



# **Carlyle Block C Rooftop Amendment**

**1940 Duke Street**

***SUP #2022-00028***

City Council

October 15, 2022

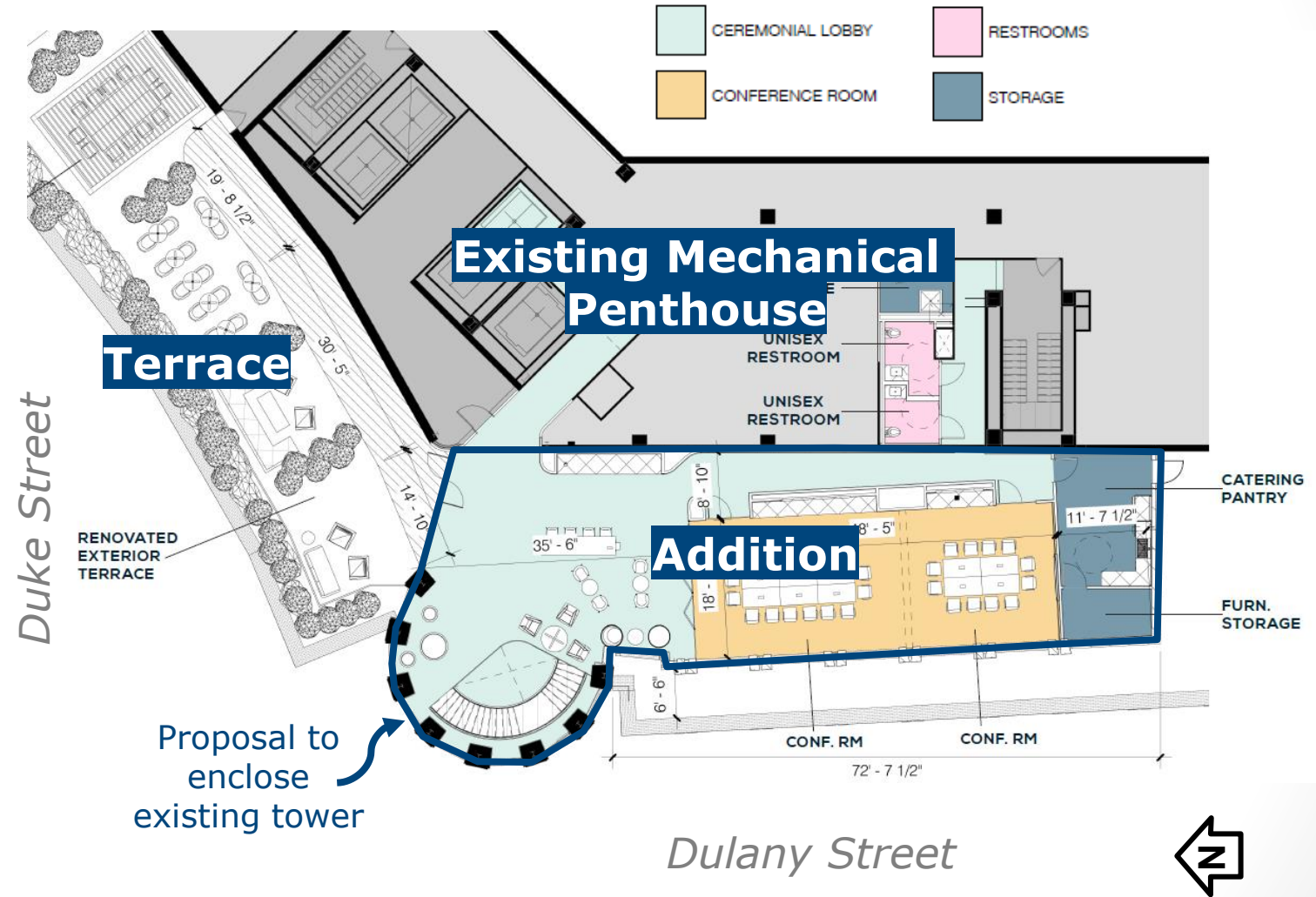
# Project Location





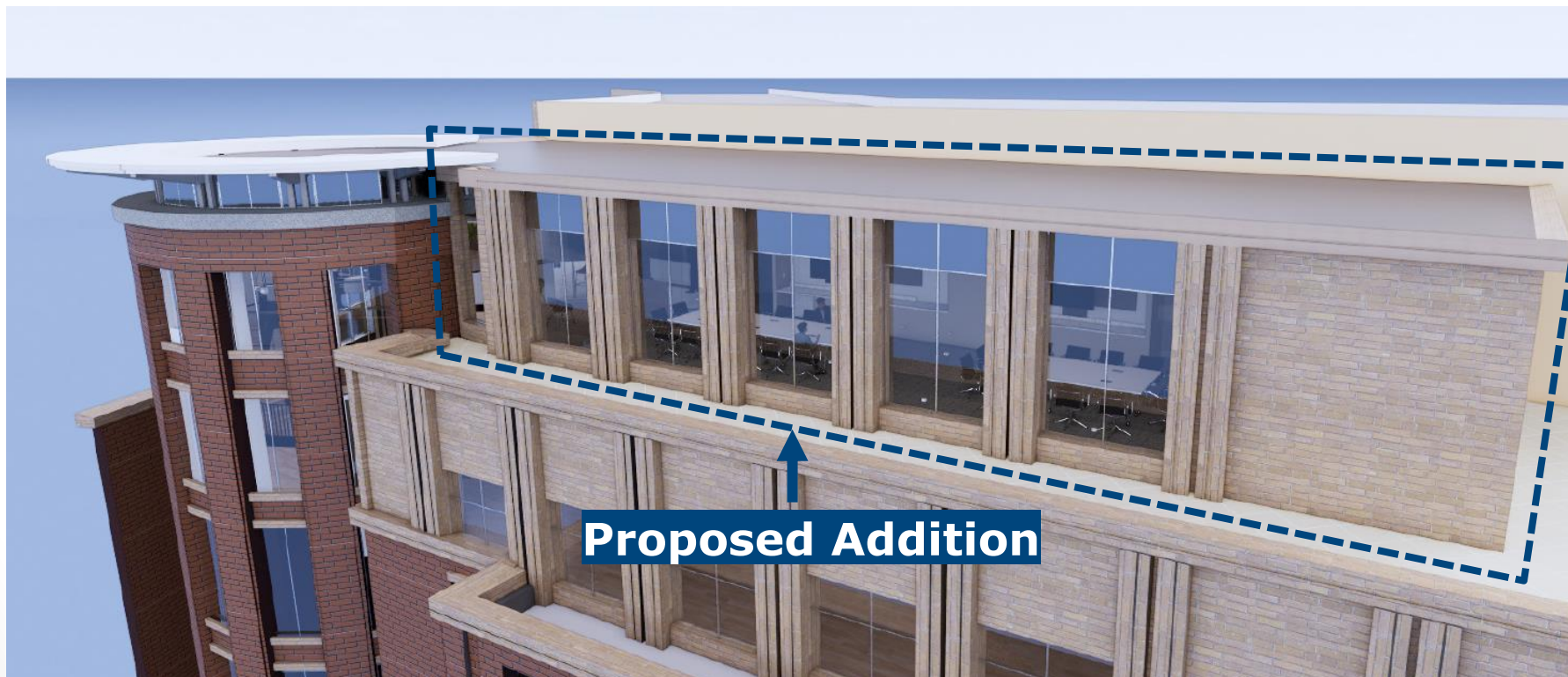
# Project Description

- 2,900 GSF rooftop addition
- Addition includes conference room & lobby
- Increases maximum building height from 82 to 96 feet
- Exterior terrace updates



