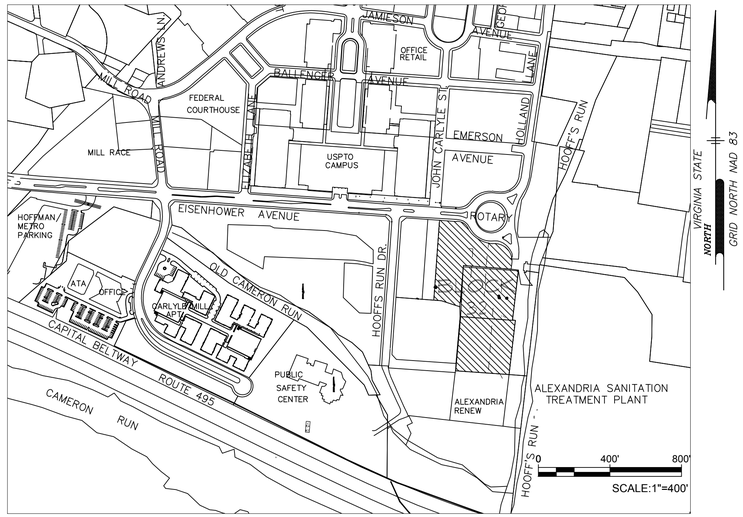
COORDINATED DEVELOPMENT DISTRICT (CDD) #11 CONCEPT PLAN

