

***DOCKET ITEM #2***  
***Subdivision #2021-00005***  
***765 John Carlyle Street***

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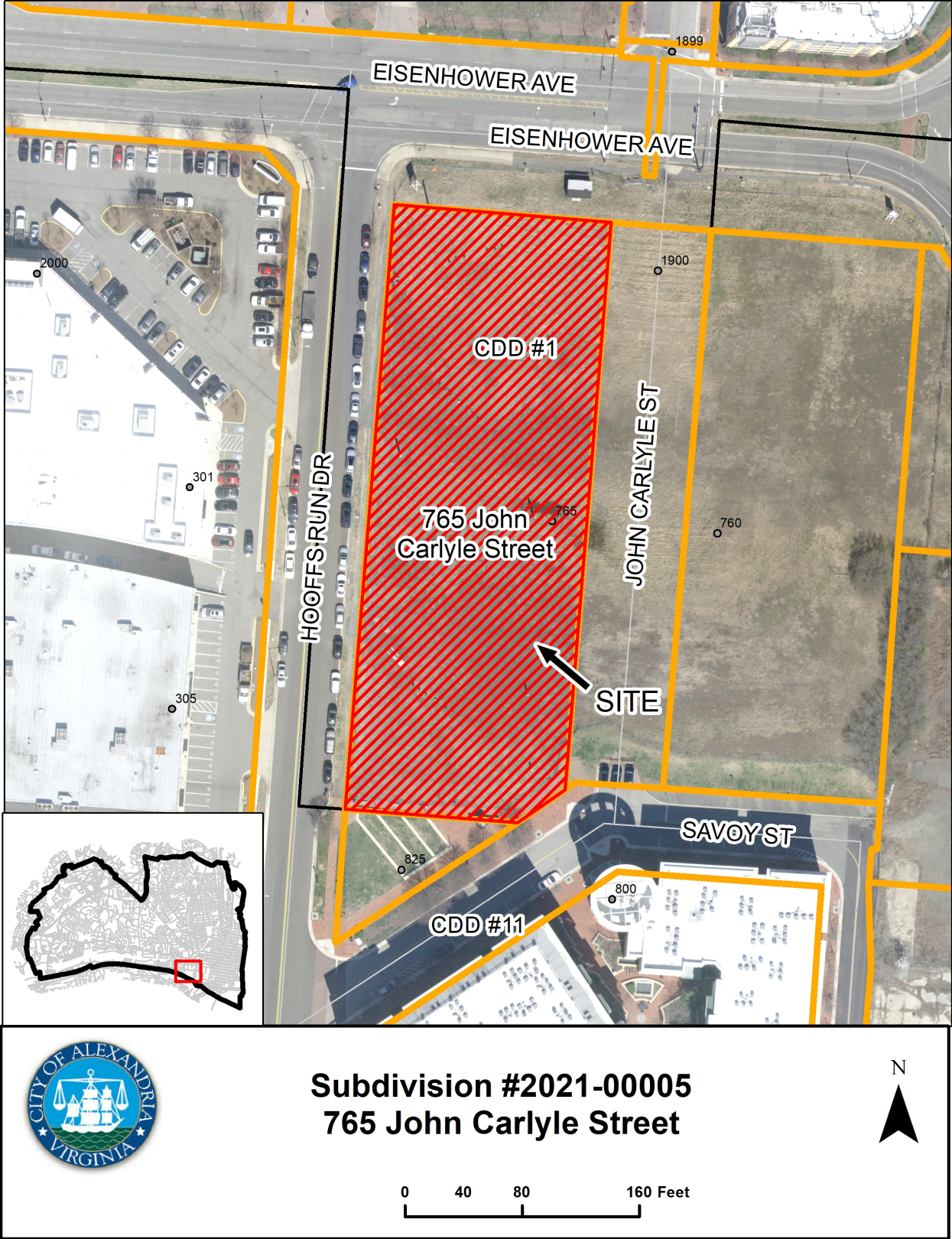
**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

<b>Application</b>	<b>General Data</b>	
<b>Request:</b> Public hearing and consideration of a request to establish a ground and vertical air rights subdivision of Block P, Carlyle, CDD #1.	<b>Planning Commission Hearing:</b>	November 4, 2021
	<b>Approved Plat must be Recorded By:</b>	May 4, 2023
<b>Address:</b> 765 John Carlyle Street	<b>Zone:</b>	CDD#1/Carlyle
<b>Applicant:</b> Carlyle Plaza, LLC	<b>Small Area Plan:</b>	Eisenhower East Small Area Plan

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Carson C. Lucarelli, Planning & Zoning, [carson.lucarelli@alexandriava.gov](mailto:carson.lucarelli@alexandriava.gov)  
Nathan Imm, Planning & Zoning, [nathan.imm@alexandriava.gov](mailto:nathan.imm@alexandriava.gov)  
Nathan Orr, T&ES, [nathan.orr@alexandriava.gov](mailto:nathan.orr@alexandriava.gov)



PROJECT LOCATION MAP



## I. DISCUSSION

### SITE DESCRIPTION

Block P (the “Block”) is the last remaining undeveloped parcel in Carlyle and is 1.39-acres in size. The site is located south of Eisenhower Avenue, east of Mill Road, west of Hoof’s Run and north of Interstate 495 and identified more specifically as *Lot 801* – a resubdivision of various lots in Carlyle. The lot slopes from east to west with a grade change of approximately 4-feet and is fenced along its entire perimeter by chain-link. The lot is rectangular in form, save and except for the southeast corner at Savoy and John Carlyle Street’s, which has been chamfered. The Block has 382-feet of frontage along *future* John Carlyle Street to the east – which will be extended as per the approved Carlyle SUP#2020-0065, et al. There is 150-feet of frontage along Eisenhower Avenue to the north and 409-feet along Hoof’s Run Drive to the west. The Block’s southern boundary is 117-feet in width and abuts a triangular park which is associated with the approval of a nearby block. The parcel has never been developed however, some concrete formwork is present and originates from a previous attempt to develop the property dating back to the early 2000s. There are also numerous easements along the southern portion of the Block including public access easements for future sidewalks – which are also consistent with the Carlyle SUP.



Figure Above: Aerial views of Block P from 1927, 1983 and 2019.

### SUBDIVISION BACKGROUND

Lot 801, the subject site, was created in a 2008 re-subdivision and consolidation of the Carlyle plat. This plat created a total of four lots across 4.6-acres from a previous re-subdivision of same name. It should be noted that the original Carlyle plat was recorded in the early 1990s and has been re-subdivided *numerous* times as the district has built itself out. The lots themselves are generally larger than 1-acre and irregularly shaped; often relating in form to the geometry of the

surrounding streets.

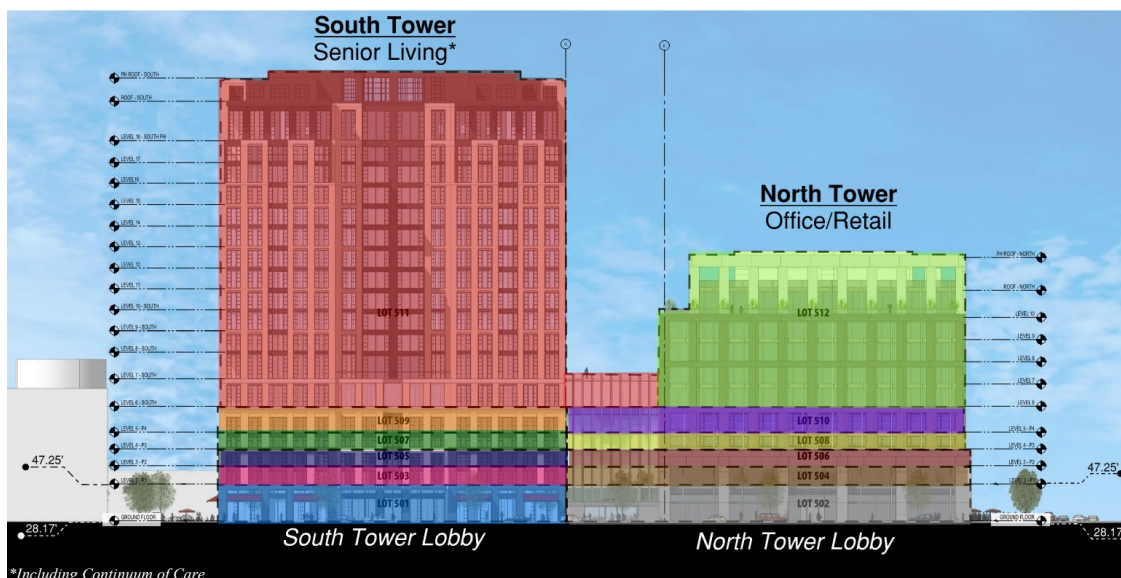
### REQUEST

The Applicant requests a subdivision on Block P – which is a 60,703 square foot (1.393-Acre) lot of record identified in the land records as Lot 801. The Applicant is requesting approval of a plat which establishes vertical air-rights above, below and across the parcel in preparation for approximately 387,000 square-feet of office,

residential and retail – which will be owned by separate operators. The request differs from a typical subdivision application, which only creates a division of land at the ground plane. An air-rights subdivision uses elevation data and parcel coordinates to establish “Vertical” rights above the property, which is suitable for mid to high-rise construction with multiple owners/operators within a building envelope. Staff have reviewed similar examples at Robinson Terminal South (DSUP#2014-0006), where vertical condominiums were created.

Accordingly, the *horizontal* limits on the plat relate to the property envelope; whereas the *vertical* limits correspond to the floors of the building. The air-space of each lot is a derivative of the proposed finished-floor elevation of 28’-2”. The vertical delineations of air-rights begin at and below 47.25-feet on elevation – or the height of the lobby – and proceed up the buildings accordingly. The character of the subsequent air-right’s lots are all substantially similar to one another in form and size and range between 23,713 and 31,120-square feet, as noted in the analysis section further below.

