

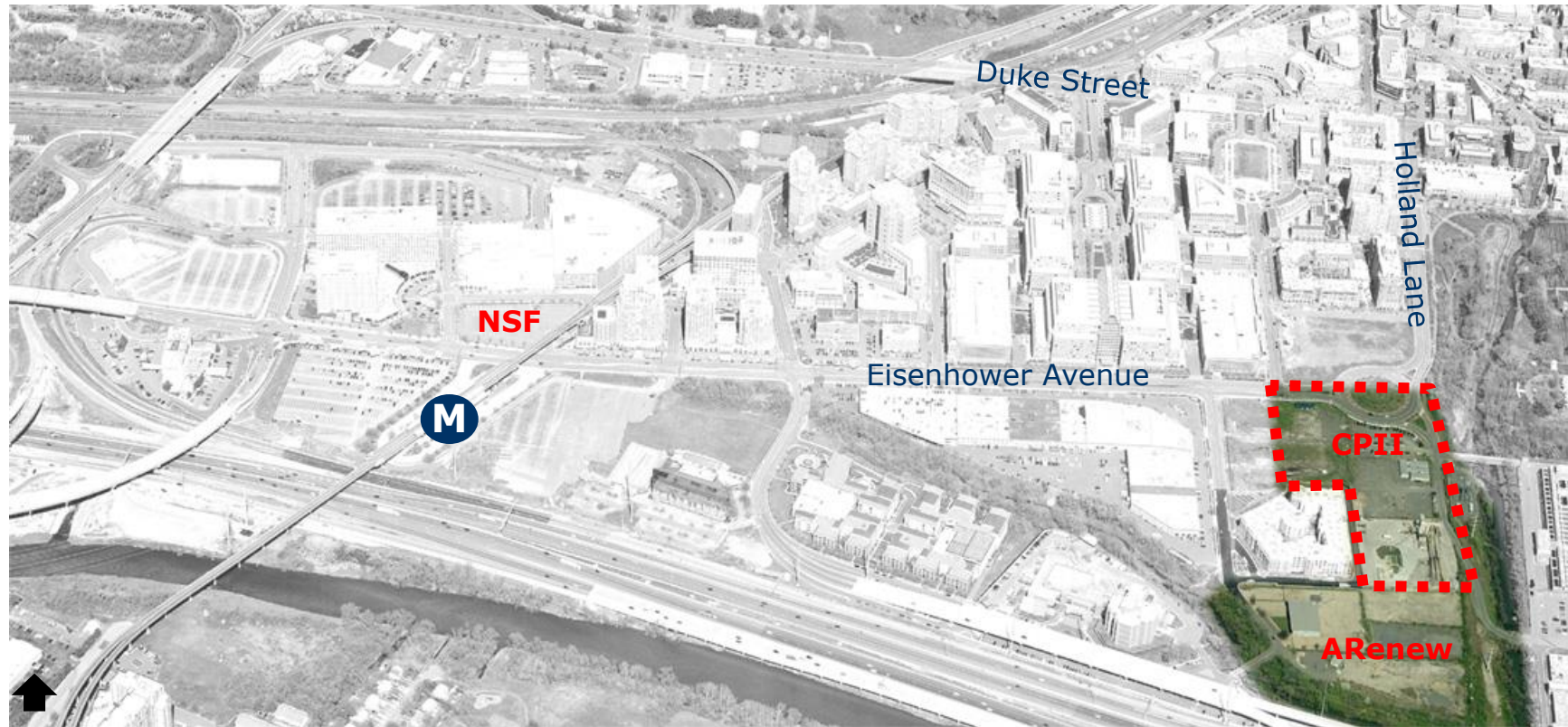
Carlyle Plaza Two Amendment

MPA #2013-0006
DSUP #2013-0025
TMP SUP #2014-0009

City Council
February 22, 2014

