



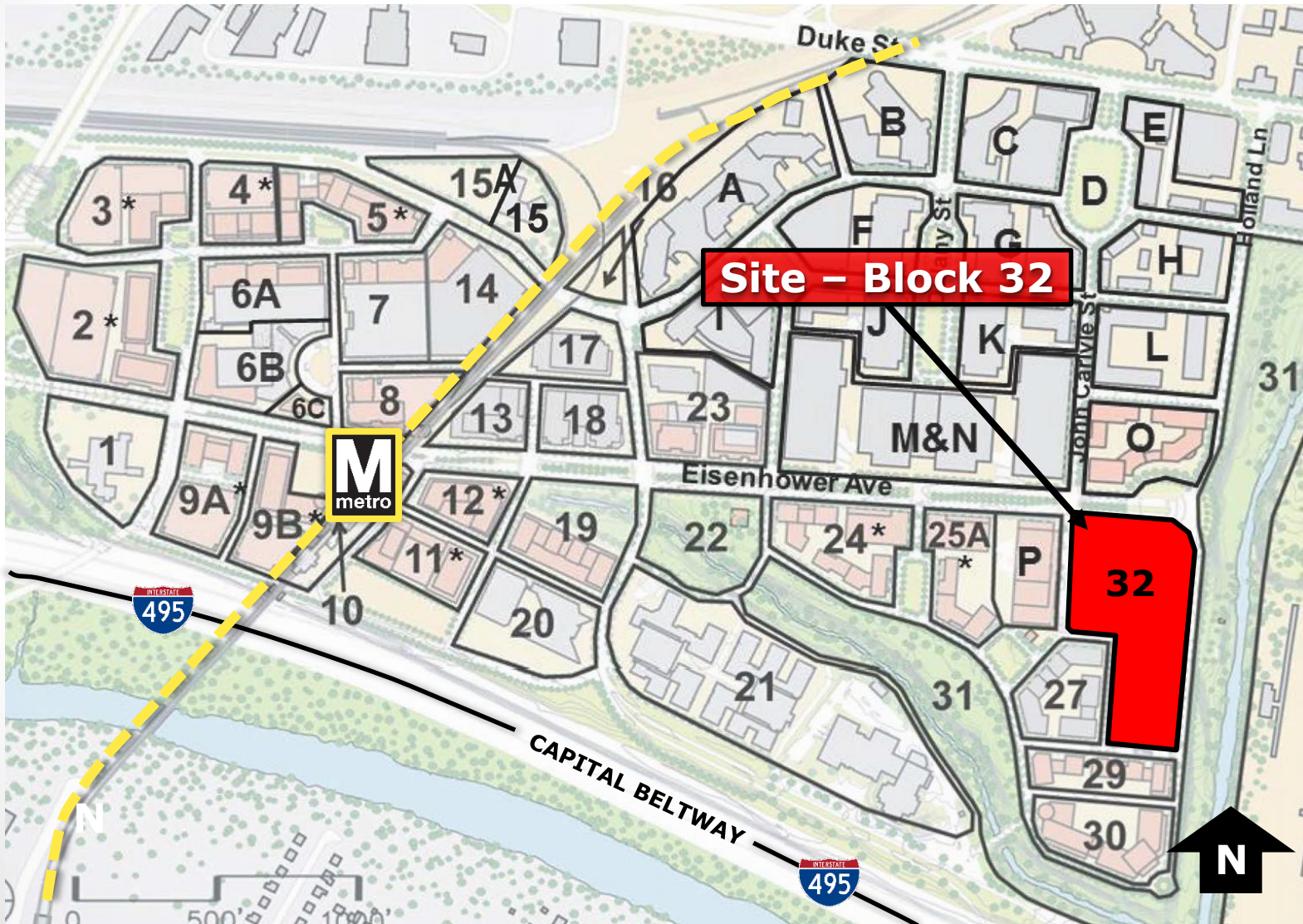
# **Carlyle Plaza Two Extension**

**760 John Carlyle Street, 1700 & 1800  
Eisenhower Avenue, 800 Bartholomew Street**

***Development Special Use Permit #2019-0024  
Transportation Management Plan SUP #2019-0087***

**City Council  
November 16, 2019**

# Eisenhower East Block Map





# Site Context



# Extension Request

- An 8-year extension in the period in which substantial construction must be commenced under Section 11-418 of the Zoning Ordinance.
- Request would extend DSUP #2011-0031 (as amended by DSUP #2013-0025) and TMP SUP #2014-0009.
- Reason for extension request:
  - Continued difficulty implementing the project; and,
  - Utilization of the subject property for construction staging for the RiverRenew Combined Sewer Remediation Project.