<b>Proposed Lots Below Elevation 47’-3”</b> Lot: 501      Area: 29,582 SF / 0.68 AC Lot: 502      Area: 31,120 SF / 0.71 AC <b>TOTAL: 60,703 SF / 1.39355 AC</b>	<b>Proposed Lots Between 65’-5” and 74’-1”</b> Lot: 507      Area: 29,582 SF / 0.68 AC Lot: 508      Area: 31,120 SF / 0.71 AC <b>TOTAL: 60,703 SF / 1.39355 AC</b>
<b>Proposed Lots Between 47’-3” and 57’-9”</b> Lot: 503      Area: 29,582 SF / 0.68 AC Lot: 504      Area: 31,120 SF / 0.71 AC <b>TOTAL: 60,703 SF / 1.39355 AC</b>	<b>Proposed Lots Between 74’-1” and 87’-8”</b> Lot: 509      Area: 29,582 SF / 0.68 AC Lot: 510      Area: 31,120 SF / 0.71 AC <b>TOTAL: 60,703 SF / 1.39355 AC</b>
<b>Proposed Lots Between 57’-9” and 65’-5”</b> Lot: 505      Area: 29,582 SF / 0.68 AC Lot: 506      Area: 31,120 SF / 0.71 AC <b>TOTAL: 60,703 SF / 1.39355 AC</b>	<b>Proposed Lots Above 87’-8”</b> Lot: 511      Area: 36,990 SF / 0.85 AC Lot: 512      Area: 23,713 SF / 0.54 AC <b>TOTAL: 60,703 SF / 1.39355 AC</b>



\*Including Continuum of Care

Figure Above: Subdivision cross-section, depicting the proposed horizontal/vertical lots, which correspond in form and programmatic use.



## ZONING/MASTER PLAN DESIGNATION

The lot is zoned CDD#1, Carlyle, and is the only block in said district south of Eisenhower Avenue. All of Carlyle save-and-except for the subject site have been developed with high-rise, mixed-use developments.

The site is subject to the requirements of the Carlyle SUP and Carlyle/Eisenhower East Design Guidelines; none of which dictate lot size or dimensional requirements for the site. Accordingly, the proposed lots comply with Zoning and the City's Master Plan to support continued high-density, mixed-use development in Carlyle.

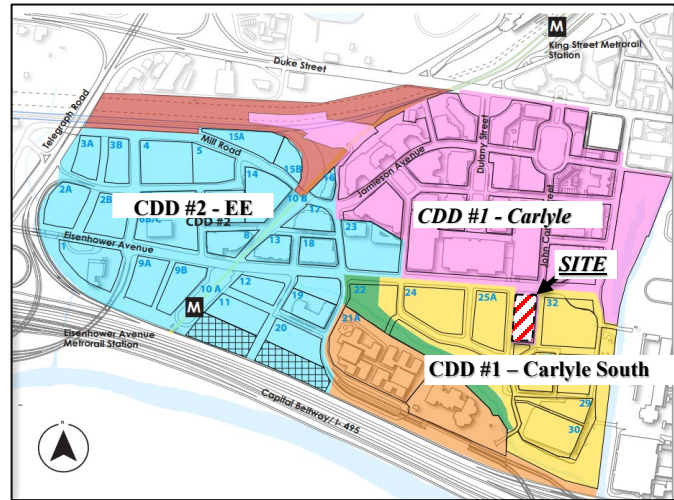


Figure Above: Zoning Map from EESAP showing the various Zoning districts in Eisenhower/Carlyle

## SUBDIVISION STANDARDS

Zoning Ordinance Section 11-1701 states the purpose of the subdivision regulations as follows:

“The purpose of these regulations is to provide for the orderly division of land for development or **transfer of ownership and for an accurate system of recording land division and ownership.**”

In reviewing subdivision requests, analysis is limited to review of proposed lots and their configuration as well as compliance with the following standards:

- **Section 11-1703 (A) & (C) which requires a subdivision plat for the sale and transfer of land**
- **Sections 11-1706 and 11-1709** address technical subdivision requirements;
- **Section 11-1710(C)** requires that the subdivision conform to the City Master Plan;
- **Section 11-1710(D)** requires that all lots meet zone requirements;
- **Sections 1710(A) and (E) through (R)** contain infrastructure requirements; and
- **Section 11-1710(B)** states that subdivided lots:

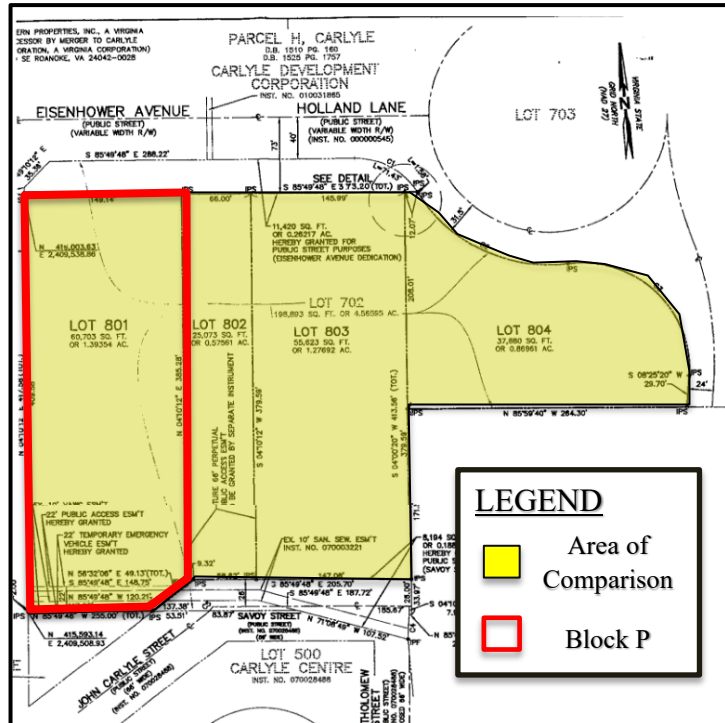
*“shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision. Subdivision plat documents or land in the same general location and zone with similar features may be used to determine neighborhood character.”*

## II. STAFF ANALYSIS

Staff finds the Applicant's request reasonable as it meets general requirements and is merely a technical subdivision of air-rights. Accordingly, there are no changes proposed to the building or its design – which will continue to read as two unique towers conjoined by a common garage podium. As noted by Staff, there are no lot size or subdivision requirements in the CDD #1 Zoning table, the Block P Design Guidelines nor in the EESAP. In addition, the proposed lots meet the character suitability considerations of **Section 11-1710(B)** of the Zoning Ordinance as Staff find no substantially similar lots in Carlyle, which is almost entirely developed.

### Lot Character Assessment - Area of Comparison, Similarly Situated Lots and Lot Analysis

Block P is located in Carlyle, which is a 76+ acre district that is entirely developed save and except for the subject site. The area of comparison is the 4.6-acre re-subdivision plat which was recorded in 2008. Unlike a typical subdivision, with small orderly streets and lots, the area of comparison for the subject plat is more than 4-acres in size and contains only four parcels; all which are irregularly shaped and sized. In reviewing previous iterations of the Carlyle plat, and in analyzing the other developed blocks in the District, Staff find that no discernable lot size or character were established overtime. Instead, the parcels are generally larger than 1-acre and relating in form the geometry of the radial street grid. For the foregoing reasons, Staff find no standard lot size or similarly situated lots within the area of comparison or in previous subdivision iterations of the plat.





In looking at the district as a whole, Staff note the same findings as above – more specifically, that the lots in the greater Carlyle District were not platted to be substantially similar in size for shape.

An analysis of the proposed lots shows that each parcel relates to the individual programmatic functions of the floors in the towers. All the proposed lots all orthogonal and furthermore will not impose changes to the approved form, massing and or architectural design and character of the proposed development. The lots are instead needed for technical purposes so that the Applicant can seek individual operators for the various floor of the medical office tower to the north and the senior living tower to the south.

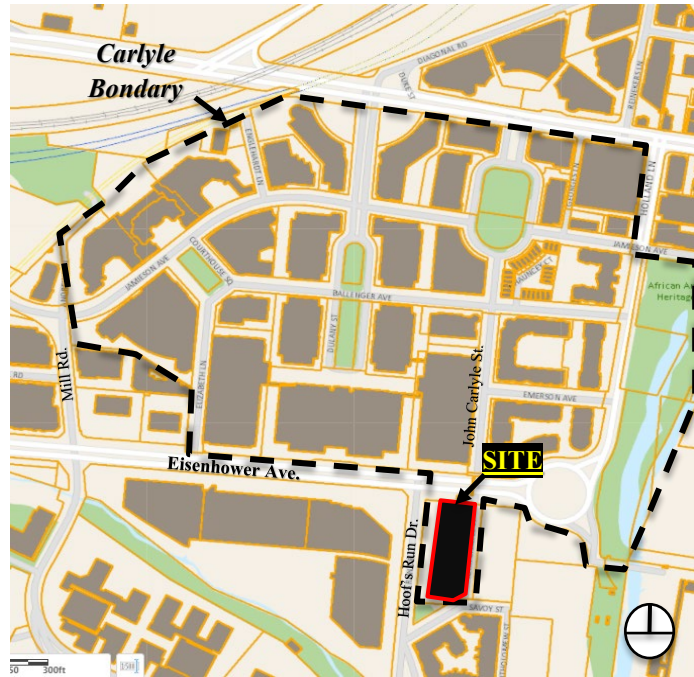


Figure Above: Lots in Carlyle are all large, irregularly shaped and developed with high-rise, mixed-use construction.

Existing Lot	Width	Length	SF/Ac.
#801	149.14-feet	385.27-feet	60,703 SF / 1.39 AC
Proposed Lots	Width	Length	SF/Ac.
501	149.14-feet	176.61-feet	29,582 SF / 0.68 Ac.
502	149.14-feet	208.66-feet	31,120 SF / 0.71 Ac.
503	149.14-feet	176.61-feet	29,582 SF / 0.68 Ac.
504	149.14-feet	208.66-feet	31,120 SF / 0.71 Ac.
505	149.14-feet	176.61-feet	29,582 SF / 0.68 Ac.
506	149.14-feet	208.66-feet	31,120 SF / 0.71 Ac.
507	149.14-feet	176.61-feet	29,582 SF / 0.68 Ac.
508	149.14-feet	208.66-feet	31,120 SF / 0.71 Ac.
509	149.14-feet	176.61-feet	29,582 SF / 0.68 Ac.
510	149.14-feet	208.66-feet	31,120 SF / 0.71 Ac.
511	149.14-feet	226.28-feet	36,990 SF / 0.85 Ac.
512	149.14-feet	158.990-feet	23,713 SF / 0.54 Ac.

