



Carlyle Plaza Two Amendment

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

CDD#2021-00002

DSUP #2021-10019

TMP SUP #2021-00042

Planning Commission

June 24, 2021

Project Location

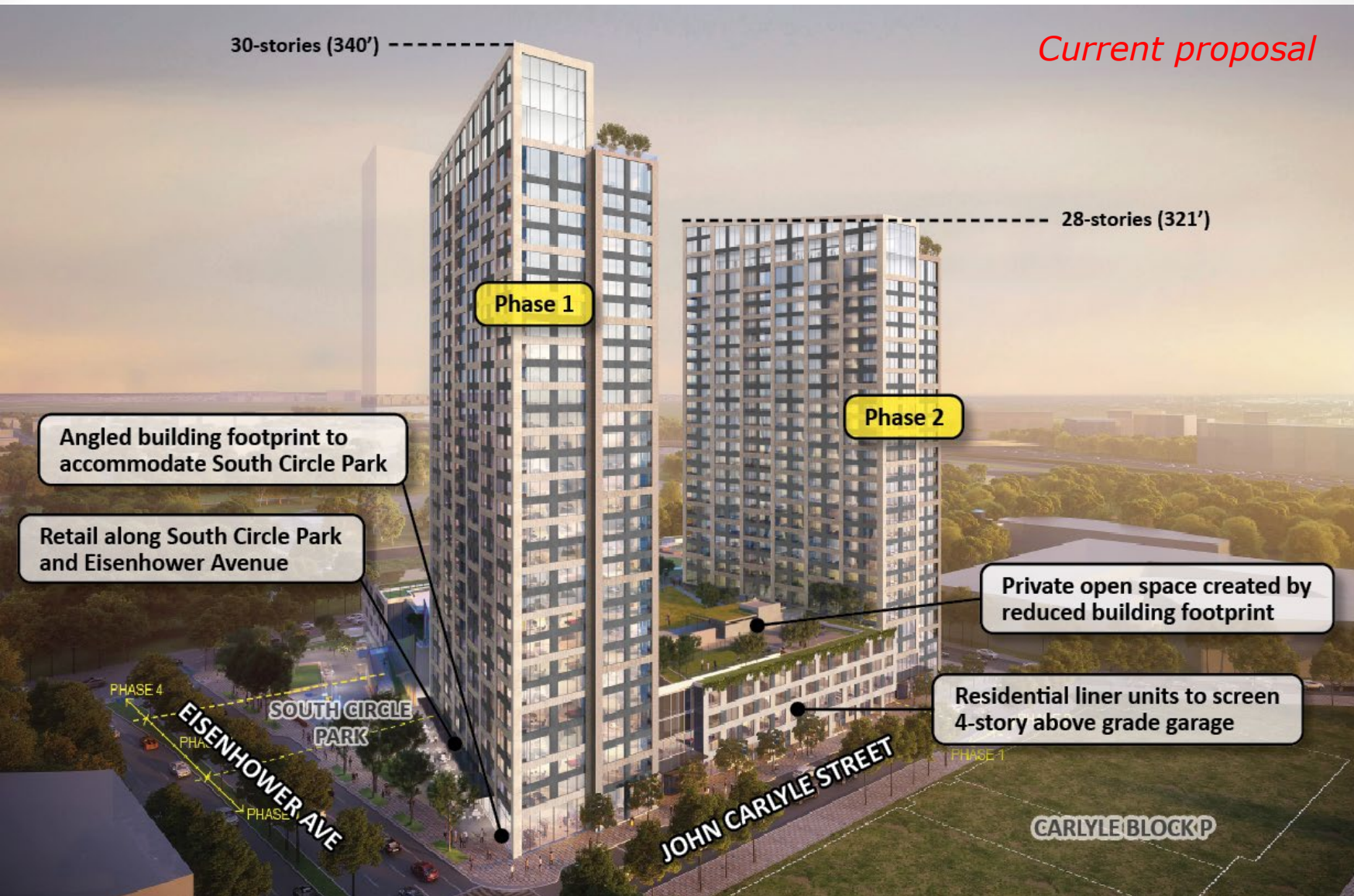


Project Description