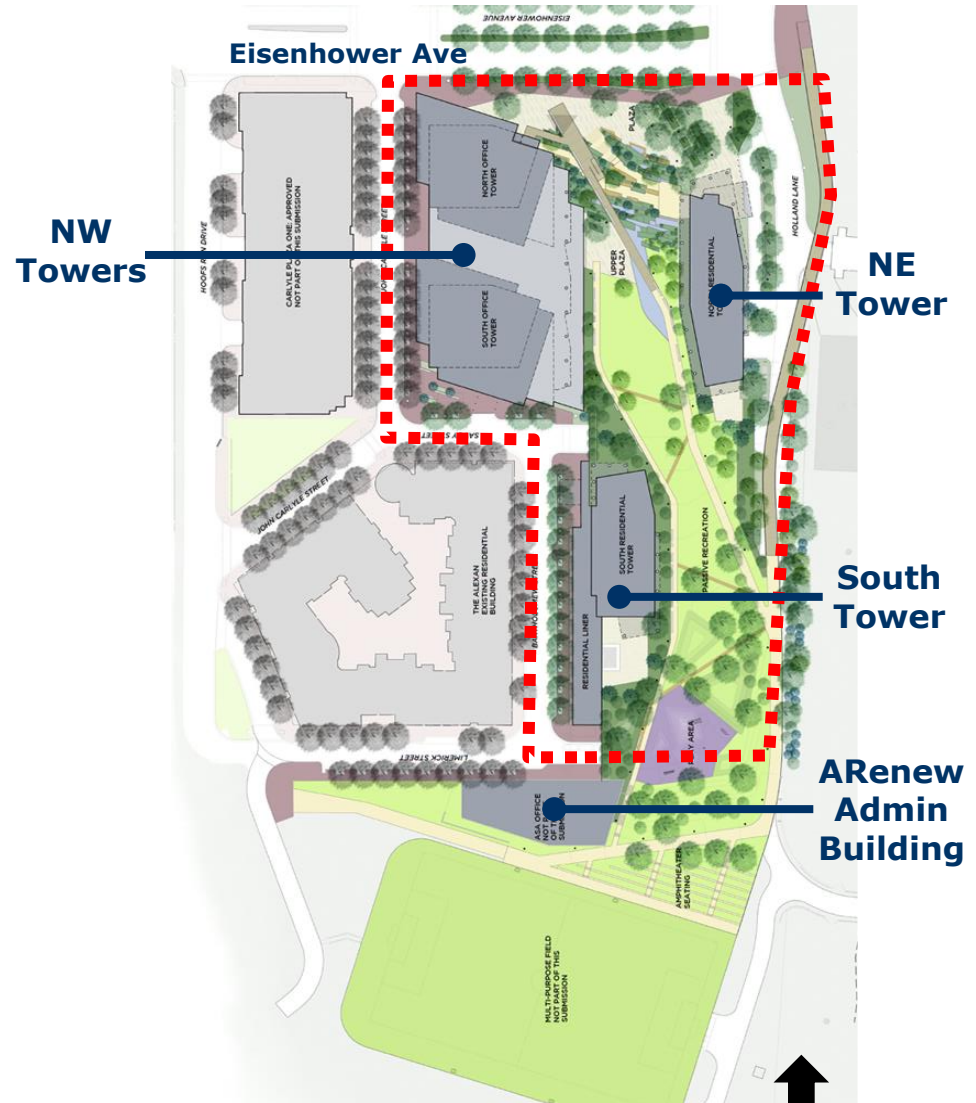


Location



Project Description

- 632,056 sf Residential
- 755,114 sf Office
(option to convert up to 125,000 sf to Hotel)
- **1,387,170 sf TOTAL**