# DSUP Approval

## 4 Tower Buildings with the following mix of uses:

- Up to 380,114 sf of office
  - Up to 757,056 sf of residential
  - Up to 250,000 sf of hotel
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- ⊕ Total of 1,387,170 sf





# DSUP Approval

## Key Features:



Extension of John Carlyle Street and extension of Holland.



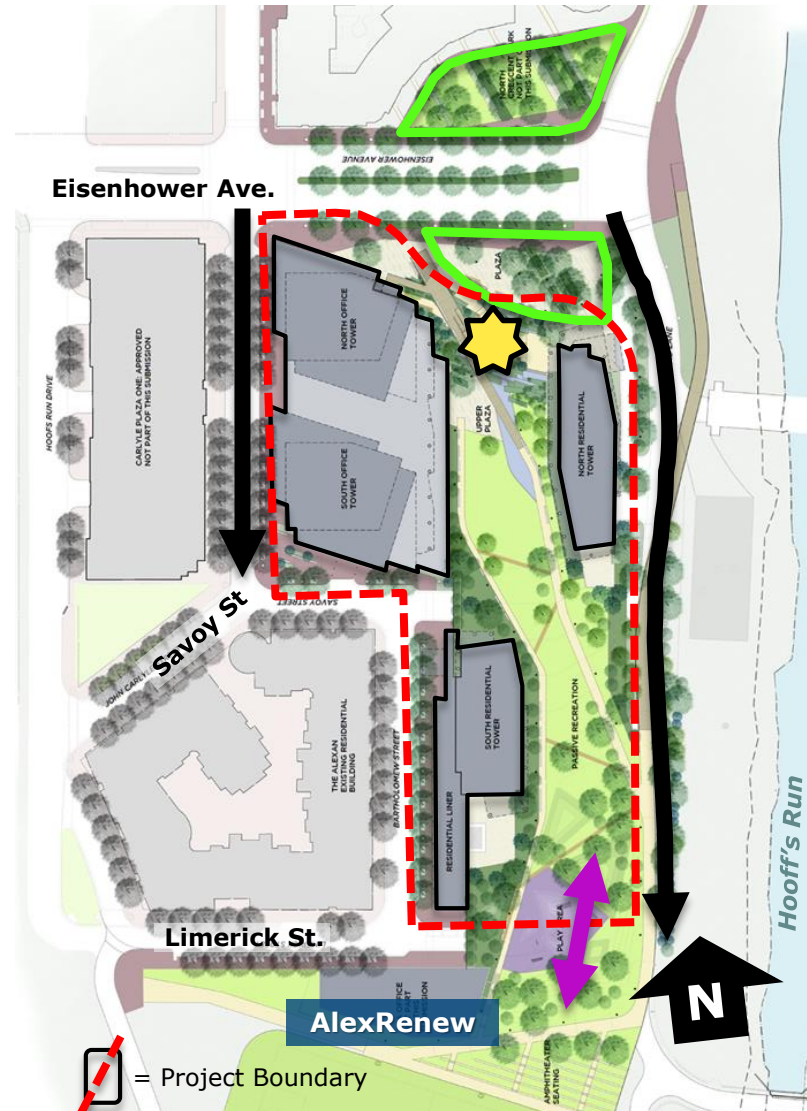
Elevated open deck to connect to the AlexRenew soccer field.



Bio-wall.



North and South Circle Park.



# Updated Conditions

- Several conditions of approval have been amended or added in this report to update the approval to the City's current standards.
- The conditions have also been updated to ensure the development will comply to the City's current policies.
  - Public Art Policy (Condition #10)
  - Green Building Policy (Condition #36)
  - Affordable Housing Policy rates (Condition #52)
- Continue to comply with the Eisenhower East Small Area Plan.

# Conclusion

- **Community Outreach**

- Eisenhower Partnership, Oct. 2019
- Federation of Civic Associations, Oct. 2019

- **Recommendation**

- Staff and Planning Commission recommend **approval** of the requested extension for construction of the Carlyle Two development, subject to the conditions contained in the staff report.



