



2000 15th Street N

Housing Commission Presentation
March 2026

TCR
TRAMMELL CROW
RESIDENTIAL

SK+I
ARCHITECTURE

LandDesign

Bowman

VENABLE^{LLP}

Rendering for illustrative purposes only

TEAM INTRODUCTIONS

TCR

TRAMMELL CROW
RESIDENTIAL

Trammell Crow Residential (TCR) is a leading multifamily real estate developer with a local presence in 15 key U.S. markets. Over 45 years, TCR has built more than 292,000 premier multifamily residences, delivering amenity-rich communities in economically thriving locations nationwide.

SK+I

ARCHITECTURE

SK+I is a multidisciplinary design practice committed to creating a resilient future through urban residential architecture. Founded 26 years ago, the award-winning studio has designed and built more than 120 mixed-use projects—housing 30,000-plus residential units and two million square feet of retail—in the Washington, DC metro area and beyond.

LandDesign.

LandDesign is a national design firm specializing in urban design, planning, civil engineering, and landscape architecture. Founded in 1978 in Charlotte, North Carolina, the company provides services for public, private, and federal clients, with offices across the United States

2000 15th Street N

Alexan Fitzroy



Alexan Earl



The Sage



The Altaire



LOCATION OVERVIEW

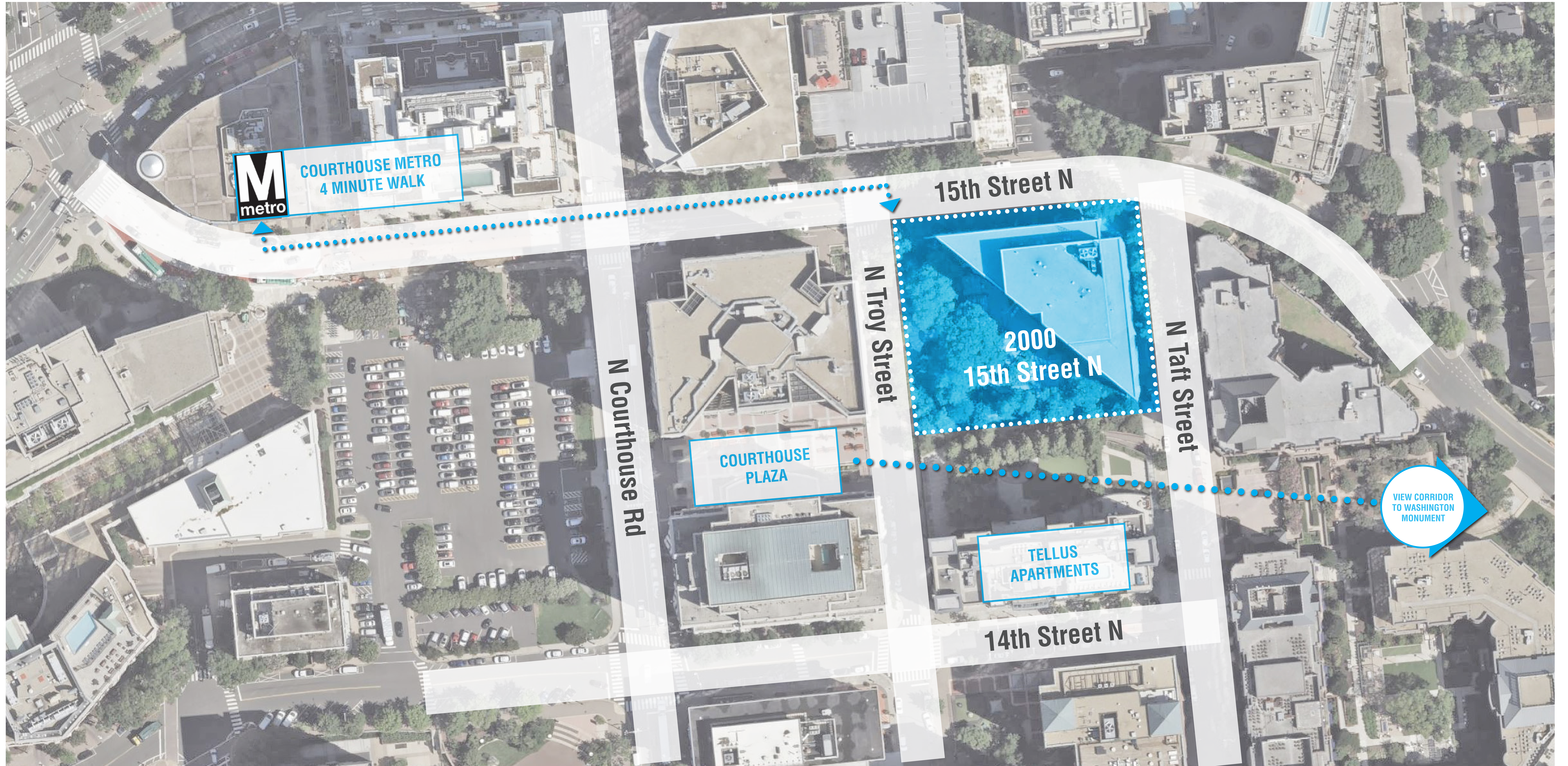


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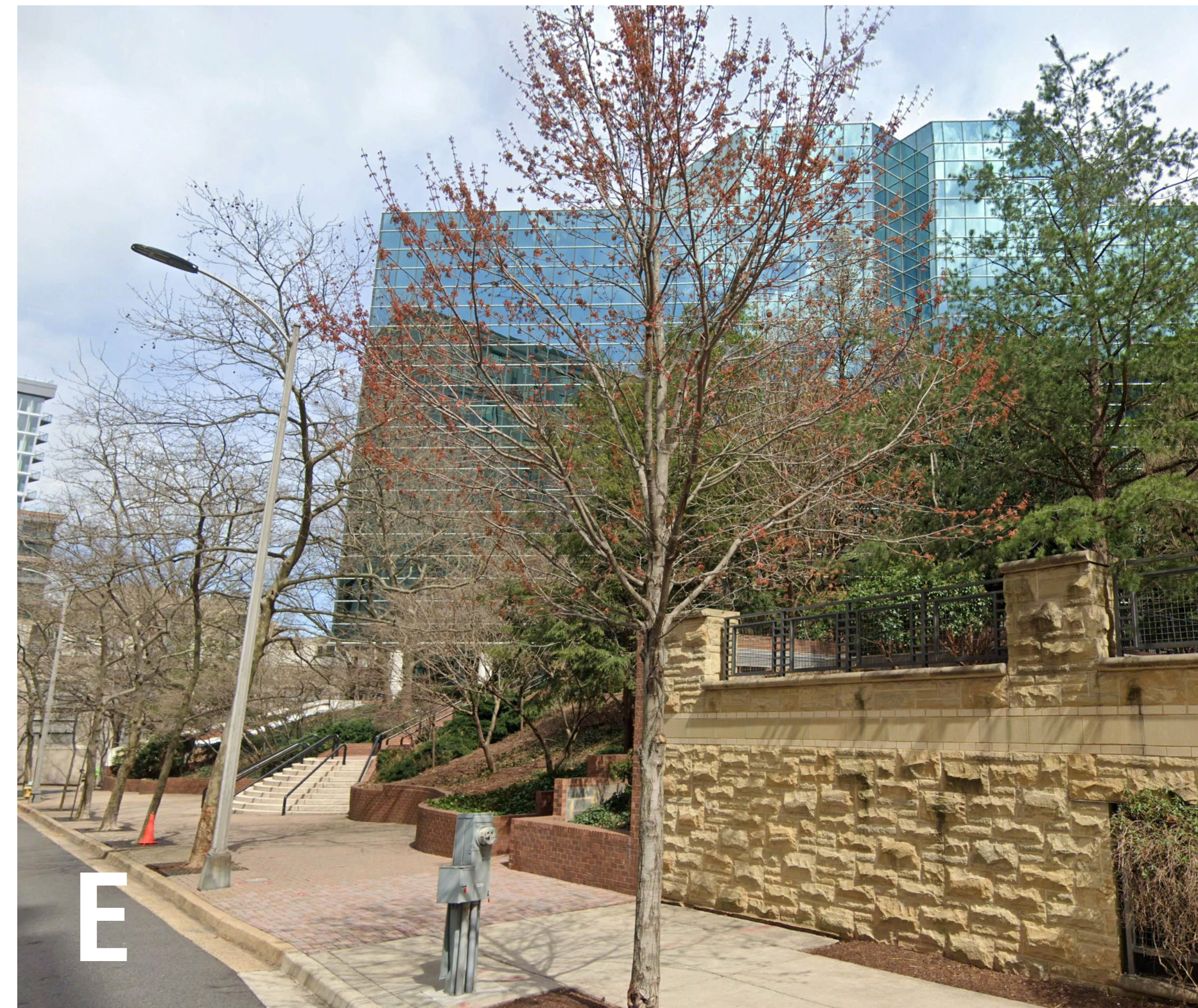
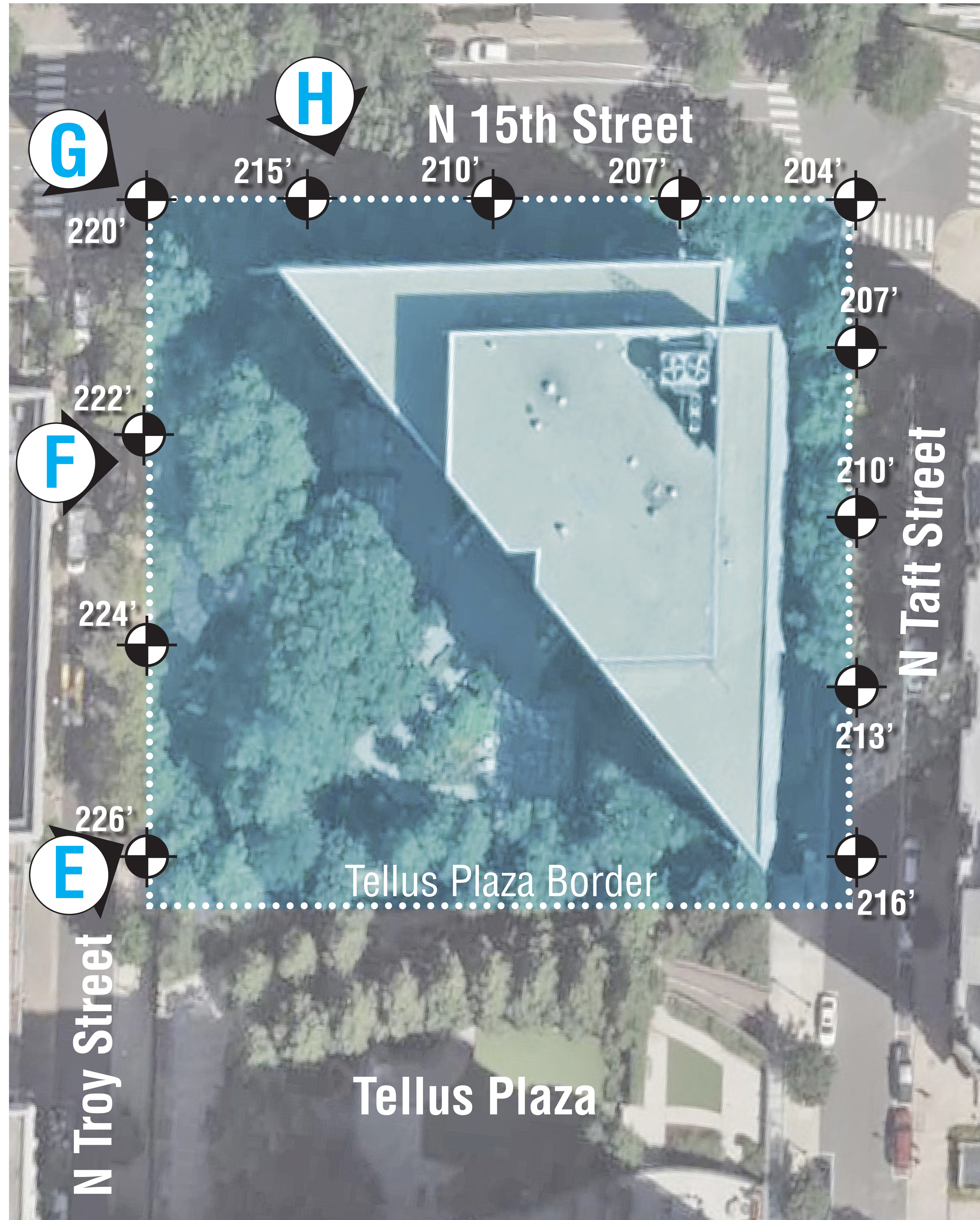
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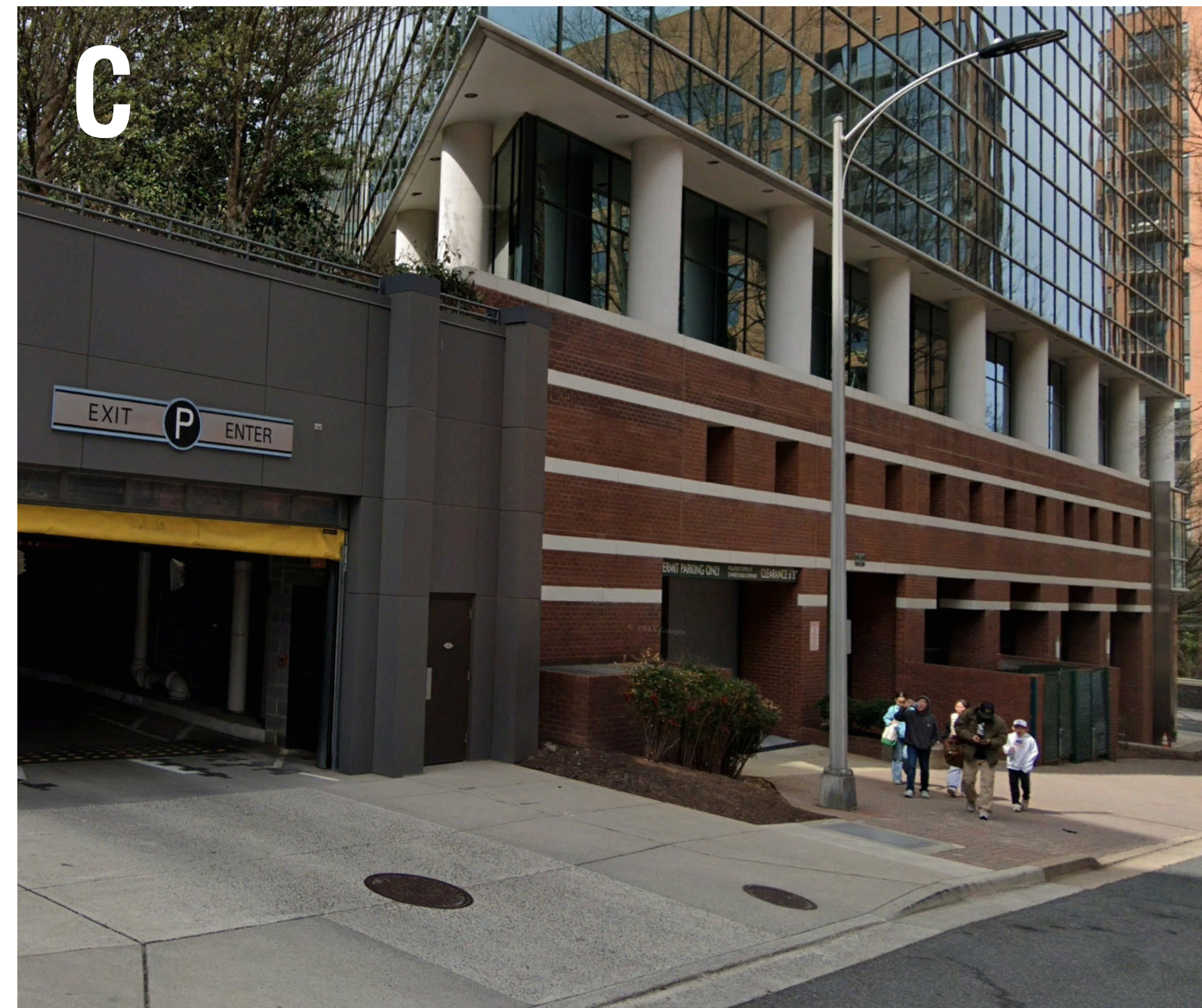
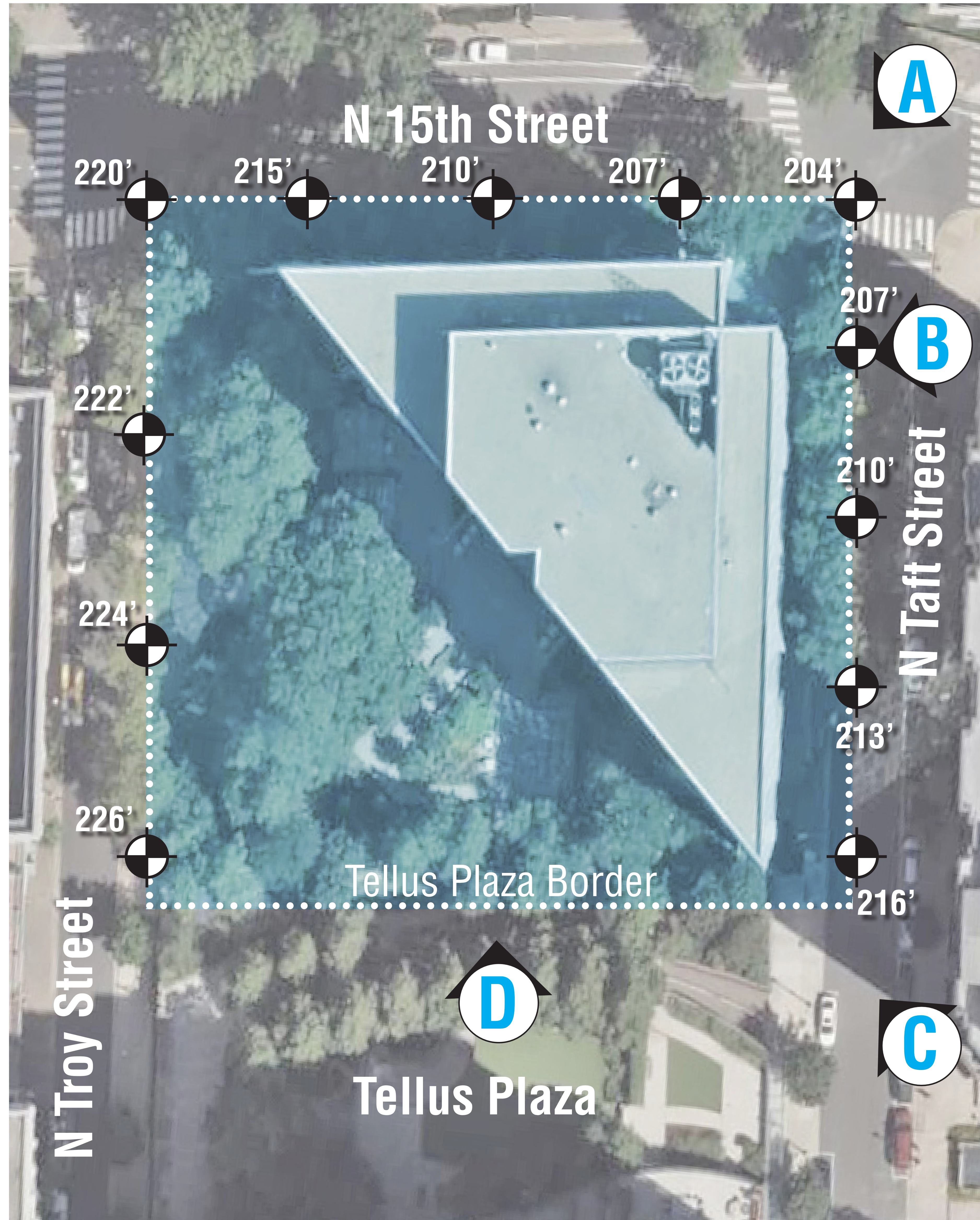
LOCATION OVERVIEW