Figure Above: Existing and Proposed Lot Area Tabulations

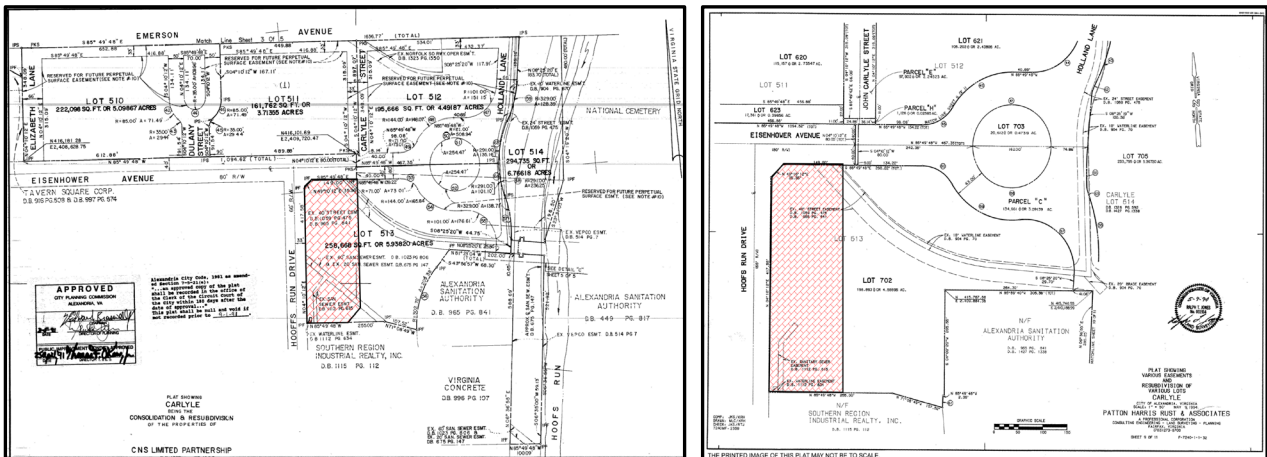


Figure Above: Graphics showing Block P in relation to previous subdivision plats of Carlyle (1991 and 1994 respectively) – \* Not to scale.

## Conclusion

The proposed subdivision application meets the Standards for the zone, the small area plan and the design guidelines for the block itself. The subdivision is a technical one which will establish air-rights across and above the lot for its future use. Therefore, Staff recommends **APPROVAL** of the request, subject to the conditions contained in Section III of this report.

## III. RECOMMENDED CONDITIONS

Staff recommends **APPROVAL** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)
2. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
3. The final subdivision plat shall include reference to instrument number for current conveyance/deed of conveyance to current owner. (T&ES)

## STAFF:

Staff Note: This plat will expire 18 months from the date of approval (November 4, 2021) unless recorded sooner.



#### **IV. CITY DEPARTMENT COMMENTS**

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

Code:

No comments received.

Recreation, Parks & Cultural Activities:

No comments received.

Archaeology:

No comments received.

Police Department:

No comments received.

Fire Department:

No comments received.

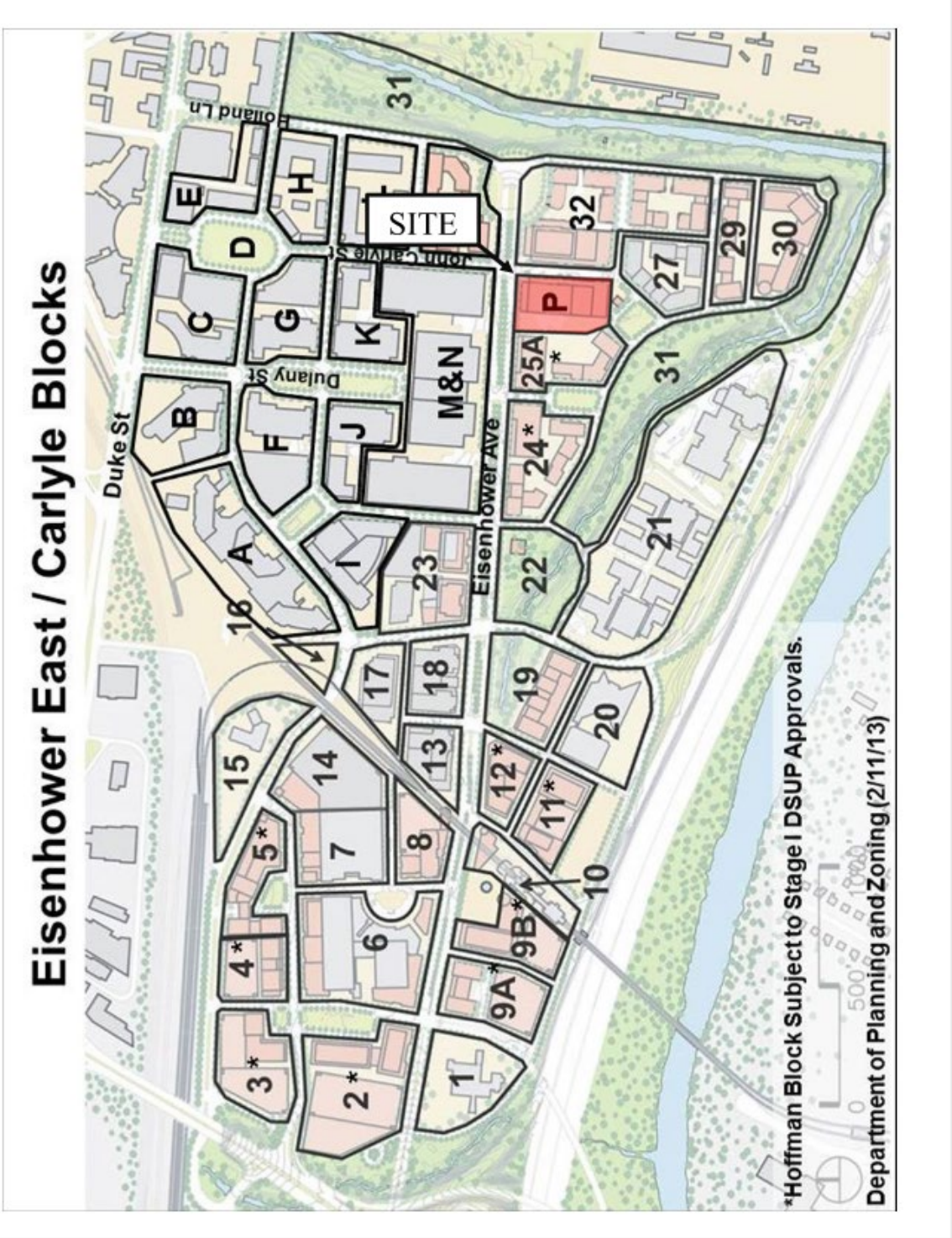
Real Estate Assessments:

No comments received.

Health Department:

No comments received.

Attachment #1: Map of Eisenhower East/Carlyle





**Attachment #2: Summary of Carlyle Applications and Amendments**

<b>Case Number</b>	<b>Date of Approval</b>	<b>Description</b>
SUP 2253	4/18/90	Application for multi-phase mixed-use development project.
SUP 2254	4/18/90	Transportation Management Plan
Administrative Approval	5/30/90	Revision to the block-by-block table of gross square footage to increase the proportion of residential uses from the level proposed by the applicant to the level approved by City Council.
SUP 2253E	5/13/93	Increase by 5,000 gsf the residential component at Carlyle for the purpose of the Lipnick elderly housing.
Administrative Approval	12/30/93	Shift of additional residential space to Block A from other blocks and shift of retail space from Block A to other blocks.
SUP 2253H	6/18/94	Conversion of 7,500 gsf of retail space to residential space for the purpose of the Lipnick elderly housing and clarifying minor amendment procedures.
SUP 95-0168	12/16/95	Changes to Block E design guidelines and a reallocation of uses among blocks at Carlyle.
SUP 96-0089	6/15/96	Conversion of 120,000 gsf of retail density to office and residential density and changes to require design review for Block C.
SUP 96-0092	6/15/96	Change to conditions to allow transfer of residential use to office use without further Council approval for PTO, if Carlyle selected by
Administrative Approval	12/5/96	Revision to Block A to decrease the total residential density by 79,954 gsf and to increase the retail density by 242 gsf (density shifted to and from other blocks).
DSUP 98-0035	2/20/98	Amendment to transfer 15,000 residential square feet from the floating category to Block H.
DSUP 99-0055	3/21/00	Amendment to Conditions, including #60 and #62a, to delete Lipnick elderly housing as a separate line item and return the 112,000 gsf to the residential use category.
DSUP 99-0056	3/21/00	Amendment to allowed building heights, closure of Emerson Avenue and Dulany Street, and exclusion of pedestrian arcades and skywalks from floor area calculation.
Administrative Approval	12/12/01	Revisions to PTO building.
SUP 2003-0016	6/14/03	Conversion of office and hotel floor area to residential use on Block F, transfer of office space from Blocks F and P to Block G, increase in building height on Block G, transfer of office space from Block F to Blocks J and K, and adoption of Supplemental Design Guidelines for Blocks F, G, J and K, dated May 23, 2003.
SUP 2004-0003	2/21/04	Increase in allowable building height for a portion of Block O.