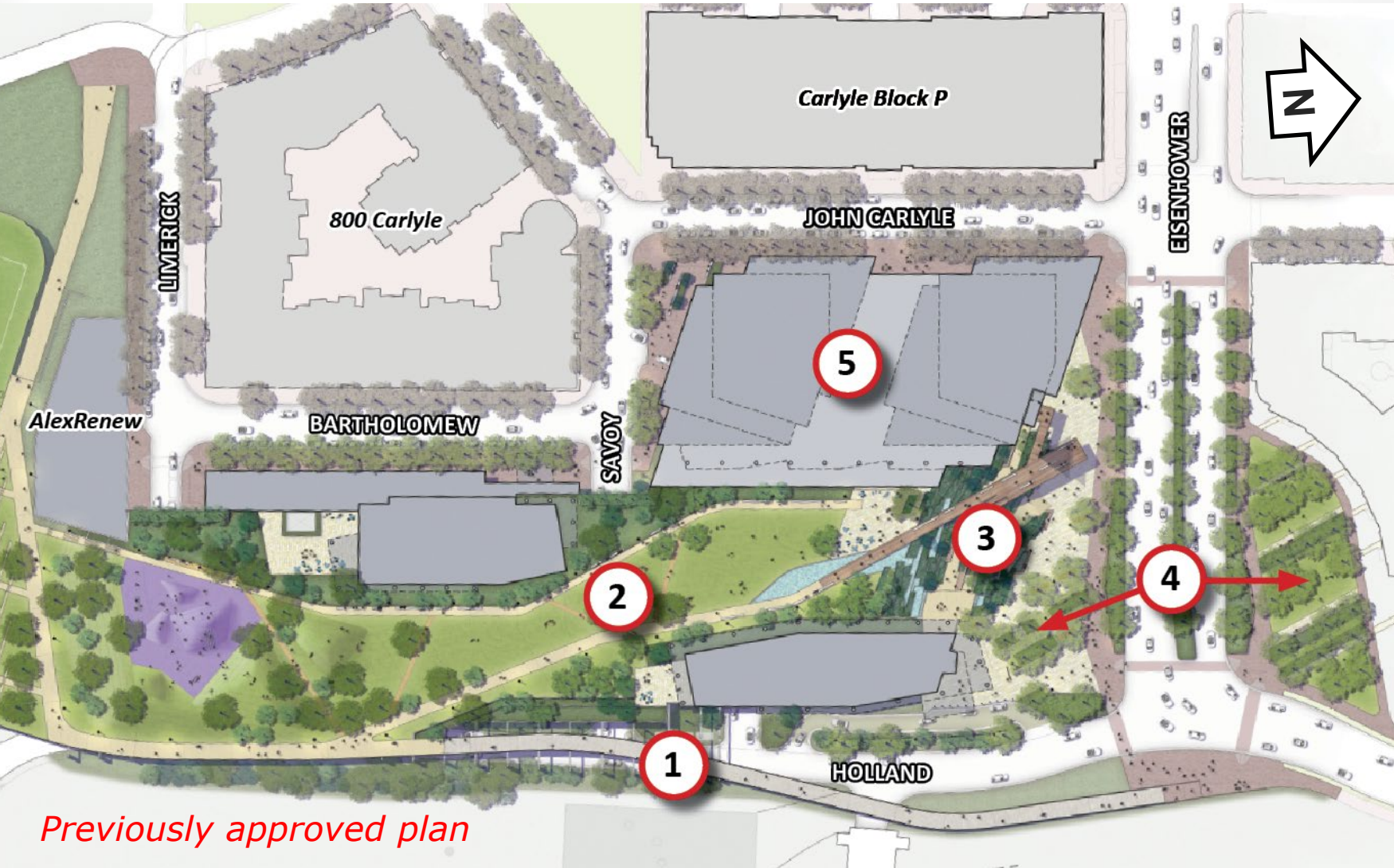
- DSUP amendment and associated applications to construct: **4 residential tower buildings** with approximately **1,414 units**, retail up to **15,000 square feet**, a four-to-five story above-grade parking garage, over **5-acres of integrated open space**.