EXISTING CONDITIONS



EXISTING CONDITIONS



DEVELOPMENT PROGRAM



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TABULATIONS SUMMARY

Total GSF: 411,757 sf
Number of units: 394
Number of parking spaces: 269 Parking ratio:
0.68
Number of bike parking spaces: 192

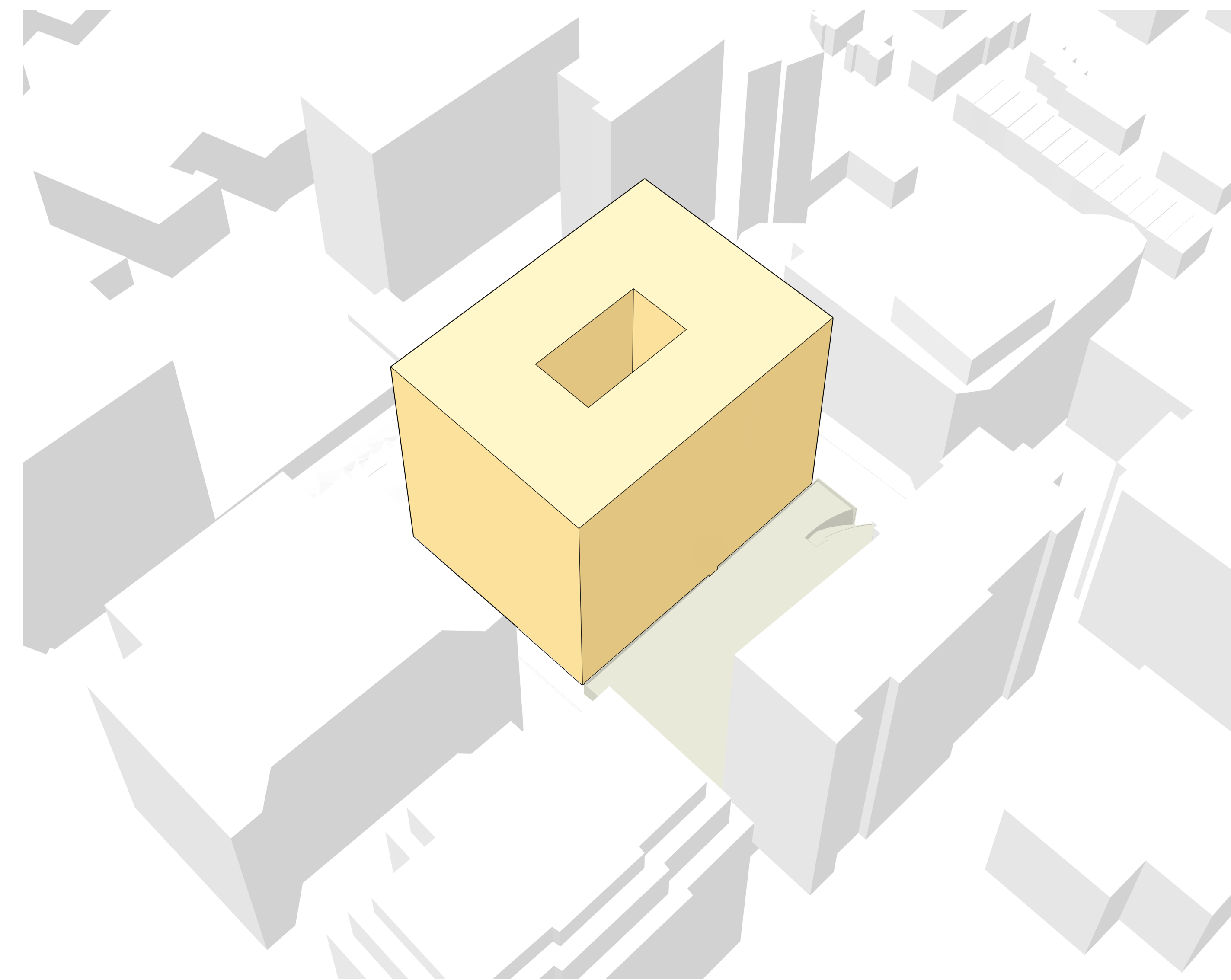
POLICY ALIGNMENT AND CONTEXT

- Located within the 1981 Courthouse Sector Plan and 1993 Courthouse Sector Plan Addendum
- Preserves the Washington Monument view corridor as required by the GLUP and Sector Plan
- Consolidates open space at the center of the block, consistent with the Addendum recommendations
- Provides a mid-block pedestrian connection linking public streets to the existing Tellus Plaza open space
- Residential use is consistent with the C-O Zoning District and Office-Apartment-Hotel (High) GLUP designation
- Supports County housing supply goals by converting vacant office space to residential use