<b>Case Number</b>	<b>Date of Approval</b>	<b>Description</b>
SUP 2003-0066	3/13/04	Transfer floor area from Block P to Blocks J and K, increase the permitted building height for a portion of Blocks J and K, and change the definition of retail within Carlyle
SUP 2004-0028	6/12/04	Revisions to retail definition.
Minor Amendment	2/15/05	Amendment to transfer 2,600 square feet of office use from Block G to Block E as 1,750 square feet of office use and 850 square feet of retail use.
SUP 2005-0091	10/15/05	Amendment to transfer 5,000 square feet of floor area from Block L to Block O.
SUP 2006-0042	6/17/06	Amendment to the Carlyle Master Plan to approve the Design Guidelines for Block P within the Carlyle development.
SUP 2007-0094	10/13/2007	Amendment to use approximately 95% of the permitted floor area on the western block of Block P.
SUP 2009-0047	11/21/2009	Amendment to extend the timeframe during which office uses may be permitted in the southeastern corner of 333 John Carlyle Street.
SUP2009-0066	12/12/2009	Amendment to remove a portion of Block P (lots 803 and 804) from the Carlyle SUP.
SUP 2009-0067	1/23/2010	Amendment to allow additional retail uses in the ground floor retail area and allow business and professional office uses in the designated second floor retail area for 1900 Jamieson Avenue (Block G).
SUP 2009-0068	1/23/2010	Amendment to allow additional retail uses in the ground floor retail areas and allow business and professional office uses in the designated second floor retail area, and amend the retail parking requirement for 1920 and 2050 Ballenger Avenue (Blocks K and J).
SUP 2009-0081	3/13/2010	Amendments for Block O to convert retail floor area into residential floor area, and to obtain a density bonus for increased residential floor area through on-site provision of affordable housing units under Section 7-700 of the Zoning Ordinance.
SUP 2012-0006	4/14/2012	Amendment to 1) allow second floor retail uses in ground floor retail areas throughout Carlyle, and 2) allow business and professional office uses in ground floor retail areas for specifically designated locations in the buildings on Blocks G and K.
SUP 2015-0024	5/16/2015	Amendment of the Carlyle SUP to allow the site plan for Block P to remain valid for an additional 3 years.
SUP2015-0074	9/12/15	Amendment of Carlyle SUP to allow flexibility in office or retail use for the specifically designated location at Block L.
SUP 2018-0015	4/14/2018	Amendment to the Carlyle SUP to permit a lobby/reception area as a ground-floor use accessory to upper-floor office located at 333 John Carlyle Street, Carlyle Block C.



Case Number	Date of Approval	Description
SUP 2018-0039	December 15, 2018	Amendment of the Carlyle SUP to allow the site plan for Block P to remain valid for an additional 3 years.
SUP#2020-0065*	November 14, 2020	Amendment of the Carlyle SUP to increase the gross square footage allowable in Block P (within the allowed maximum for the Carlyle District); to convert approved office/retail gross square footage to residential (Senior Living); to amend the Design Guidelines for Block P – including but not limited to an increase in height from 200’ to 210’; and, to amend the Land Use Allocation Tables.
SUB#2021-00005		A subdivision request for ground and vertical air rights.



# APPLICATION

## SUBDIVISION OF PROPERTY

SUB # \_\_\_\_\_

PROPERTY LOCATION: \_\_\_\_\_

TAX MAP REFERENCE: \_\_\_\_\_ ZONE: \_\_\_\_\_

APPLICANT:

Name: \_\_\_\_\_

Address: 300 Chapel Hill Lane, P.O. Box 797, Berryville Virginia 22611

PROPERTY OWNER:

Name: \_\_\_\_\_

Address: 300 Chapel Hill Lane, P.O. Box 797, Berryville Virginia 22611

SUBDIVISION DESCRIPTION \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

THE UNDERSIGNED, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

\_\_\_\_\_  
Print Name of Applicant or Agent

\_\_\_\_\_  
Mailing/Street Address

\_\_\_\_\_  
City and State

\_\_\_\_\_  
Zip Code

p.p. *Steven M. Mikulic*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Telephone #

\_\_\_\_\_  
Fax #

\_\_\_\_\_  
Email address

\_\_\_\_\_  
Date

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: *(check one)*

☐ the Owner      ☐ Contract Purchaser      ☐ Lessee or      ☐ Other: \_\_\_\_\_ of  
the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

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If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ Yes. Provide proof of current City business license.
- ☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.



# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

_____	_____	p.p. <i>Steven M. Mikulic</i>
Date	Printed Name	Signature

**Ownership and Disclosure Attachment**  
**Subdivision for 765 John Carlyle Street**

Tax Map Parcels: 079.01-01-17

**Owner & Applicant: Carlyle Plaza, LLC**

**1. OWNER & 2. APPLICANT**

**Carlyle Plaza, LLC**

Name	Address	Percentage of Ownership
Exceedingly LLC	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	69.14% (See breakdown A below)
Alder Branch Carlyle LLC	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	15.43% (See breakdown B below)
JM Zell Carlyle LLC	2900 K Street NW, Suite 525 Washington D.C. 20007	15.43% (See breakdown C below)

**A. Exceedingly, LLC**

Name	Address	Percentage of Ownership
Alder Branch Management, LLC	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	50% (See breakdown D below)
Alexander C. Wright	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	10%
Campbell R. Wright	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	10%
Duncan K. Wright	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	10%
Mary E. Wright	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	10%
Thomas W. Wright	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	10%

**B. Alder Branch Carlyle, LLC**

Name	Address	Percentage of Ownership
Joseph W. Henderson III	300 Chapel Hill Lane P.O. Box 797	65%

	Berryville, Virginia 22611	
Reagan C. Duncan	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	35%

### **C. JM Zell Carlyle, LLC**

Name	Address	Percentage of Ownership
JM Zell Partners, Ltd.	2900 K Street NW, Suite 525 Washington D.C. 20007	100% (See breakdown E below)

### **D. Alder Branch Management, LLC**

Name	Address	Percentage of Ownership
Joseph W. Henderson III	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	66.35%
Henderson Family Trust	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	19.40%
Reagan G. Duncan	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	6.75%

### **E. JM Zell Partners, Ltd.**

Name	Address	Percentage of Ownership
Jeffrey M. Zell	2900 K Street NW, Suite 525 Washington D.C. 20007	75.68%
Samuel Zell	2900 K Street NW, Suite 525 Washington D.C. 20007	18.23%
Jason Zell	2900 K Street NW, Suite 525 Washington D.C. 20007	6.09%

## **3. DISCLOSURES**

### **NO BUSINESS OR FINANCIAL RELATIONSHIPS TO DISCLOSE**

## WAIVER OF RIGHT TO AUTOMATIC APPROVAL

SUBMITTED TO  
THE DEPARTMENT OF PLANNING & ZONING  
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NAME: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_

DESCRIPTION OF REQUEST:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: \_\_\_\_\_

☐ Applicant

☐ Agent

Signature: p.p. *Steven M. Mikulic*

Printed Name: \_\_\_\_\_



NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON CITY OF ALEXANDRIA TAX ASSESSMENT MAP NO. 079.01-01-17 AND IS ZONED CDD #1.

2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 5155190037E, COMMUNITY PANEL 51519 0037 E, FOR CITY OF ALEXANDRIA, VIRGINIA, DATED JUNE 16, 2011; AND FLOOD INSURANCE RATE MAP (FIRM) NUMBER 5155190041E, COMMUNITY PANEL 51519 0041 E, FOR CITY OF ALEXANDRIA, VIRGINIA, DATED JUNE 16, 2011.

3. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83).

4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIK A VIRGINIA, LLC.

5. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON A FIELD RUN GPS SURVEY BY VIK A VIRGINIA, LLC PERFORMED ON JULY 20, 2021 USING THE FOLLOWING CORS STATIONS: LOYB LORTON VA - 0576 (NGS PID DH7960); VAGV GAINESVILLE VA - 0588; AND VAAH ASHBURN VA - 0591, AND A COMBINED SCALE FACTOR OF 0.999959696.

6. THE SURVEY CONTROL ESTABLISHED BY VIK A VIRGINIA, LLC AND USED TO DETERMINE THE BOUNDARY HAS A HORIZONTAL PRECISION OF 1:214,848 WHICH EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.

7. CONTOUR INTERVAL SHOWN HEREON IS 1'-0"

8. NO TITLE REPORT PROVIDED. ALL KNOWN PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.

9. PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

10. THERE WERE NO GRAVES, OR OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL OBSERVED DURING THE SURVEY OF THE PROPERTY.

11. LOT 801, CARLYLE WAS CREATED IN INSTRUMENT NO. 080008793 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

12. THE AIRSPACE ELEVATIONS LISTED HEREON ARE TIED TO A FF ELEVATION OF 28'-2" WHICH IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

13. THERE ARE NO EXISTING BUILDINGS ON THE SURVEYED PROPERTY

14. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS.

15. THERE ARE NO KNOWN AREAS LOCATED WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP, OR DISPOSAL AREA.

16. THERE ARE NO KNOWN AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.

17. THERE AREA AREAS THAT CAN REASONABLY BE EXPECTED TO OR WHICH DO CONTAIN SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO HEAVY METALS, PETROLEUM PRODUCTS, PCB'S, PESTICIDES, FLYASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS.

18. SEE SUPPLEMENTAL SHEETS S1 AND S2 FOR INFORMATION ON SEWER SYSTEM CONNECTIONS, AND PROPOSED STREET GRADE DATA AND THE METHOD OF STORM WATER DISPOSAL. SUPPLEMENTAL SHEETS ARE FROM APPROVED FINAL SITE PLAN SUP #2007-0094 BY PATTON HARRIS RUST & ASSOCIATES, INC. AND ARE INCLUDED FOR INFORMATION ONLY.

19. SUBJECT PROPERTY OWNER:

CARLYLE PLAZA, LLC  
300 CHAPEL HILL LANE  
P.O. BOX 797  
BERRYVILLE, VA 22611

20. ADJACENT PROPERTY OWNERS:

CARLYLE PLAZA, LLC  
300 CHAPEL HILL LANE  
P.O. BOX 797  
BERRYVILLE, VA 22611

21. APPLICANT:

TRAMMELL CROW COMPANY  
ATTN: PETER TORRES  
1055 THOMAS JEFFERSON STREET, NW  
SUITE 600  
WASHINGTON, DC 20007

MAP NO. 079.01-01-16  
CARLYLE CENTRE LP  
ATTN: TRAMMELL CROW RESIDENTIAL  
6110 EXECUTIVE BOULEVARD, SUITE 315  
ROCKVILLE, MD 20852

SURVEYOR'S CERTIFICATION:

I, LISA M. GOODWIN, A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PRELIMINARY PLAT OF SUBDIVISION AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY ALEXANDRIA-SOUTHER PROPERTIES, INC. TO CARLYLE PLAZA, LLC BY DEED DATED MAY 16, 2008 AND RECORDED AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA IN INSTRUMENT NO. 080008796 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WERE INDICATED; EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

DATE 07/20/2021



LISA M. GOODWIN  
LICENSED LAND SURVEYOR  
VIRGINIA # 3364

AREA TABULATION:

EXISTING  
LOT 801 60,703 SF OR 1.39355 AC

PROPOSED LOTS BELOW ELEVATION 47'-3"  
LOT 501 29,583 SF OR 0.67913 AC  
LOT 502 31,120 SF OR 0.71442 AC  
TOTAL 60,703 SF OR 1.39355 AC