Phase 1 & 2 Architecture



Open Space Changes



Previously approved plan

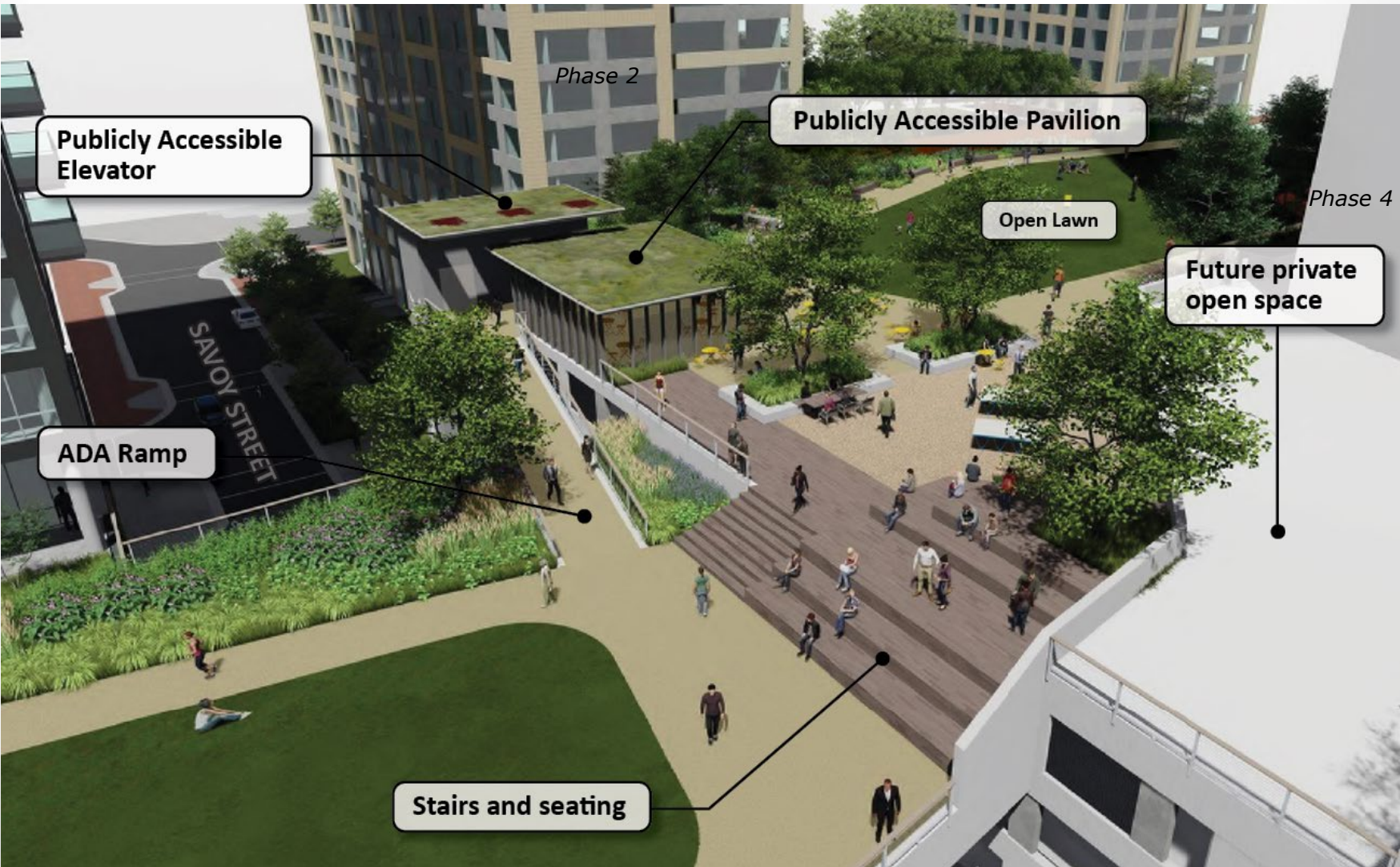
Transition Zone

Current proposal

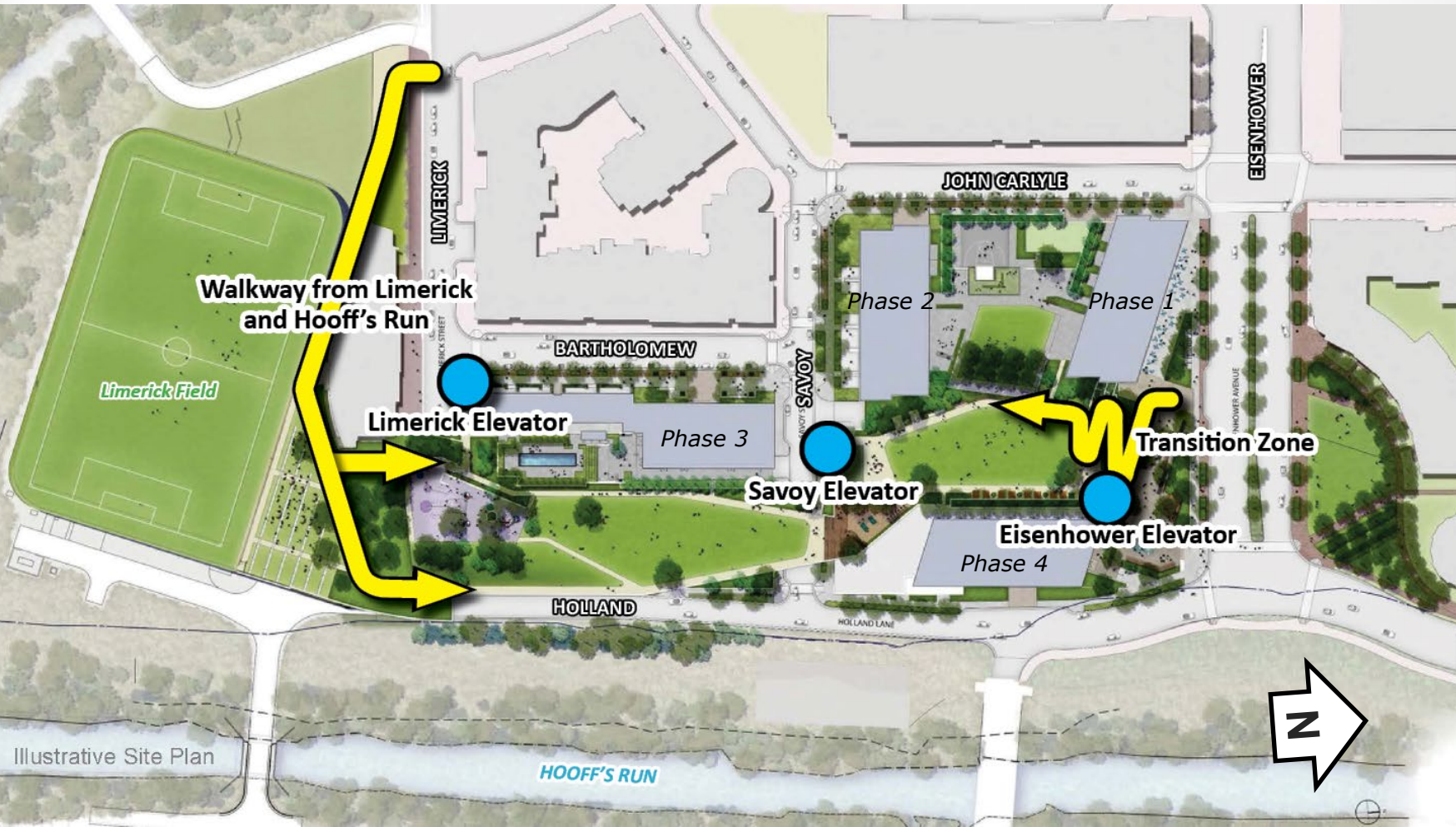


Open Space Deck

Current proposal



Open Space Deck Access



Current proposal

South Circle Park

Current proposal

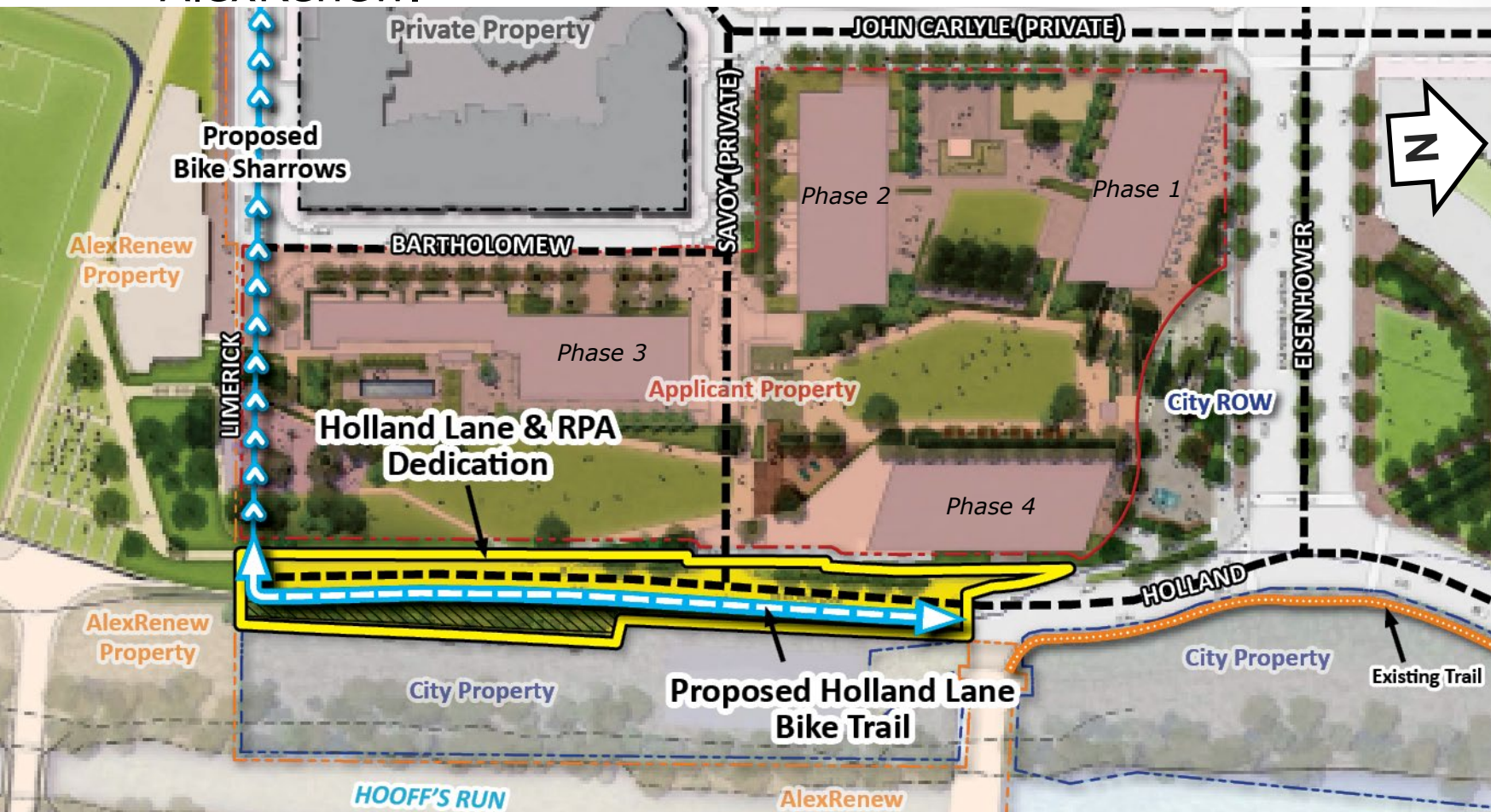


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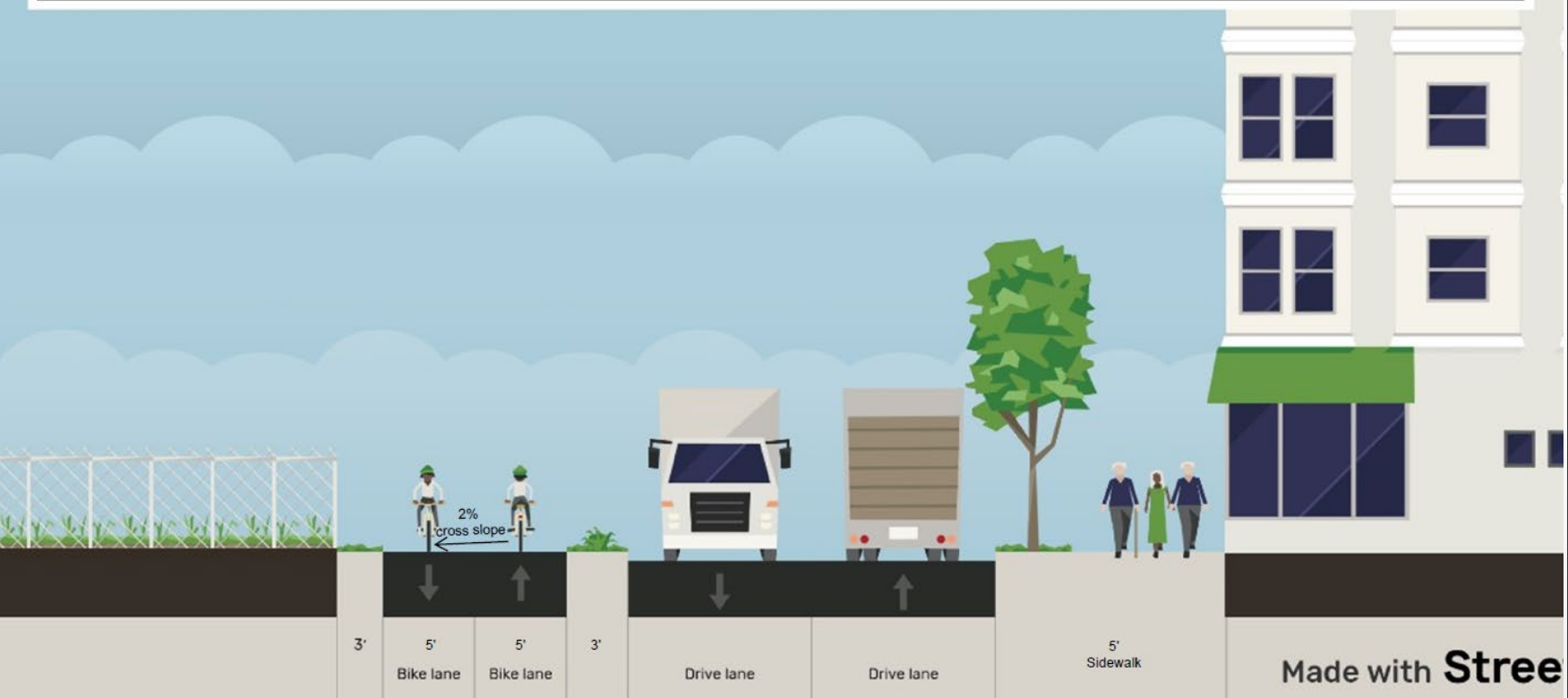
Streets & Holland Lane Dedication

- Compliance with EESAP & city policy to create grided street network. With continued provision of access for AlexRenew.



Holland Lane Bike Trail & Cross Section

Holland Lane Extents of Bike Path



Consistency with SAP

Request is consistent with the goals of the **Eisenhower East Small Area Plan**, including:

- Compliant with bike network requirements
- Compliant with SAP street network and street connectivity goals
- Consistent with SAP land use strategy
- Meets minimum level of accessible open space spaces
- Meets maximum height requirements

Project Benefits

- Voluntary Affordable Housing Contribution of approximately \$6,132,208.
- Open Space contributions, including 3 elevators, North and South Circle Park improvements, and total of 106,711 sf of publicly accessible open space.
- Public Art contribution of \$375,000 for on-site public art.
- New off-street bike trail along Holland with dedication of Holland Lane and adjacent RPA.
- A \$60,000 City's Capital Bikeshare Fund and \$1,400,000 contribution to the Eisenhower Implementation Fund (adjusted for inflation).
- High quality, modern architecture in compliance with the Green Building Policy.