COMMUNITY AND PUBLIC REALM BENEFITS

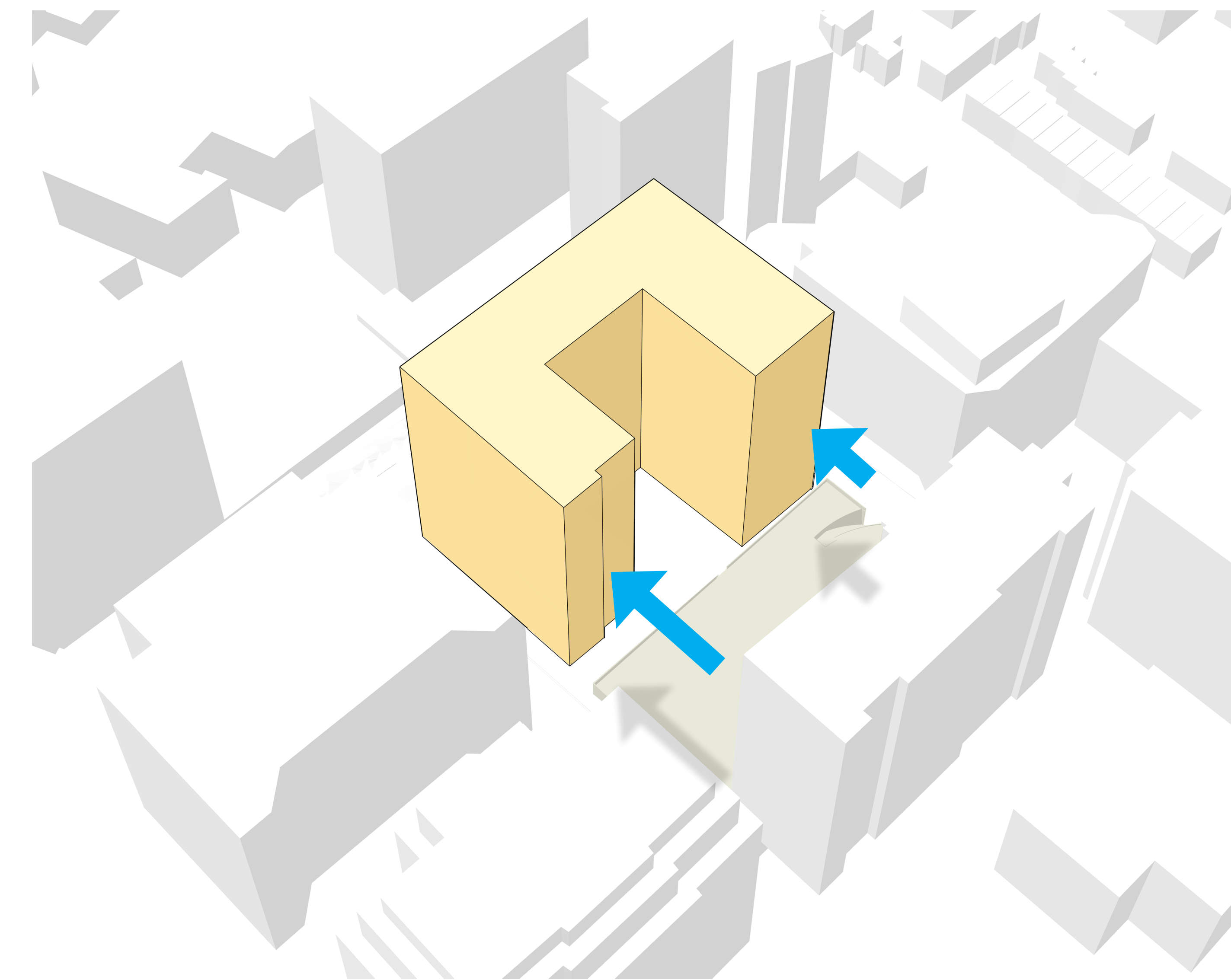
- New transit-oriented residential development 0.2 miles from Courthouse Metro (Orange & Silver Lines)
- Publicly accessible open space and cross-block pedestrian connection
- Streetscape improvements along 15th Street N, N Taft Street, and N Troy Street, including expanded tree zones and sidewalks
- Participation in the County's Green Building Incentive Program
- Pursuing LEED Gold and ENERGY STAR certification
- Electric vehicle infrastructure (4% installed, 15% future-ready)
- Transportation Demand Management (TDM) Plan and Parking Management Plan
- Affordable Housing contribution and Public Art contribution