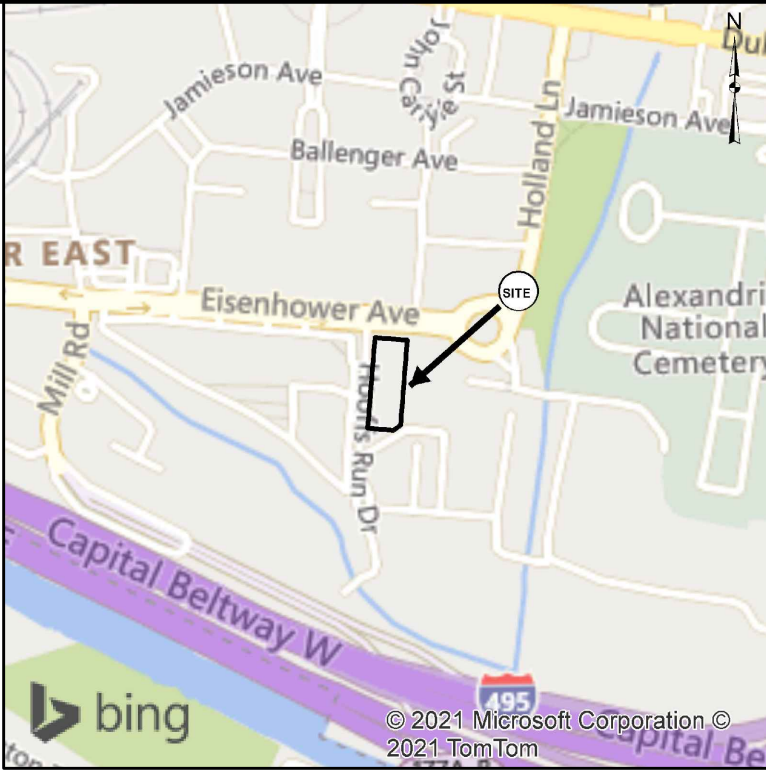
PROPOSED LOTS BETWEEN ELEVATION 47'-3" AND ELEVATION 57'-9"  
LOT 503 29,583 SF OR 0.67913 AC  
LOT 504 31,120 SF OR 0.71442 AC  
TOTAL 60,703 SF OR 1.39355 AC

PROPOSED LOTS BETWEEN ELEVATION 57'-9" AND ELEVATION 65'-5"  
LOT 505 29,583 SF OR 0.67913 AC  
LOT 506 31,120 SF OR 0.71442 AC  
TOTAL 60,703 SF OR 1.39355 AC

PROPOSED LOTS BETWEEN ELEVATION 65'-5" AND ELEVATION 74'-1"  
LOT 507 29,583 SF OR 0.67913 AC  
LOT 508 31,120 SF OR 0.71442 AC  
TOTAL 60,703 SF OR 1.39355 AC

PROPOSED LOTS BETWEEN ELEVATION 74'-1" AND ELEVATION 87'-8"  
LOT 509 29,583 SF OR 0.67913 AC  
LOT 510 31,120 SF OR 0.71442 AC  
TOTAL 60,703 SF OR 1.39355 AC

PROPOSED LOTS ABOVE ELEVATION 87'-8"  
LOT 511 36,990 SF OR 0.84917 AC  
LOT 512 23,713 SF OR 0.54438 AC  
TOTAL 60,703 SF OR 1.39355 AC



VICINITY MAP SCALE: 1"=2000'

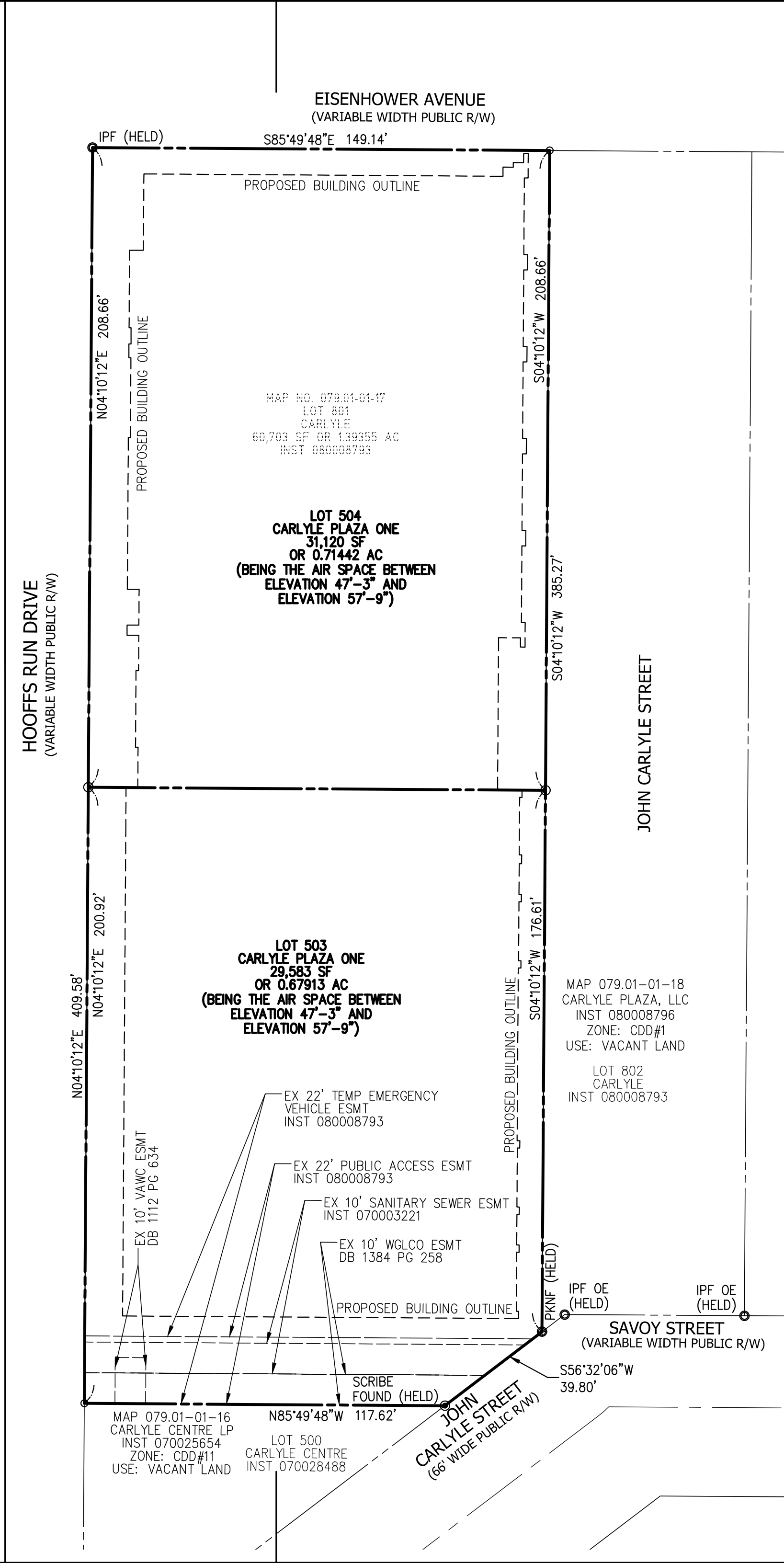
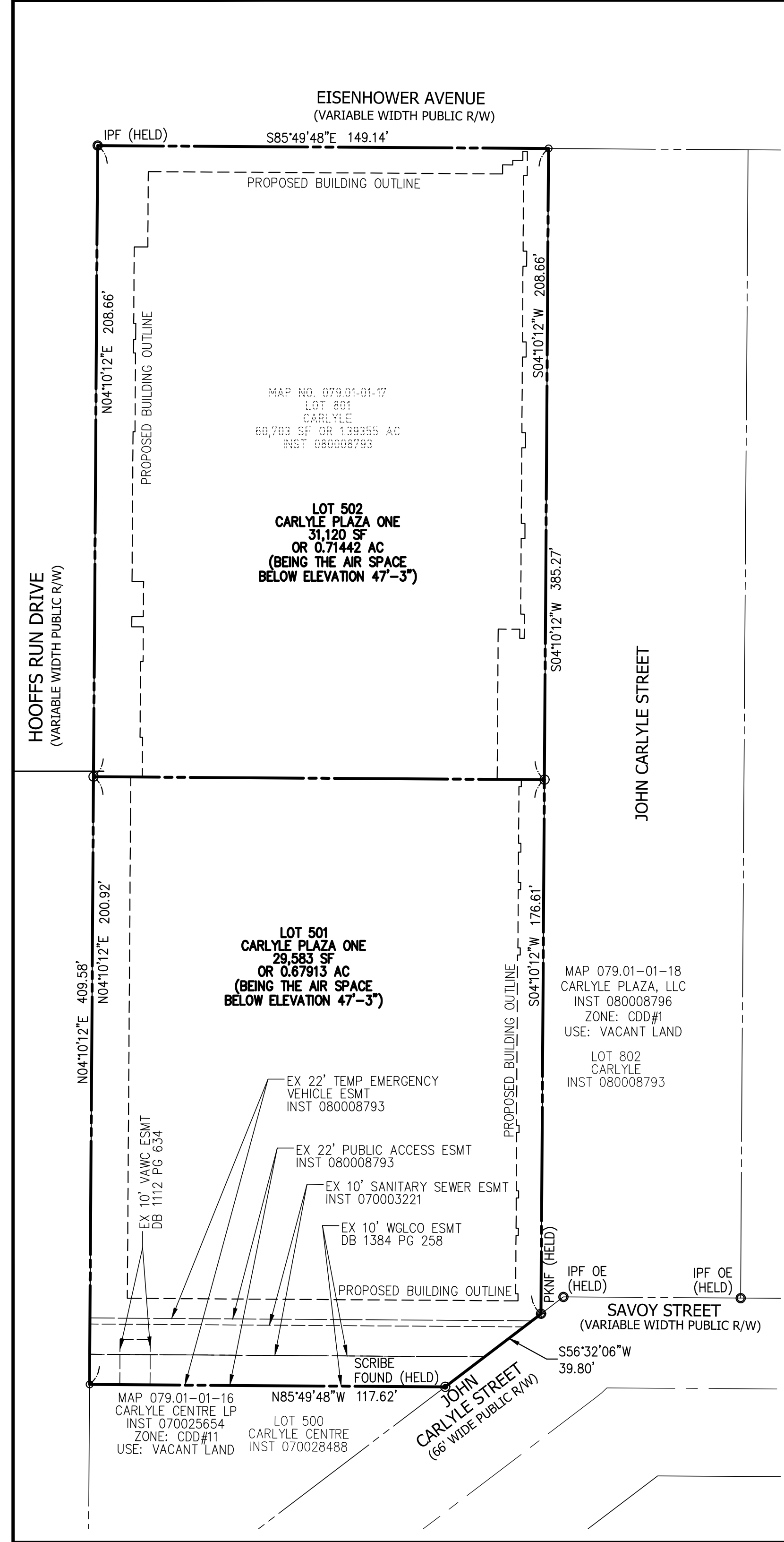
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PRELIMINARY  
PLAT OF SUBDIVISION  
SHOWING  
LOT 501 THROUGH LOT 512  
CARLYLE PLAZA ONE  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: N/A DATE: JULY 20, 2021  
SHEET 1 OF 5



★ ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GEOMATICS

VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIK A .COM



GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )  
1 inch = 30 ft.

