wall set back only 15 feet from the curb along Jamieson for more than 40 feet, with only the upper three levels set back by a minimum of 25 feet beyond the first 40 feet from Englehardt Lane. By contrast, the lower six levels of the 10-story PTO buildings opposite are set back nearly 40 feet from the curb, and the upper four levels an additional 28 feet—nearly 70 feet in total. Carlyle Towers East is set back 80 feet at the east end and due to its angle with respect to Jamieson, 160 feet at the west end.

5. Floor Area Ratio (FAR) Increases

The site was originally limited to a FAR of 2.62, later increased to 3.53 to accommodate the current building. Now, there is a request to raise it to 4.85—an 85% increase over the original approval—at a time when many buildings have significant unoccupied

space. Additionally, based on a comment by the developer, the building's width and shape are not ideally suited for residential use. This has resulted in what we consider some unusually shaped apartment units. This raises the question: Is this the right time to create more floor space, and are all retrofits necessarily beneficial?

6. Sunlight and Reflectivity Impacts

The 10 and 11 units of CTC ^{out} west along with some units in the South building currently receive natural sunlight only in the early morning. The proposed expansion will eliminate this sunlight. In the afternoon and evening, all forty units are likely to be affected by the reflectivity of the all-glass upper three levels—a concern we already experience from the Gaylord Hotel three miles away.

Professional Assessment as a Planner and Engineer

Now for a few brief comments as a profession planner engineer consultant. I've already highlighted my concern about the traffic patterns between the three buildings of CTC and the proposed reuse, so no need to stress that again. And on a related subject, as a parking expert, I take issue with only counting the second space as a tandem parking space in their tabulations. Both must be considered as tandem as one may need to move the front car of a tandem space to use the second car. Hence, 32% of the spaces provided are indeed tandem spaces.

Furthermore, in my review of the plans, I noted some mathematical errors, the absence of key dimensions, the removal of dimensions that were in earlier versions, some inconsistent information across drawings and related tables, and even a few misspelled words. This raises my concern about transparency and accuracy.

Conclusion and Recommendations

While some may consider these issues minor and expect corrections over time, the presence of these inconsistencies suggests a possible lack of attention to detail. My concern is that if such simple matters are overlooked now, more significant problems may arise later—such as unexpected increases in size, height, or unit count.

Corrections and more comprehensive dimensioning should be present at this stage to prevent future surprises. Even if these are considered preliminary plans, they lack details that are simple to include and should be present for you to make an informed decision on this project, not just the renderings.