Community

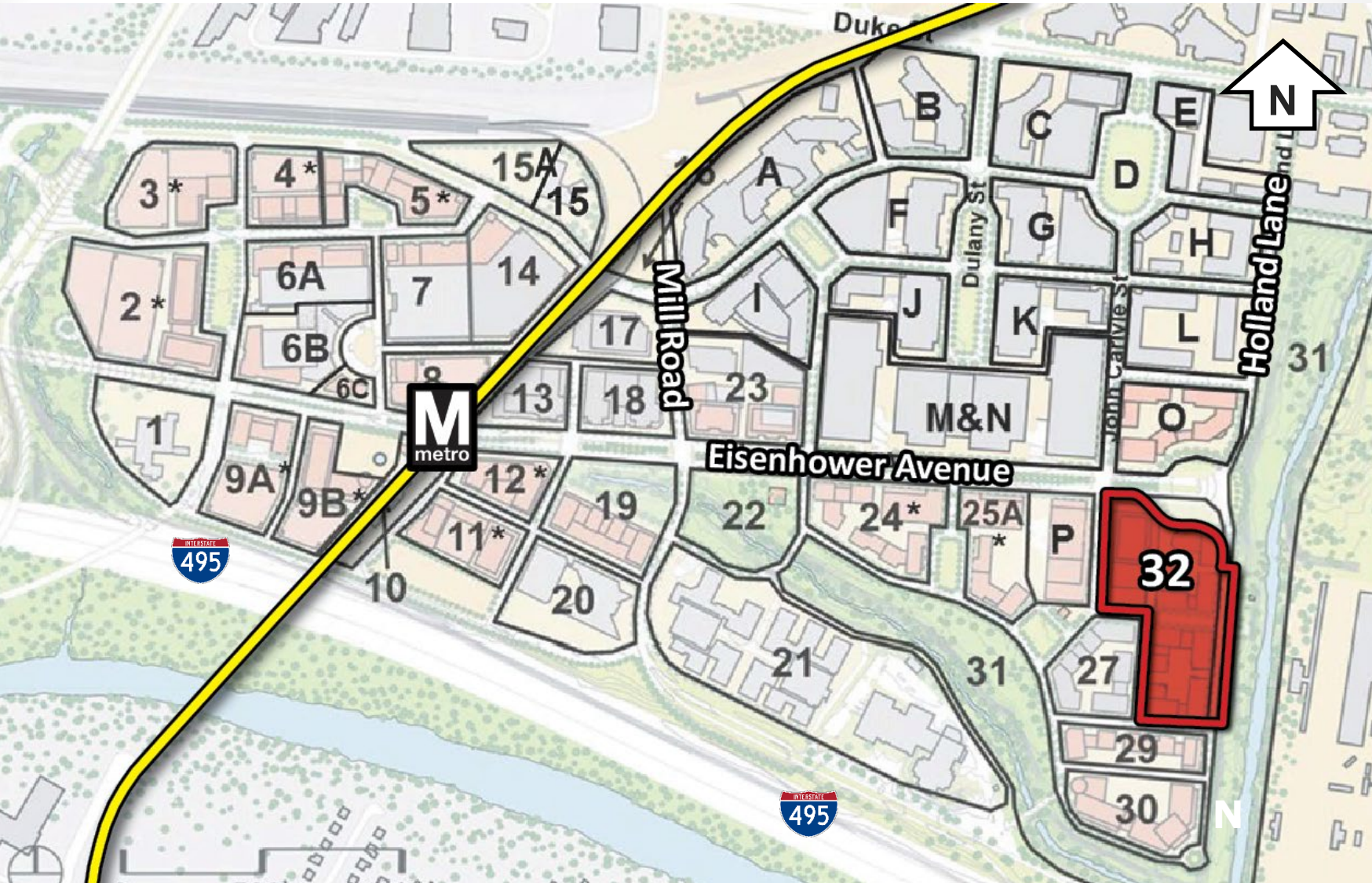
Date	Community Meeting
October 22, 2020	Carlyle/Eisenhower DRB Meeting
December 17, 2020	Carlyle/Eisenhower DRB Meeting
January 21, 2021	Carlyle/Eisenhower DRB Meeting
February 18, 2021	Parks & Recreation Commission
March 18, 2021	Parks & Recreation Commission
March 25, 2021	Carlyle/Eisenhower DRB Meeting
March 26, 2021	Eisenhower Partnership Meeting
April 5, 2021	Virtual Community Meeting

Recommendation

- Staff recommends **approval** of the request subject to the conditions in the staff report.



Eisenhower East Block Map



Bike Trail & Proposed Network



- Trails 1 and 2 are proposed with this project
- Trail 3 is an existing
- Trails 4, 5, 6, and 7 are future trails.
- Proposed bike trail is compliant with the Small Area Plan
- Bike trail is an improvement to the overall bike network