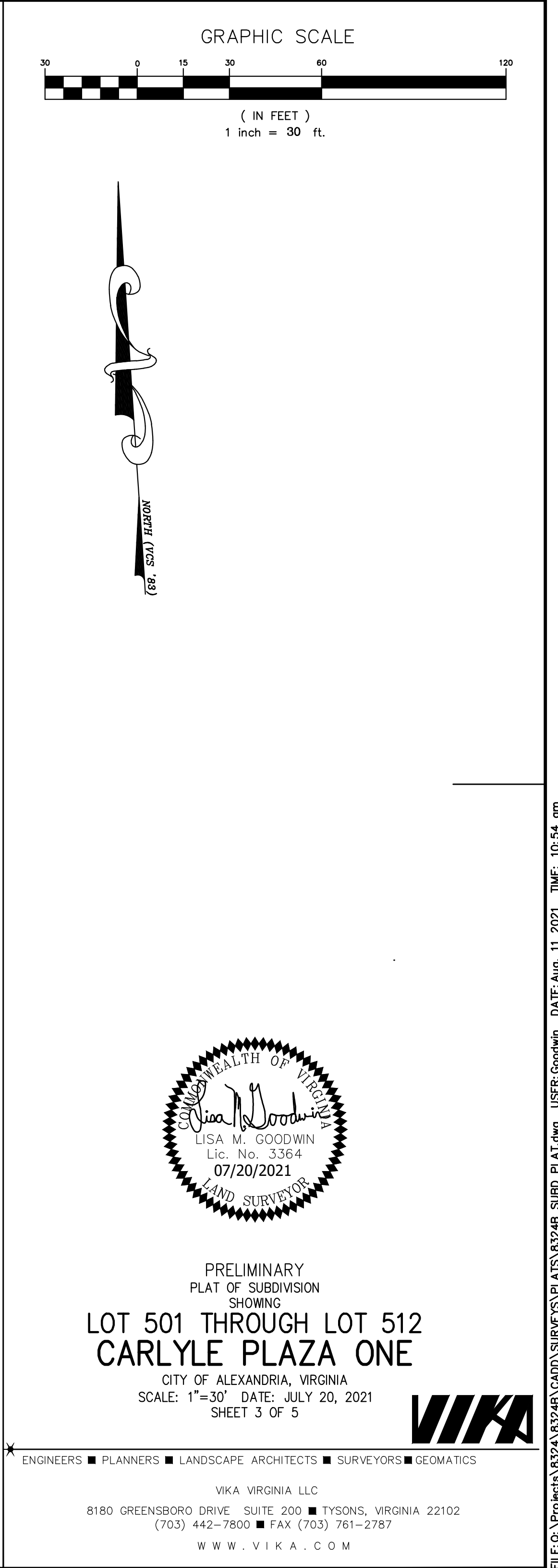
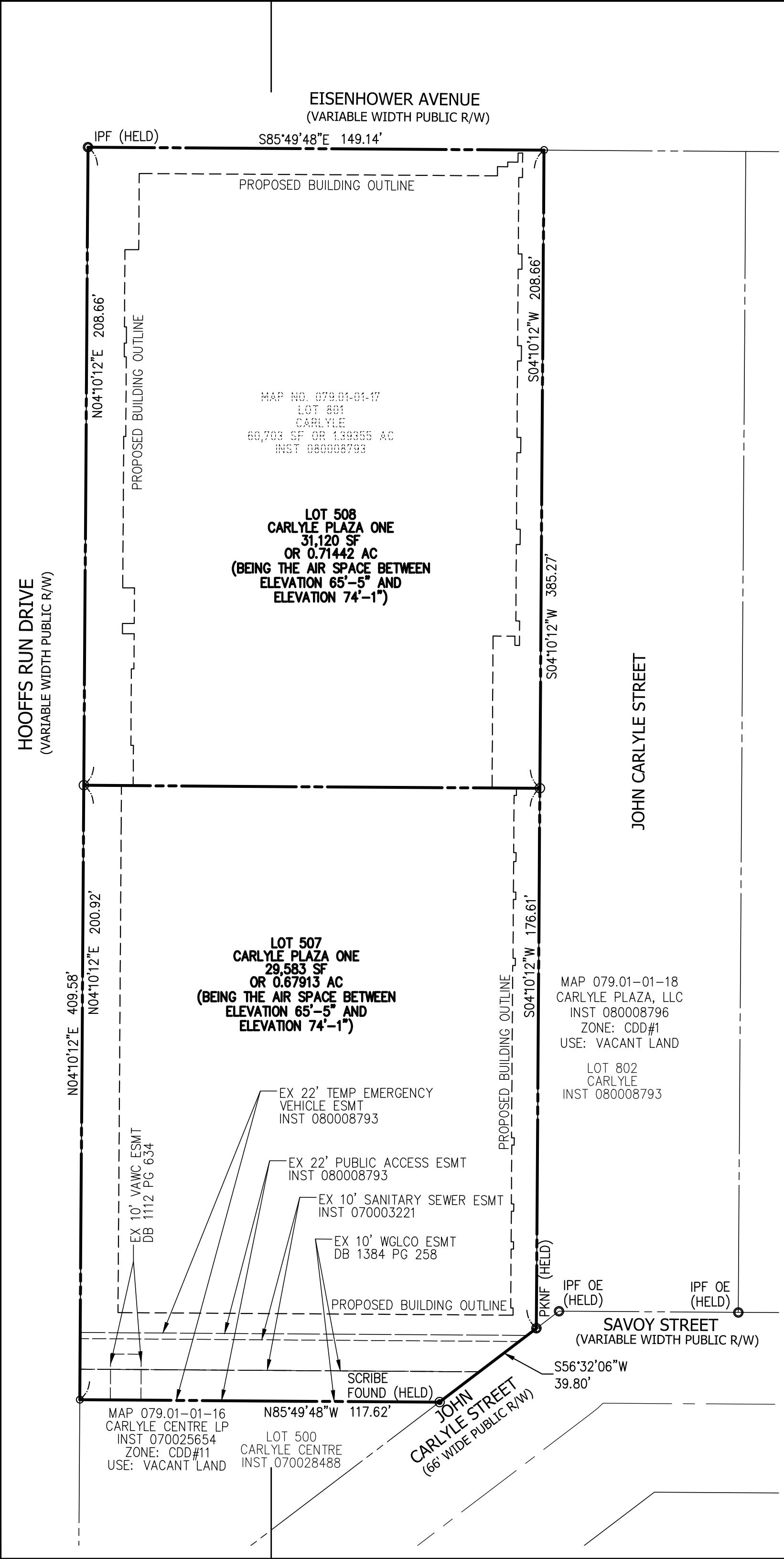
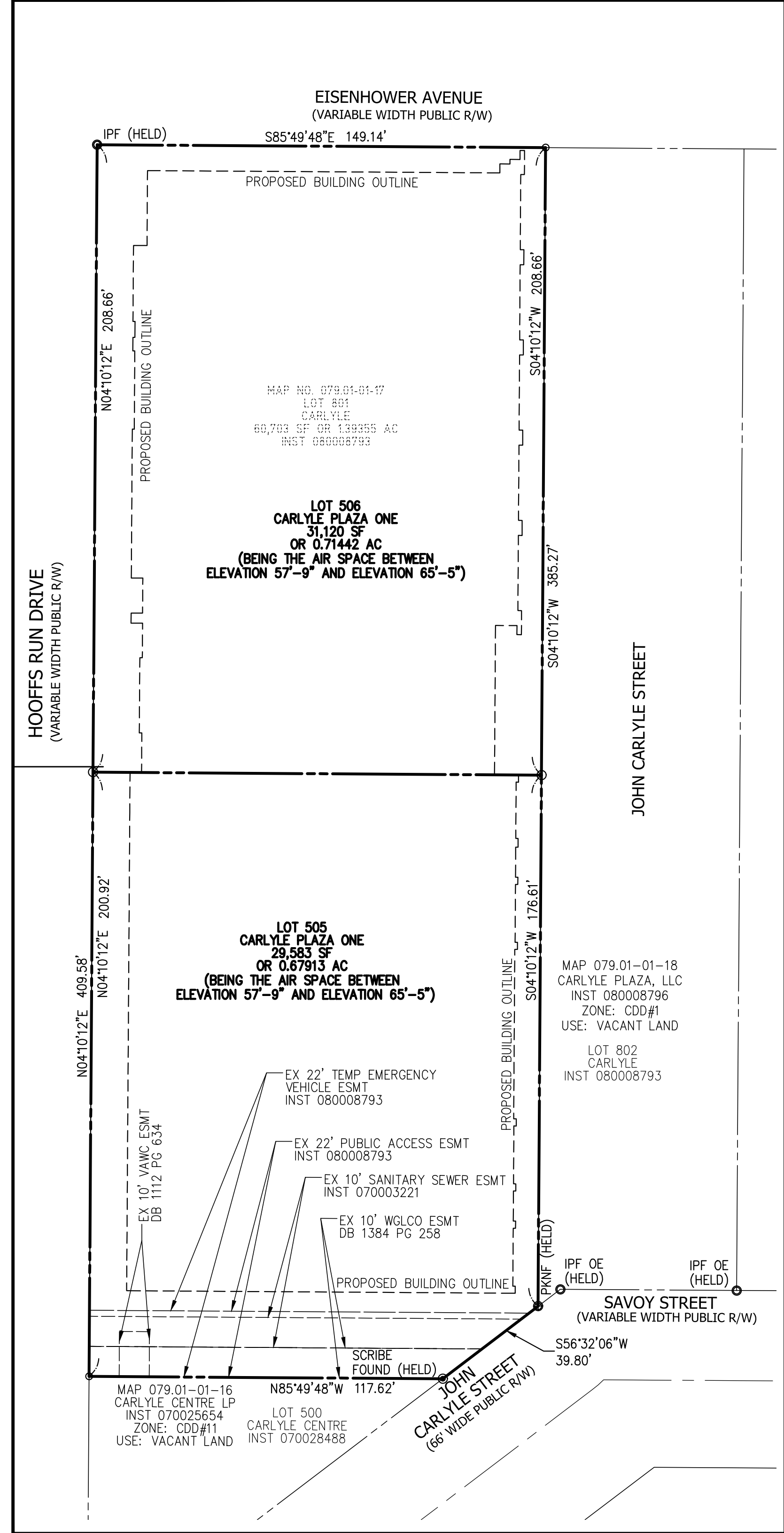
NORTH (TCS  
(68, 52))