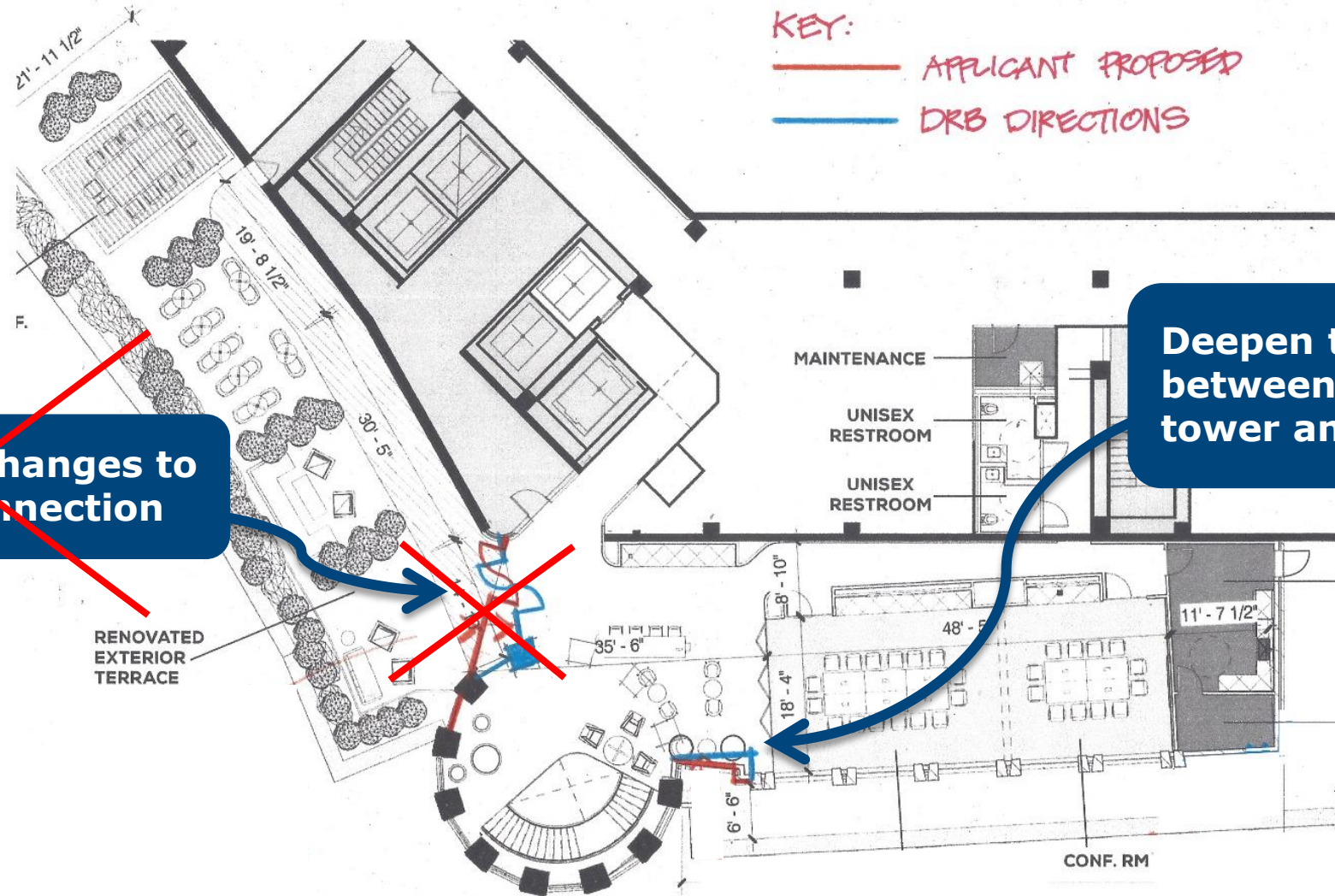
# Proposed Architecture

- Demolition of back half of tower and tower crown and continuation of existing architecture below
- Proposal only partially addresses the DRB's recommendation