FOR

BLOCK 32/CARLYLE PLAZA II

LOCATION MAP

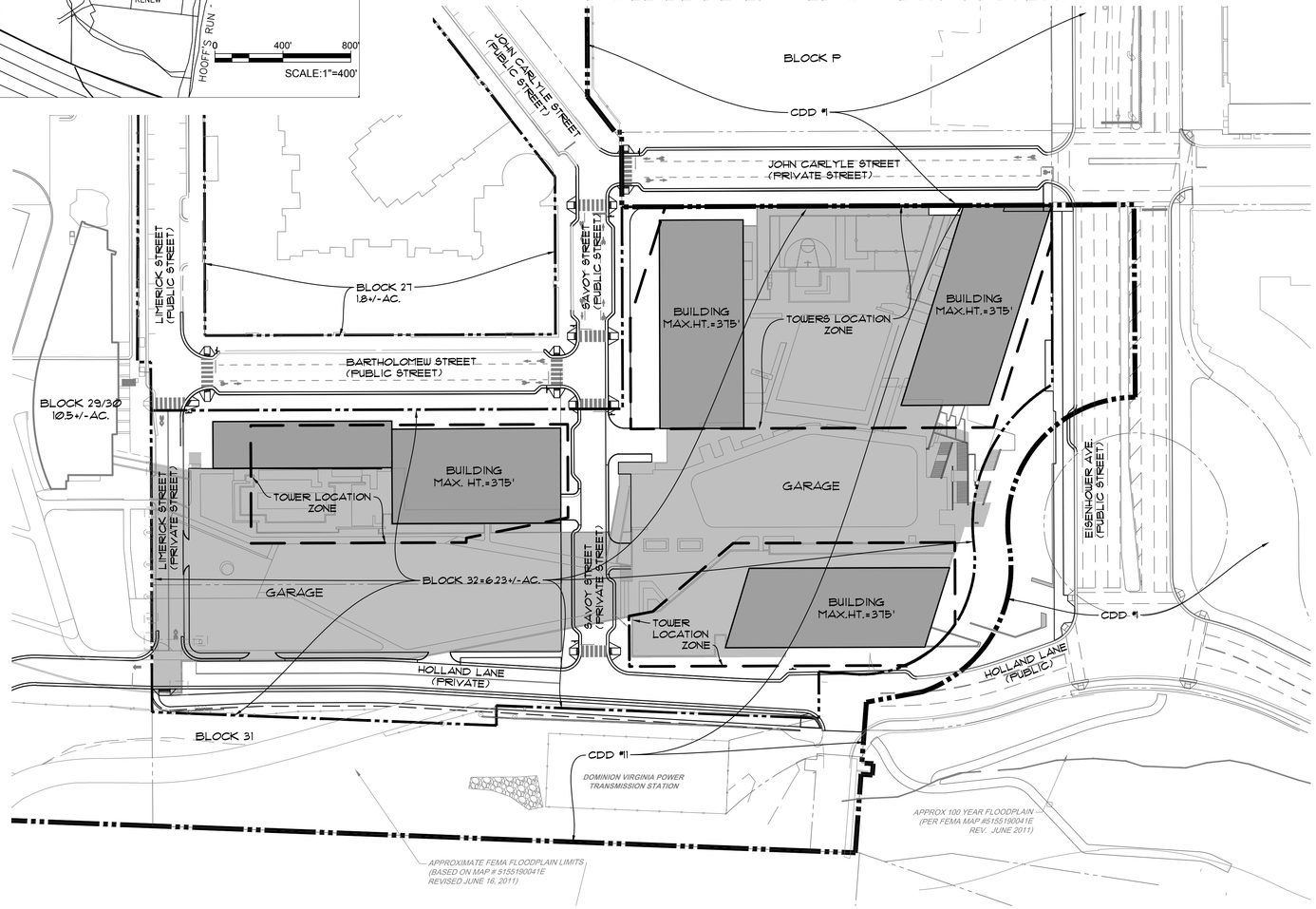


NOTES:

1. BLOCK 32 IS LOCATED AT 1700 AND 1800 EISENHOWER AVENUE, 760 CARLYLE STREET, AND 800 BARTHOLOMEW STREET, ALEXANDRIA VA AND IS 6.23 +/- ACRES IN SIZE.
2. BLOCK 32 IS IN THE COORDINATED DEVELOPMENT DISTRICT (CDD) #11 ZONE, AND WITHIN THE EISENHOWER EAST SMALL AREA PLAN (EESAP).
3. THE USES PROPOSED IN BLOCK 32 INCLUDE RESIDENTIAL AND RETAIL, WITH OPTIONS FOR OFFICE AND HOTEL.
4. PER THE EESAP, INDIVIDUAL BLOCKS, INCLUDING BLOCK 32, DO NOT HAVE A MAXIMUM FAR.
5. THE MAXIMUM HEIGHT OF DEVELOPMENT FOR BLOCK 32 IS 375 FEET, PER THE EISENHOWER EAST SMALL AREA PLAN.
6. BUILDING FOOTPRINTS SHOWN ARE ILLUSTRATIVE AND WILL BE DETERMINED WITH DSUP PROCESS.

NARRATIVE:

BLOCK 32 WILL BE DEVELOPED WITH BUILDINGS LOCATED ALONG THE PERIPHERY OF THE BLOCK AROUND A CENTRALLY LOCATED ABOVE-GRADE PARKING GARAGE. PLANNED USES IN THE DEVELOPMENT WILL BE RESIDENTIAL AND/OR COMMERCIAL, INCLUSIVE OF OPTIONS FOR OFFICE AND HOTEL USES.



APPLICANT:
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2900 K STREET, NW. SUITE 525
WASHINGTON, DC 20006
SCOTT B. KAUFMANN, CRE
SKAUFMANN@JMZELL.COM
(202) 682-8733

OWNER:
CARLYLE PLAZA LLC.
ALDER BRANCH REALTY LP LLLP
ALDER BRANCH SOUTH LANDCO LLC
P.O. BOX 797
BERRYVILLE, VIRGINIA 22611

ENGINEER:
PENNONI ASSOCIATES, INC.
1602 VILLAGE MARKET BLVD. SE,
SUITE 330
LEESBURG, VIRGINIA 20175

CARLYLE PARK TOWERS

ALEXANDRIA, VIRGINIA

OWNER:
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2900 K STREET, NW, SUITE 525 TEL:202.682.8722
WASHINGTON, DC 20007

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NEW YORK, NY 10011 www.arquitectonica.com

COORDINATED DEVELOPMENT DISTRICT (CDD) #11 CONCEPT PLAN

NOT FOR CONSTRUCTION

KEY PLAN:

△	DESCRIPTION	DATE

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

DRAWING TITLE

CONCEPT PLAN
MAY 28, 2021

NORTH

SEAL/SIGNATURE:

COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
Cert. No. 609
5/28/2021
LANDSCAPE ARCHITECT

PROJECT NUMBER:	
DRAWN BY:	JC
CHECKED BY:	DHS
SCALE:	SCALE:1"=60'
SHEET NO:	1 OF 1

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