PRELIMINARY  
PLAT OF SUBDIVISION  
SHOWING  
**LOT 501 THROUGH LOT 512**  
**CARLYLE PLAZA ONE**  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1"=30' DATE: JULY 20, 2021  
SHEET 2 OF 5

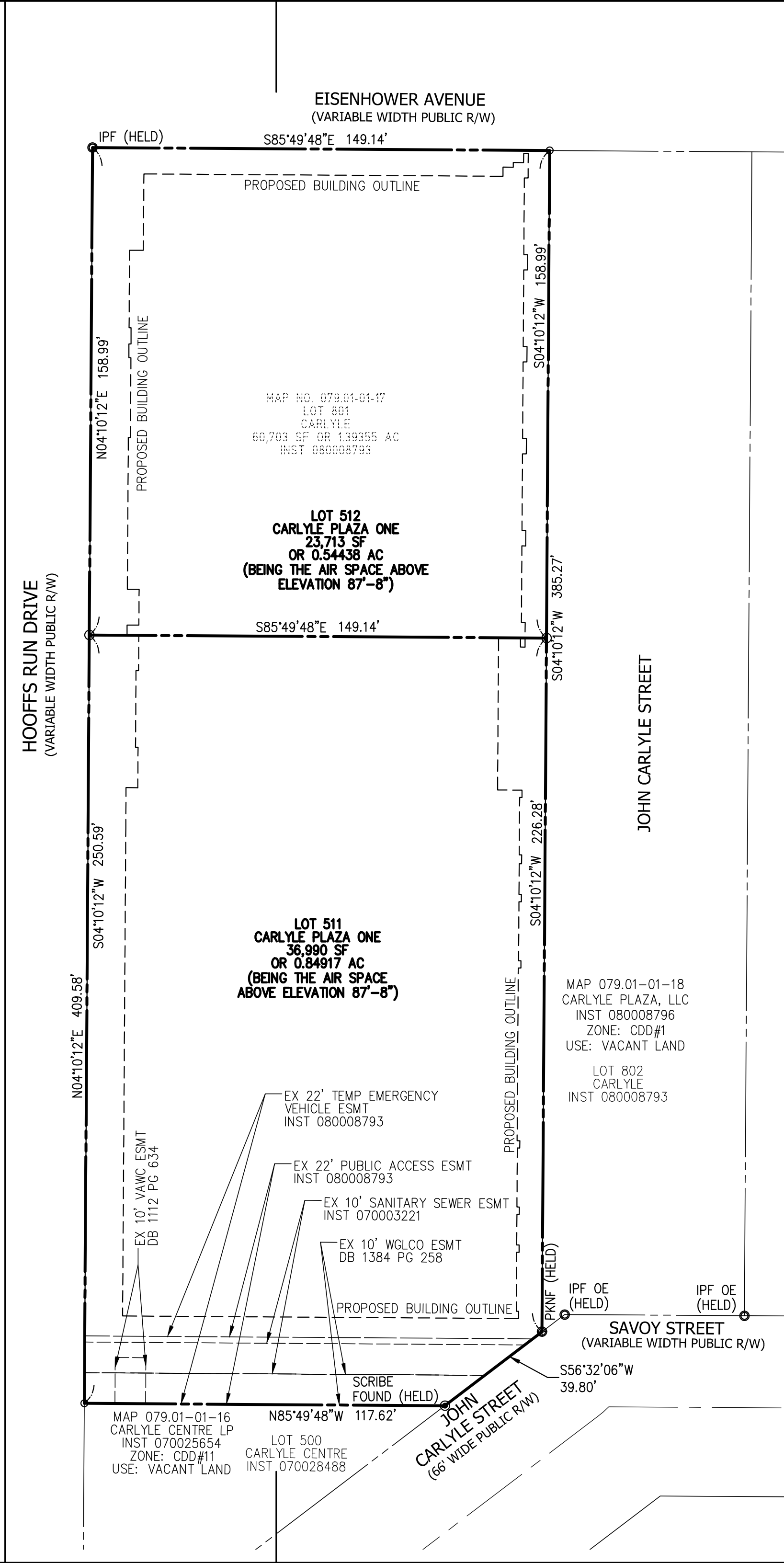
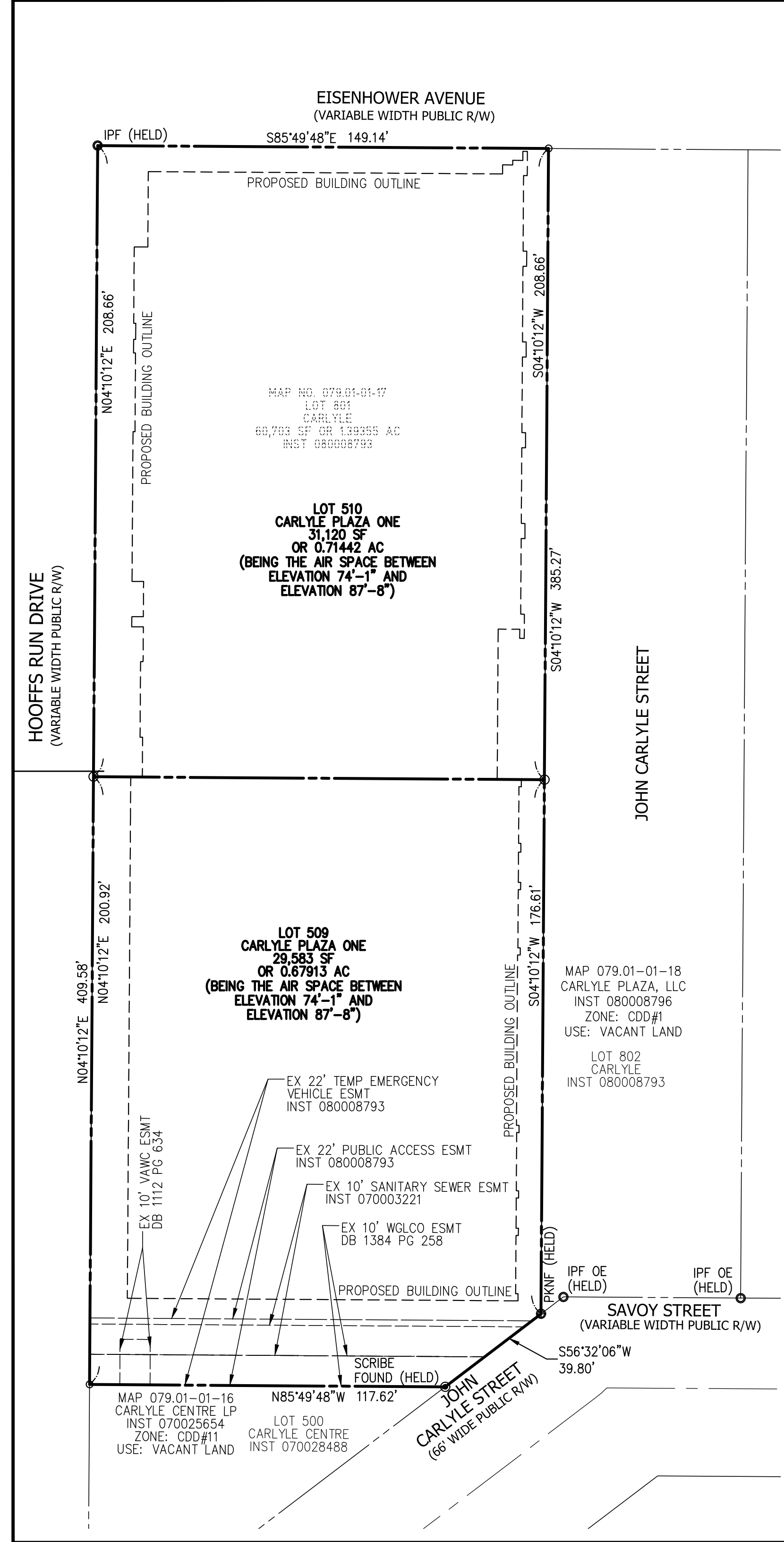
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V I K A VIRGINIA LLC  
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM

FILE: Q:\Projects\8324\8324B\CADD\SURVEYS\PLATS\8324B SUBD PLAT.dwg USER: Goodwin DATE: Aug. 11 2021 TIME: 10:53 am







GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )

1 inch = 30 ft.

