

2051 Jamieson Avenue Conversion



City Council

November 15, 2025

Agenda



- 1. Summary
- 2. Project Location
- 3. Project Details
- 4. Land Use Requests
- 5. Architecture & Open Space
- 6. Community
- 7. Highlights & Benefits
- 8. Recommendation



Summary

Request

- Convert existing office space to multi-unit residential with new four-story addition
- Existing building to remain largely unchanged
- Option to retain existing first-floor retail/commercial space

Recommendation

Approval of DSUP and Carlyle SUP amendments

Key Elements

- Affordable units/Bonus Density
- Building architecture
- Monetary Contributions





Project Location

Zoning:

- CDD#1/Duke Street
- Carlyle SUP

Small Area Plan:

Eisenhower East

Surrounding Uses:

 Hotel, Residential & Office





Land Use Requests

DSUP Amendment

- Conversion office to residential with 187-units (optional first floor retail)
- Increase floor area and building height with four-story rooftop addition*
- Modifications to canopy coverage & height-to-setback ratio
- SUP for mechanical penthouse exceeding 15 feet

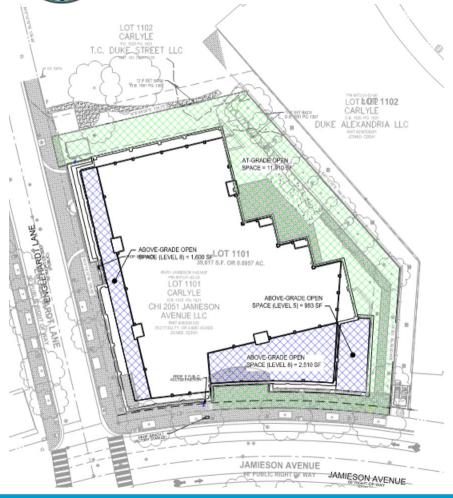
Carlyle SUP Amendment

- Allow multi-unit residential use
- Increase overall height from 82 feet to 146 feet
- Bonus density of 38% with 1/3 of increase being affordable units
- Carlyle Block B Design Guidelines

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Architecture & Open Space





2051 Jamieson Avenue SUP2025-0048 & DSUP2025-10015



Community

Date	Meeting	Public Attendees
April 10, 2025	DRB Meeting*	0
May 12, 2025	Community Meeting (virtual, applicant-led)	45 online 63 views
June 11, 2025	DRB Meeting*	6
August 18, 2025	Carlyle Tower Representatives Meeting	Not documented
September 19, 2025	Eisenhower Partnership	Not documented
September 30, 2025	Carlyle Community Council	Not documented
October 15, 2025	AHAAC	7
October 23, 2025	P&Z Development Bi-monthly Update (virtual)	16
October 29, 2025	Community Meeting (virtual, applicant-led)	23



Highlights & Benefits

Highlights

- Schools: Up to 19 anticipated new students
- Transportation: Close proximity to Metro and other public transit
- Stormwater management: Maintain existing stormwater BMPs

Benefits

- 17 committed affordable, \$114.5K Housing Trust Fund contribution
- Open space contribution (\$75K)
- Public art contribution (\$23K or on-site equivalent)
- Capital Bikeshare contribution (\$20K)
- Green Building Policy



Planning Commission Recommends Approval of

- 1. DSUP2025-10015
- 2. SUP2025-0048





Appendix

Unit Mix

Unit Type	Units	Affordable Units (60% AMI*)	Affordable Unit Mix
Studio	2	0	0%
Junior 1-bedroom	14	0	0%
1-bedroom	77	8	47%
1-bedroom + Den^	40	4	24%
2-bedroom	50	5	29%
3-bedroom	4	0	0%
Total	187	17	