Phase 3 Architecture

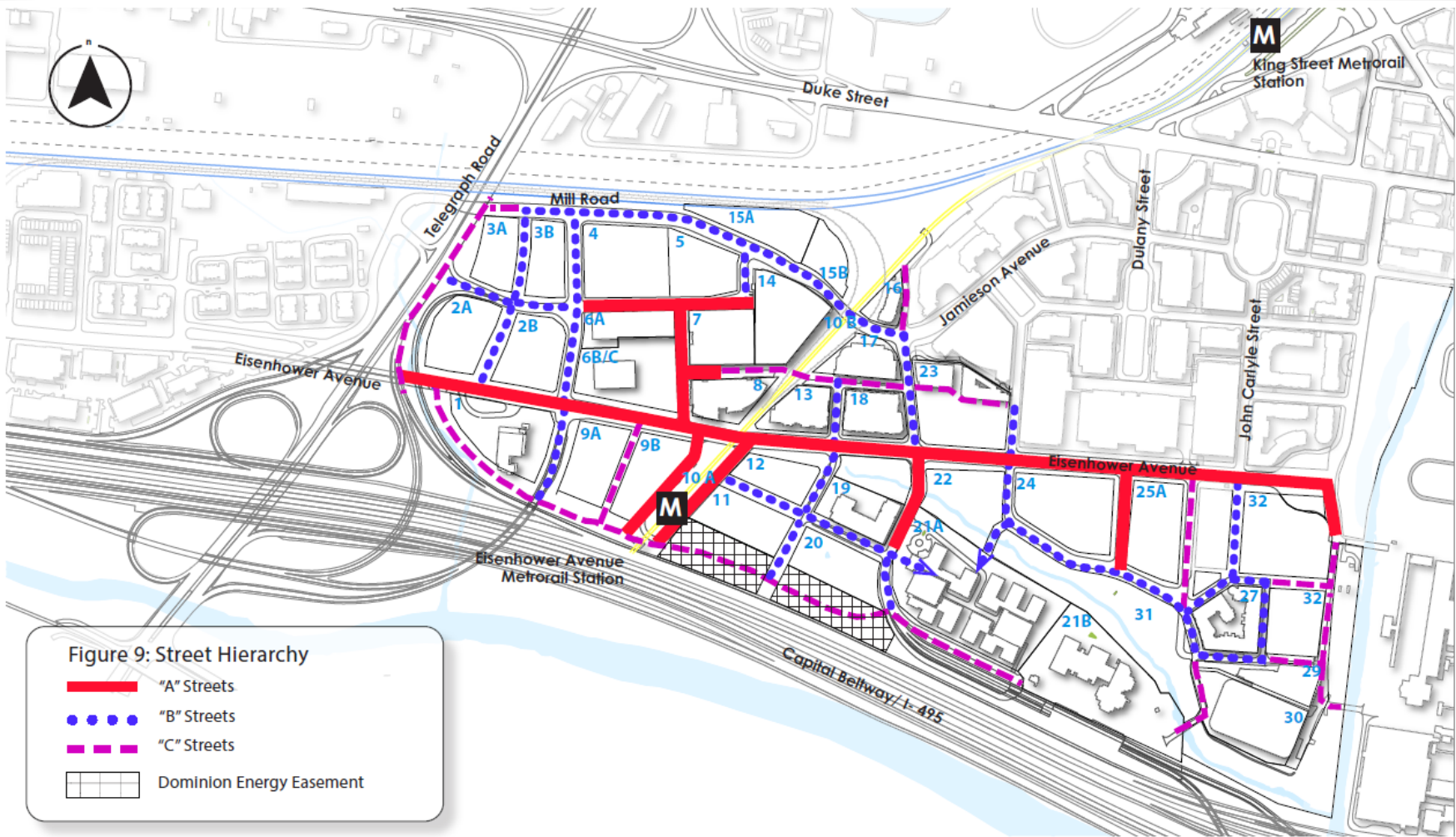


Holland Lane Bike Trail

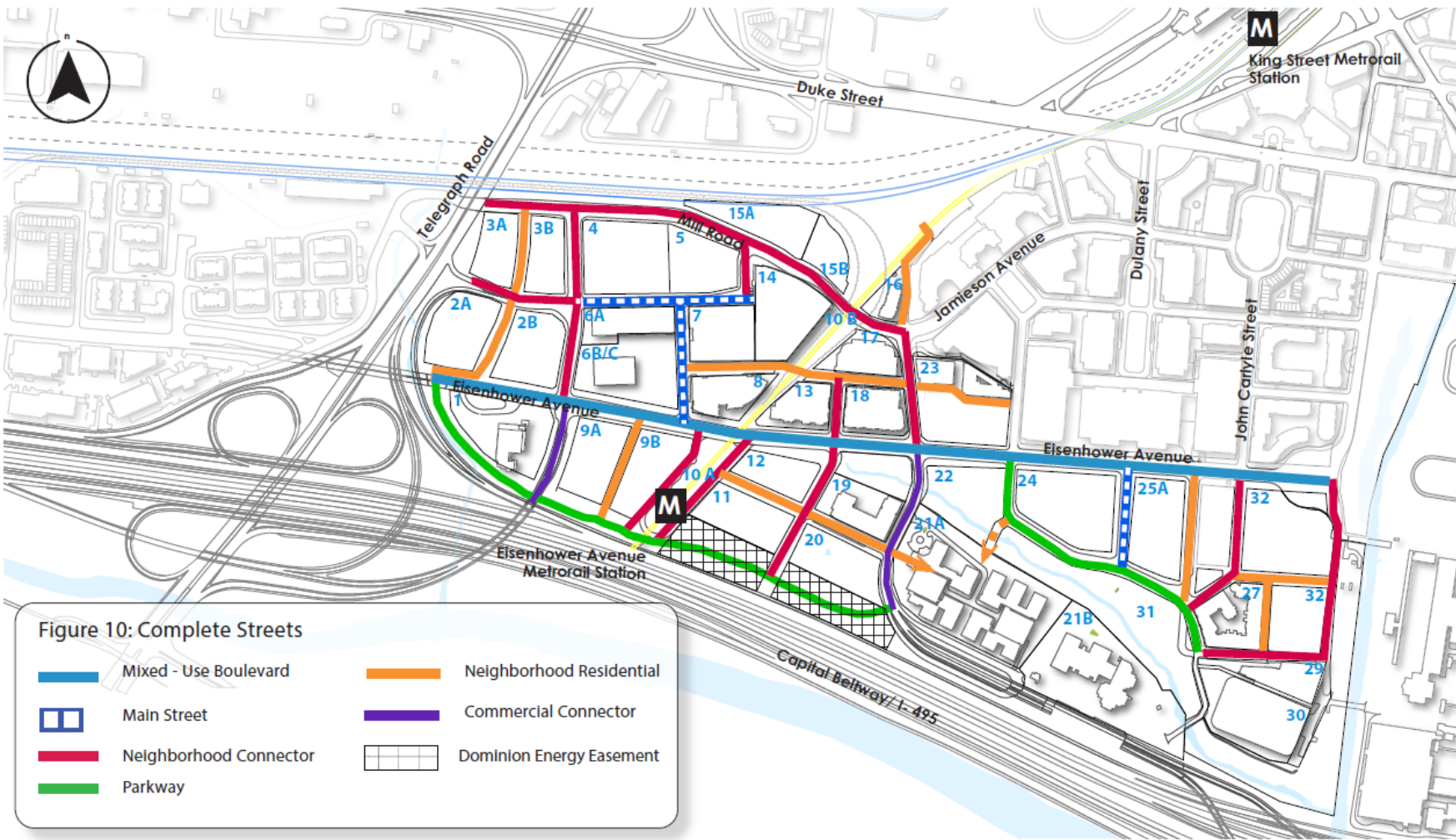
- Proposed bike trail is compliant with the Small Area Plan and an improvement to the overall bike network.



