

Carlyle Block P

SUP #2015-00024

Planning Commission

May 5, 2015



Site Context



Request

- Approval of a request to amendment Condition 64 of the overall Carlyle Special Use Permit (SUP) to extend the validity period to allow for the construction of Block P.
 - Block P will not be able to meet the requirement of Condition 64 for continuous construction activity to occur within 24 months as of July 10th, 2015, which will be 24 months from the date of the last occupancy permit issued for Block O.
- Staff recommends an update to Condition 70A.m. to require the building to meet the City's Green Building Policy to achieve a rating of LEED Silver.
- Staff has also added a finding that if there are no changes to the project parameters, the project is grandfathered for sanitary and storm sewer adequate outfall analysis.
- The applicant has recently submitted minor architectural changes for review at the May 21, 2015 Carlyle Design Review Board hearing.



Project Description



- Site area: 2.18 acres
- Total floor area: ~372,000 gsf
- Retail floor area: ~30,000 sf
- Height: 13 & 16 stories (148' and 183' high)
- Parking: above-grade, 5 levels – 546 spaces

Building Design



View from John Carlyle Street

Building Design



View from Eisenhower Avenue

Recommendation

Staff Recommends Approval
of SUP#2015-00024