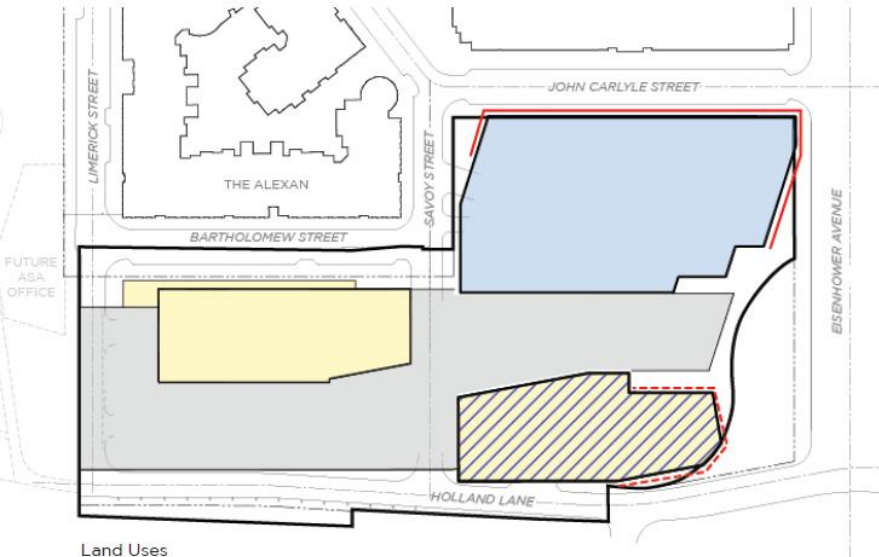
PLANNING & ZONING

- [illegible]

Design Guidelines

Approved

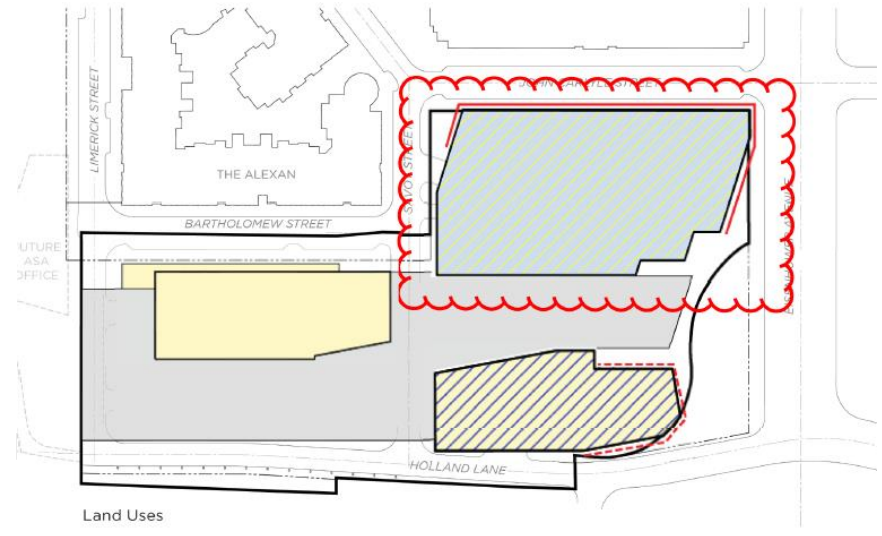
Proposed



LAND USES

- Residential
- Office
- Residential or Mixed Residential and Hotel (alt. use)
- Parking
- Project limit
- Retail frontage permitted
- Retail frontage permitted with hotel use

NOTE: Minor adjustments may be permitted with administrative approval



LAND USES

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- Mixed Office, Residential, and Hotel (alt. use)
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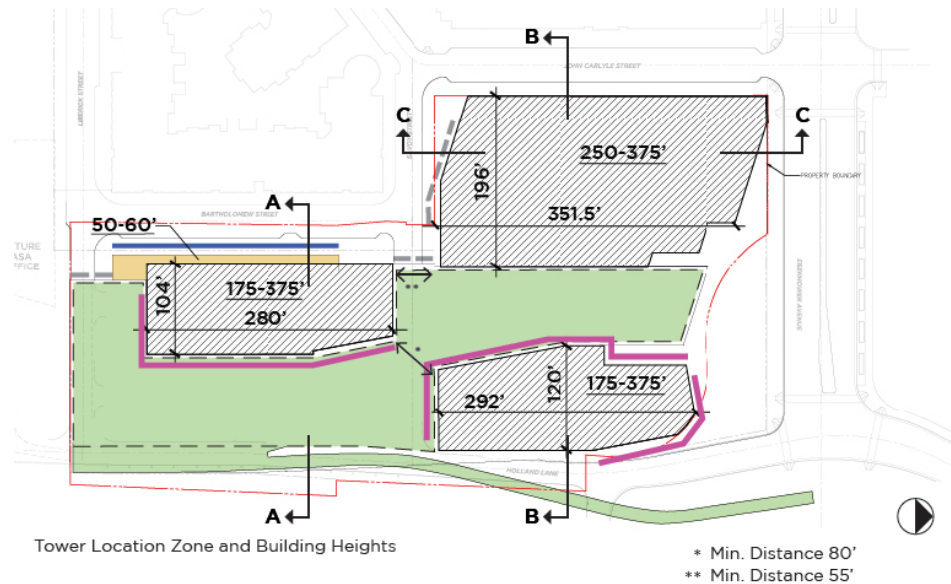
Design Guidelines