# Architecture Condition of Approval



~~Make these changes to enclosure connection~~

Deepen the notch between the existing tower and board room



# Land Use Requests

## Special Use Permit to Amend the Carlyle SUP

- Amend the land use allocation table to increase the total office and overall GSF on Carlyle Block C (Condition #62)
- New conditions of approvals regarding architecture (#70B) and green building (#70C)

## Carlyle Block C Design Guidelines Amendment

- Allow an increase in height from 82' to 96'
- Allow changes to land use allocations for Block C

# Benefits & Community

- Proposed addition could attract a corporate headquarters
- A letter of support has been provided by the Carlyle Community Council

# Recommendation

- Planning Commission and Staff recommend **approval** of the request subject to the conditions in the staff report.









# APPENDIX



Carlyle Block C | SUP # 2022-00028



1940 DUKE STREET  
ALEXANDRIA, VIRGINIA

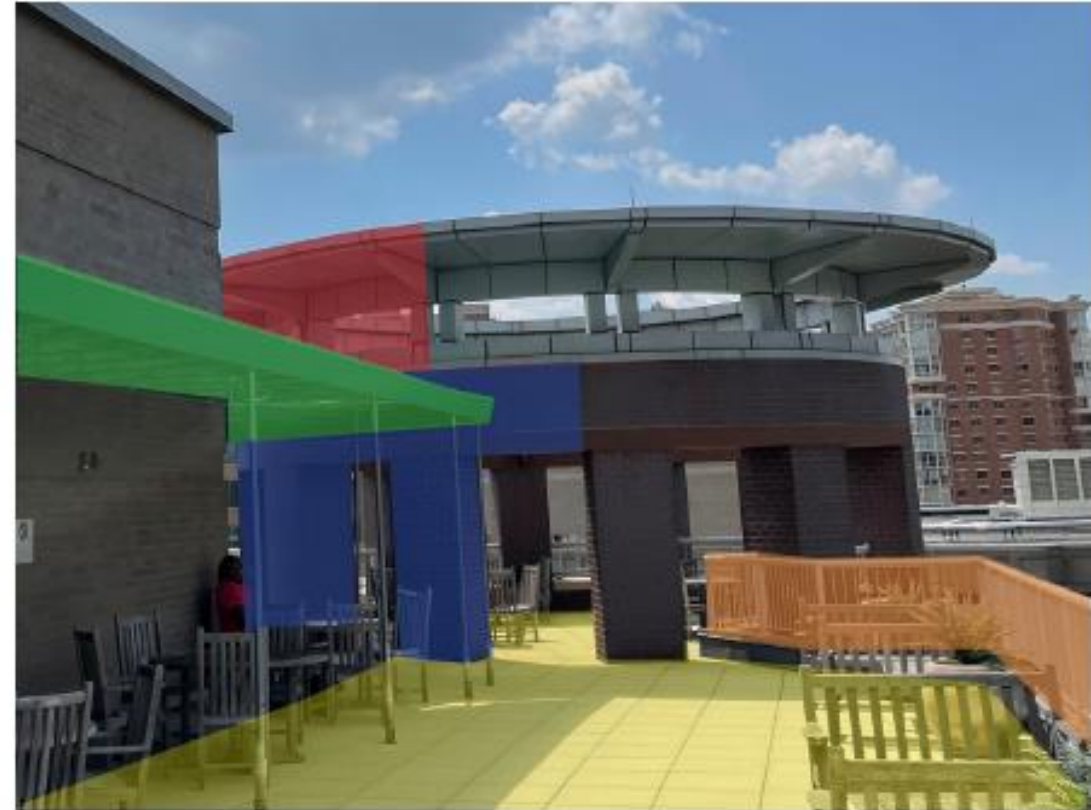
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# Tower Demolition





# Tower Demolition

