



**Carlyle Block P  
765 John Carlyle & 1900  
Eisenhower**

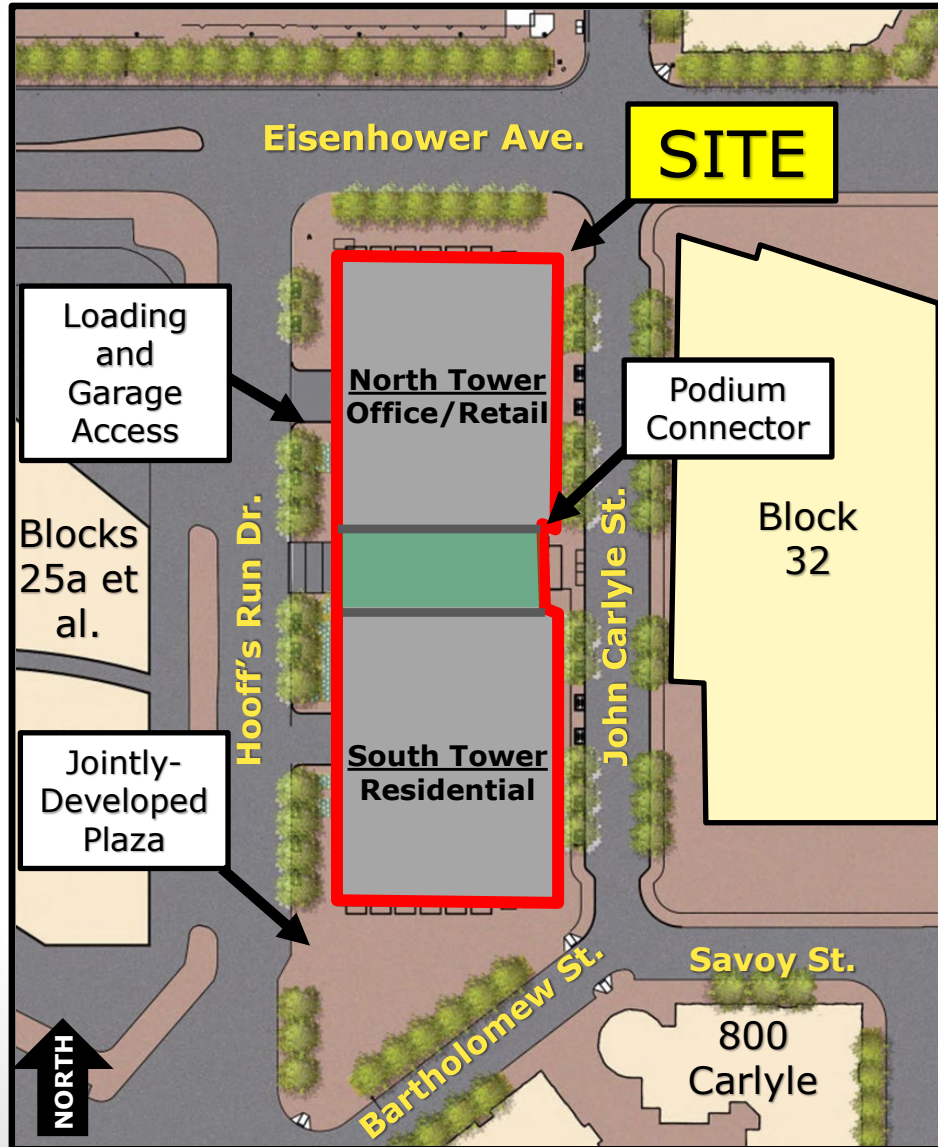
***SUP #2020-00065***

City Council  
November 14, 2020

# Site Context



# Project Description

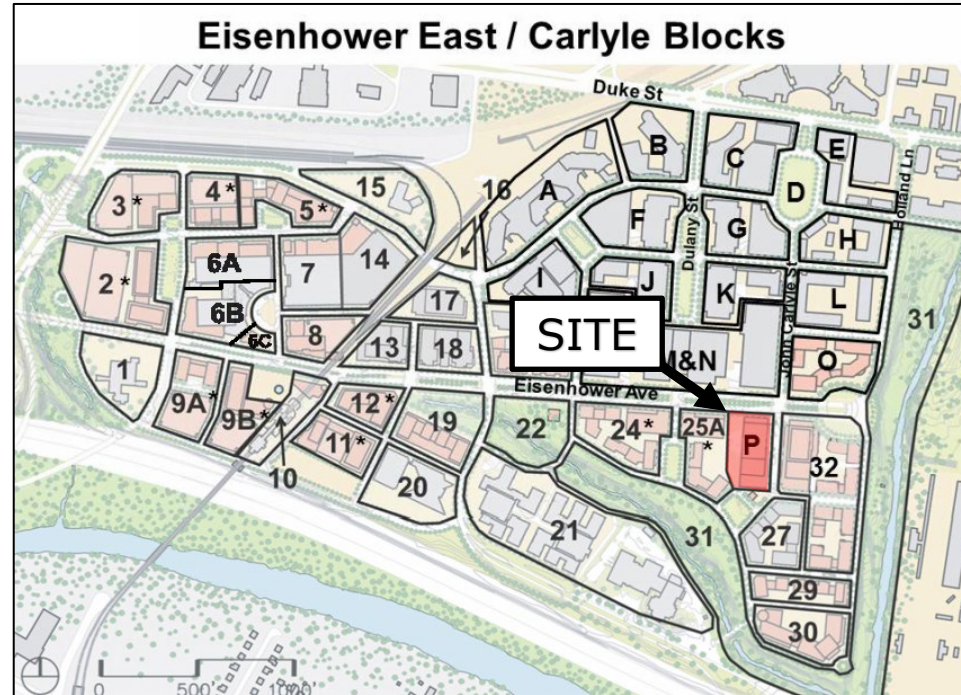


- Two towers originally approved for office/retail on 2.13-acres.
- 440 parking spaces within a common, 5-level podium.
- Approved North Tower
  - 13-stories
  - Office/Retail
- Proposed South Tower
  - 17-stories
  - Residential  
(formerly office/retail)
- Will complete adjacent plaza jointly developed by Block 27