BULK

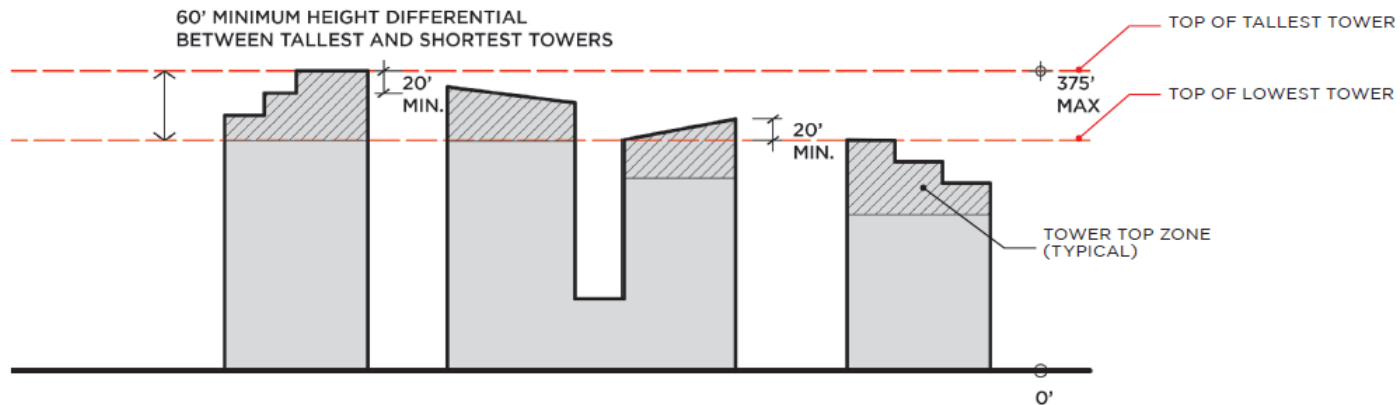
- Low-Mid Rise Base
- Tower Location Zone
- Landscaped Roof Deck Above Parking
- 50' Streetwall Requirement -- 20' Setback Required at 50'-60' Height
- Open Arcades / Pilotis
- Parking

NOTE: Balconies may extend up to 4' beyond the tower location zone if more than 15' above the adjacent surface.

NOTE: Refer to approved Preliminary DSUP Site Plans for exact location of tower location zones.

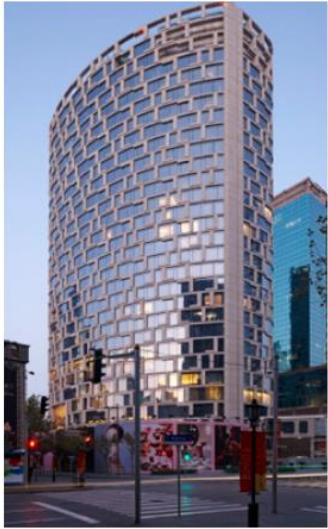


Page 37



Page 36

Design Guidelines



Distinctive form



Crystalline masses



Composition of planes and masses

Precedent images to guide design elements



Interlocking volumes



Distinctive form

Page 30

Review Process – South Tower



Recommendation

Staff recommends APPROVAL with conditions



Summary of Floor Area

	Approved	Amendment	Change
Office	630,114 sf	380,114 sf	-250,000 sf
Residential	632,056 sf	757,056 sf	+125,000 sf
Hotel	125,000 sf	250,000 sf	+125,000 sf
Total	1,387,170 sf	1,387,170 sf	0 sf