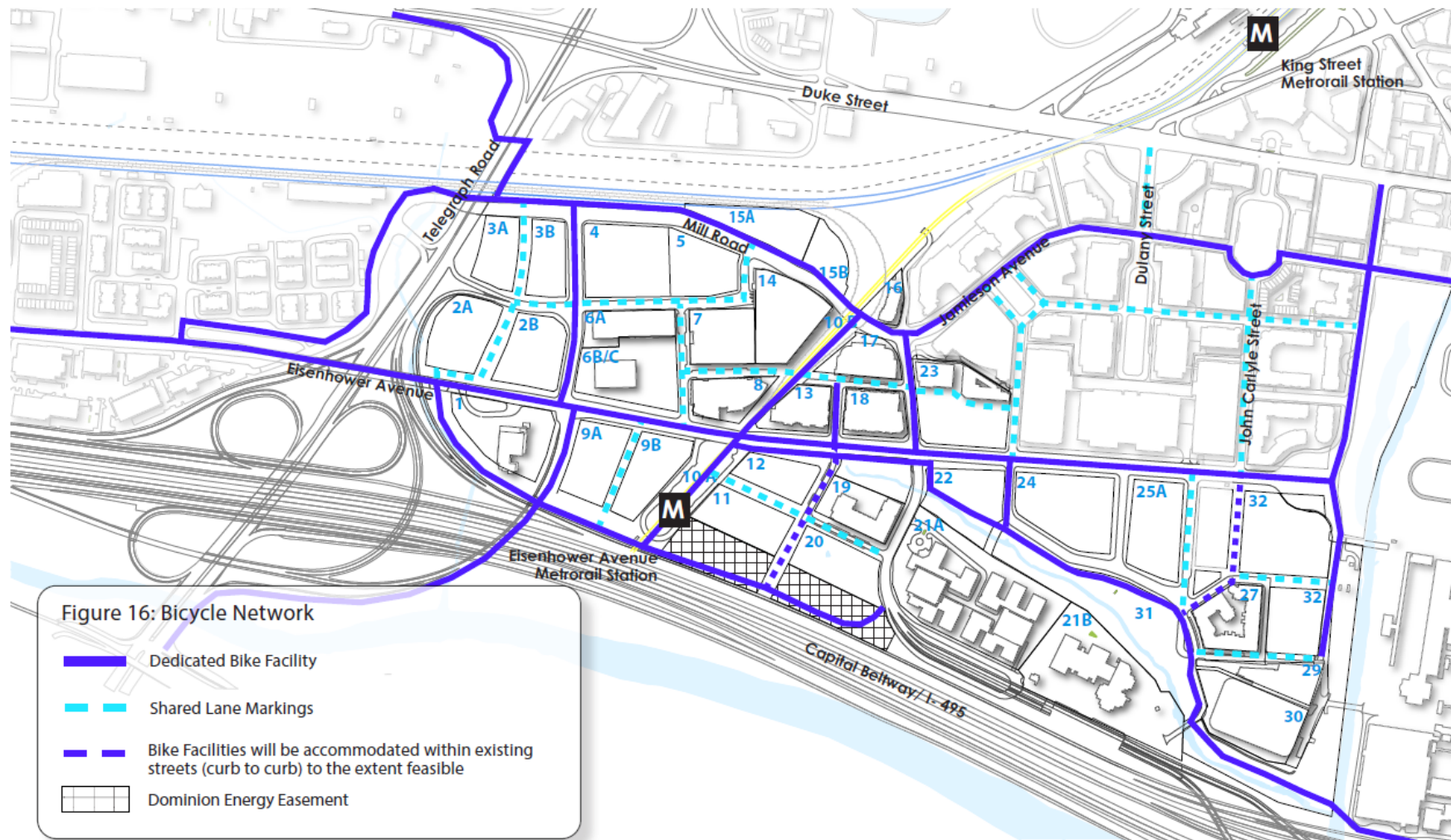
EESAP Figure 9: Street Hierarchy



EESAP Figure 10: Complete Streets



EESAP Figure 16: Bicycle Network



Bike Path Location



Previously Approved Bike Ramp



Previously Approved Transition Zone



Previously Approved Transition Zone & South Circle