NORTH (TCS)

(68° S21° E)

COMMONWEALTH OF VIRGINIA

*Lisa M. Goodwin*

LISA M. GOODWIN

Lic. No. 3364

07/20/2021

LAND SURVEYOR

PRELIMINARY

PLAT OF SUBDIVISION

SHOWING

**LOT 501 THROUGH LOT 512**

**CARLYLE PLAZA ONE**

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' DATE: JULY 20, 2021

SHEET 4 OF 5

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V I K A

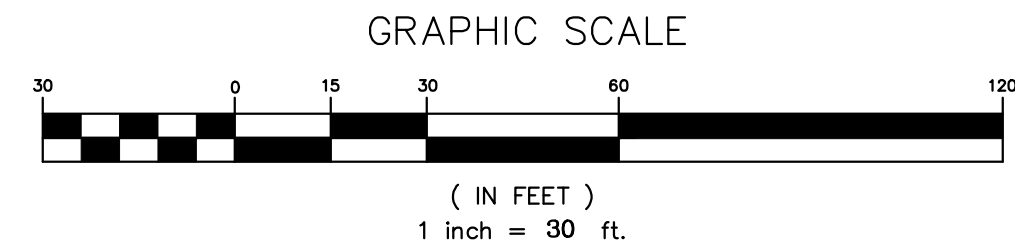
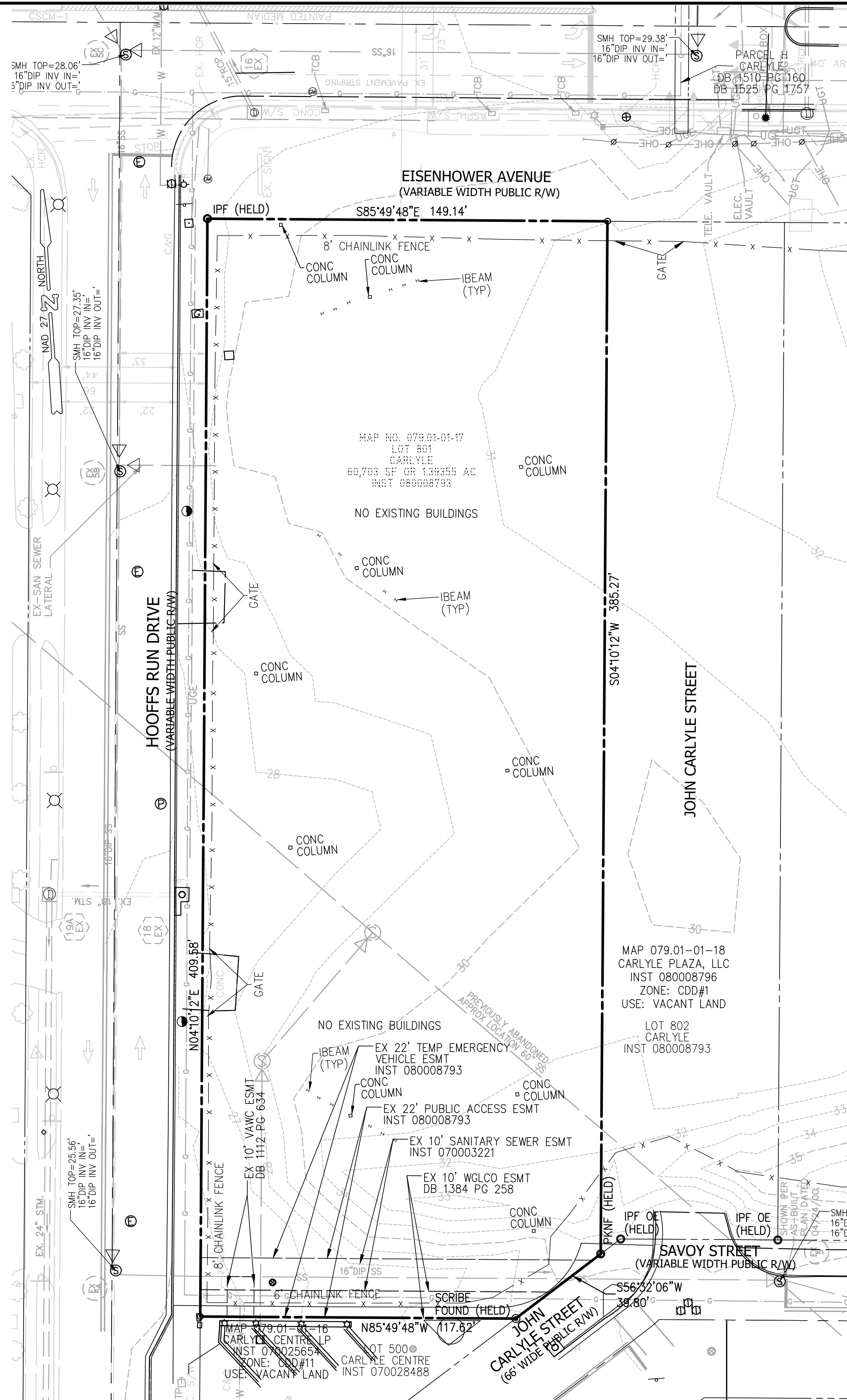
VIRGINIA LLC

8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102

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PRELIMINARY  
PLAT OF SUBDIVISION  
SHOWING  
**LOT 501 THROUGH LOT 512  
CARLYLE PLAZA ONE**  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1"=30' DATE: JULY 20, 2021  
SHEET 5 OF 5



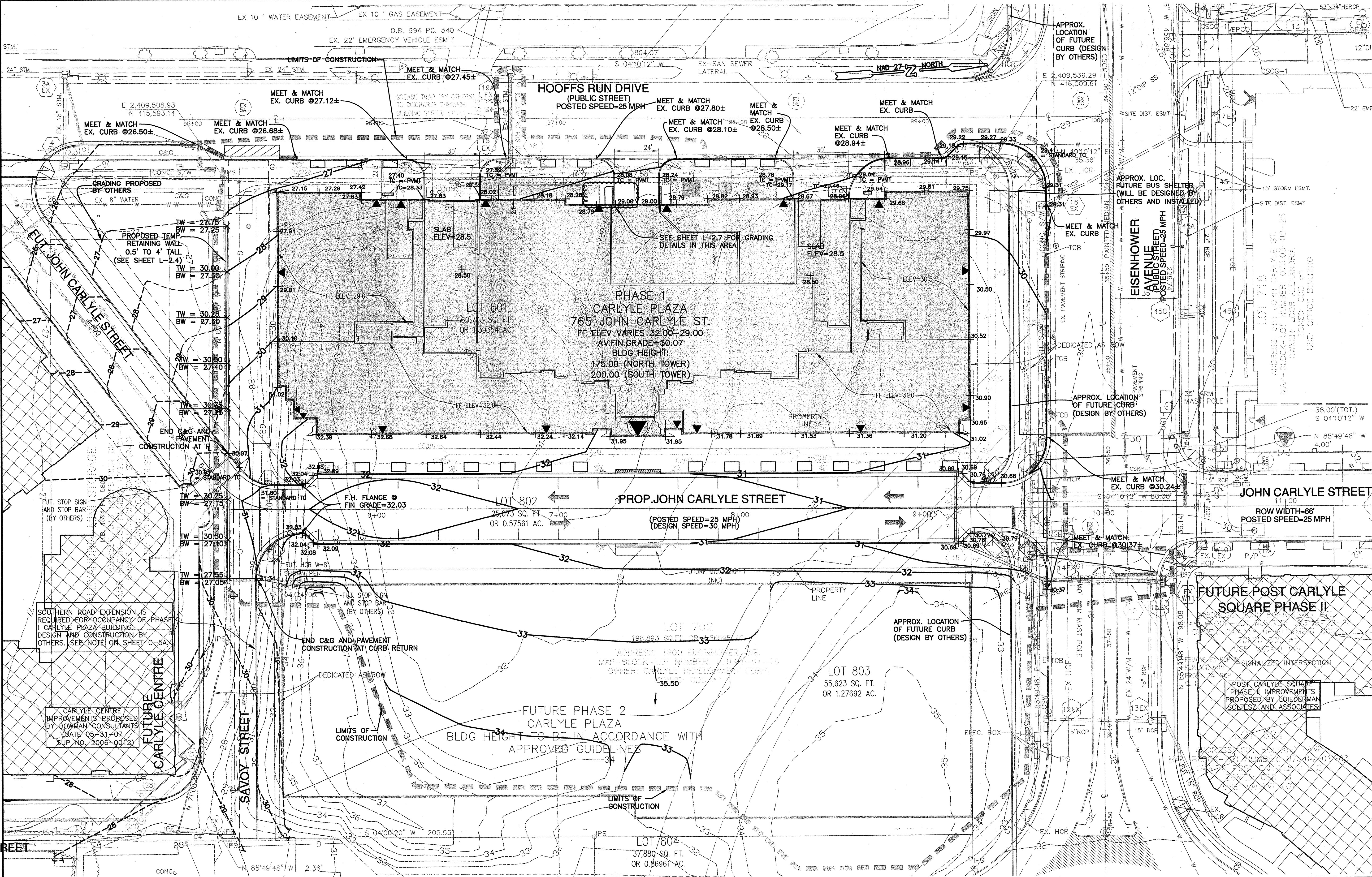
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LEGEND

- BRICK AREAS, FOR DETAIL AND LAYOUT, SEE LANDSCAPE PLANS
- BMP VAULT
- TRANSFORMER AND CONCRETE PAD
- FUTURE PROPOSED ADJACENT BUILDING

NOTE: ALL SPOT ELEVATIONS ON CURBS ARE AT THE "TOP OF CURB" UNLESS OTHERWISE INDENTIFIED ON THE PLAN.

TOTAL AREA DISTURBED BY CONSTRUCTION = 3.69 Ac

ESI  
PEER REVIEW

**APPROVED**  
SPECIAL USE PERMIT NO. 2007-0094  
DEPARTMENT OF PLANNING & ZONING  
DATE 6/18/08  
DIRECTOR  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. 2006-0003  
DATE 6/17/08  
DIRECTOR  
CHAIRMAN, PLANNING COMMISSION  
DATE 6/18/08  
DATE RECORDED  
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

**CARLYLE PLAZA**  
**LOT 702, BLOCK-P**

**SITE GRADING PLAN**

**CITY OF ALEXANDRIA, VA**

**PROJECT** PHR+A  
**SURVEY** PHR+A  
**DATE** MAY-19-2008  
**SCALE** 1"= 25'  
**SHEET** 06-C000A.dwg  
**C-6A**

**DESIGN** PHR+A  
**DRAWN** PHR+A  
**CHECKED** SG  
**FILE NO.** 07240-C-3

**Patton Harris Rust + Associates, Inc.**  
Engineers, Surveyors, Planners, Landscape Architects.  
14532 Lee Road  
Chantilly, VA 20151-1679  
T 703.449.6700  
F 703.449.6714

**PHRA**

**SEAL**  
STATE OF VIRGINIA  
ROBERT L. RUST  
Professional Engineer  
No. 13338  
Exp. 12/31/08