# Land Use Requests

- A. Increase the GSF allowable in Block P.
- B. Convert approved office/retail gross square footage to residential (Elderly Housing).
- C. Amend the Design Guidelines for Block P – including but not limited to an increase in height from 200' to 210'; and
- D. Amend Attachment #1 – The Land Use Allocation Table.

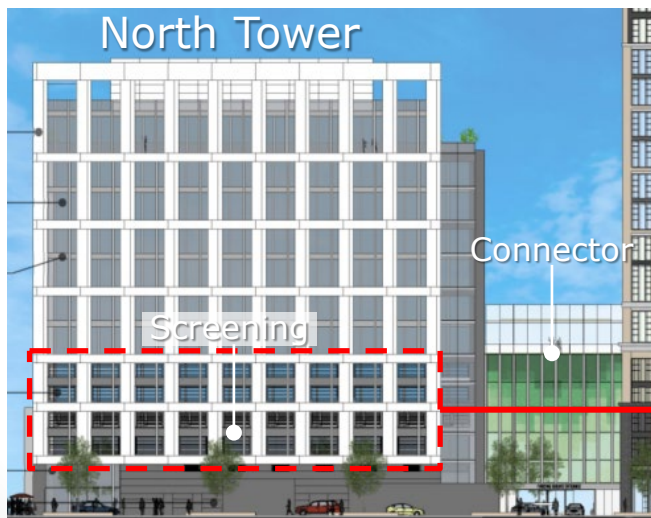


# A. To Increase the Total Approved SF for Block P

- Applicant request approval of an increase to the total permitted SF\* for Block P by 5%, or 15,644SF

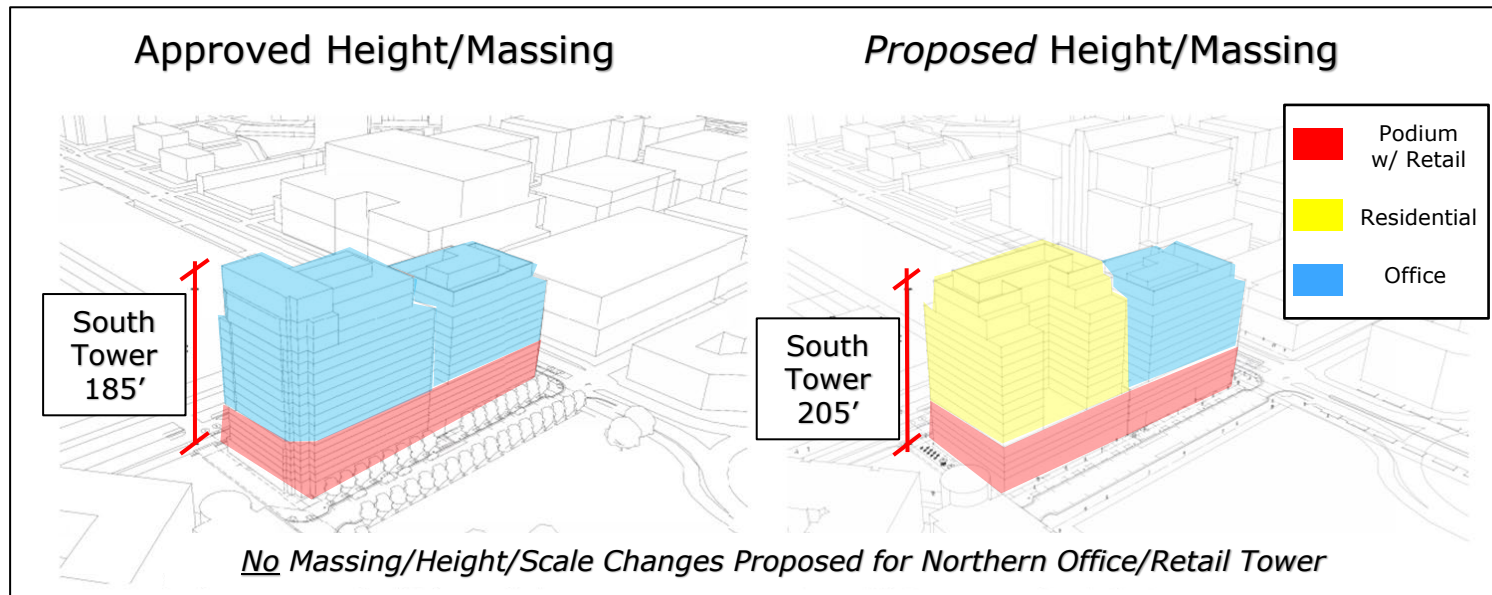
# B. To Convert Approved Office/Retail SF to Residential

- To convert approved office/retail SF to residential
- Reallocations will not exceed the maximum SF permitted for entire district



# C. To Amend the Design Block P Guidelines

- i. To increase the permitted height from 200' to 210'
- ii. To amend the program permitted use table; and
- iii. To amend language within the guidelines specific to ground floor retail





# D. To Amend the Land Use Allocation Tables

- To amend ***Attachment #1 – The Land Use Allocation Table*** in accordance with the foregoing requests



**South Tower (Residential)**  
*View from John Carlyle Street*



**North Tower (Office/Retail)**  
*View from Eisenhower Avenue*



# Public Engagement

- DRB recommended **APPROVAL** of the Applicant's requested SUP amendments on October 22, 2020
- DRB Special Meetings
  - June, August & October 2020





# Recommendation

- Staff recommends City Council **APPROVE** the requested special use permit and associated requests
- Green Building and Stormwater policy requirements updated to *current* standards
- Planning Commission voted to recommend approval, 7-0





# Site Conditions