MASSING DEVELOPMENT



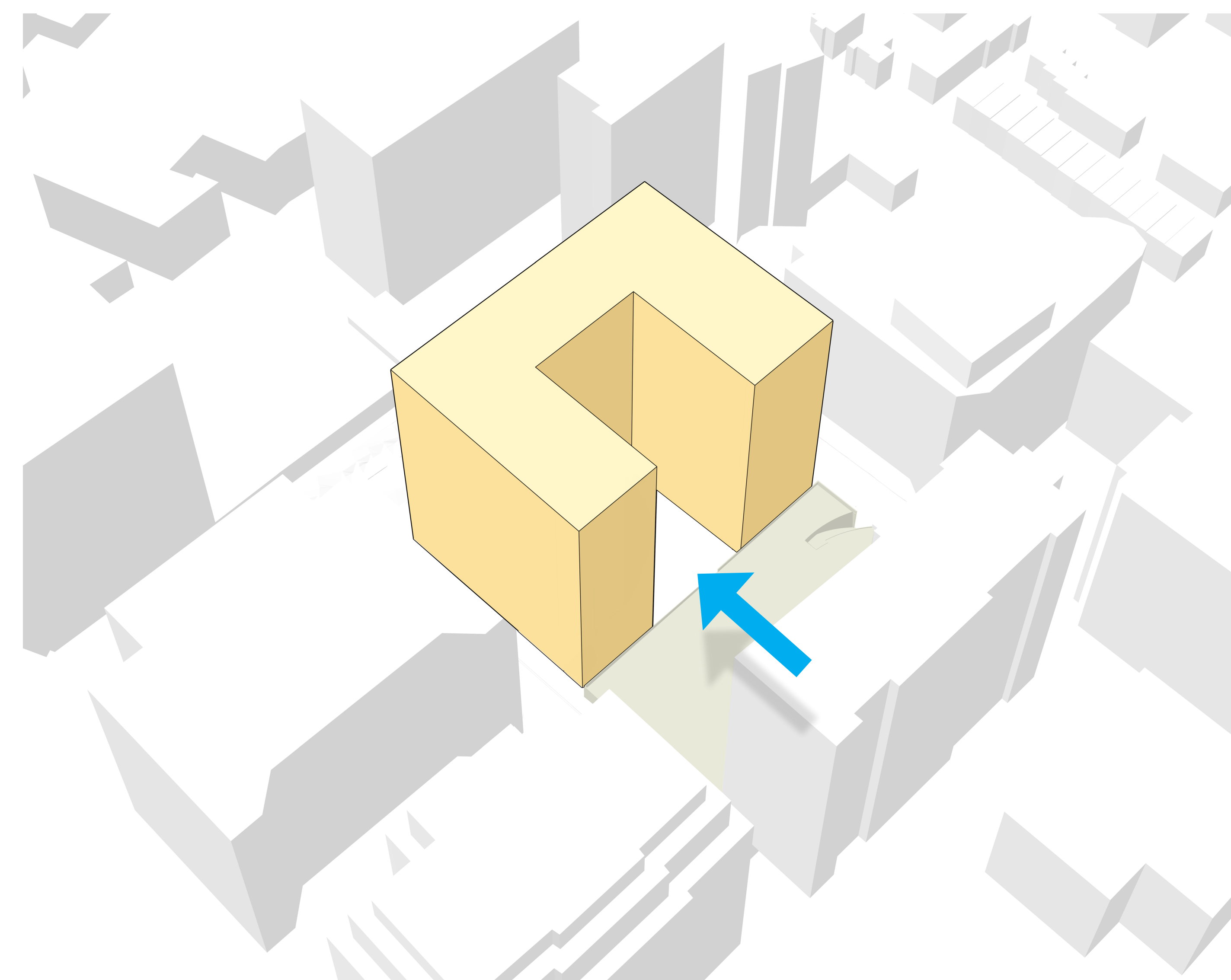
1. FULL MASSING

Full building envelope.



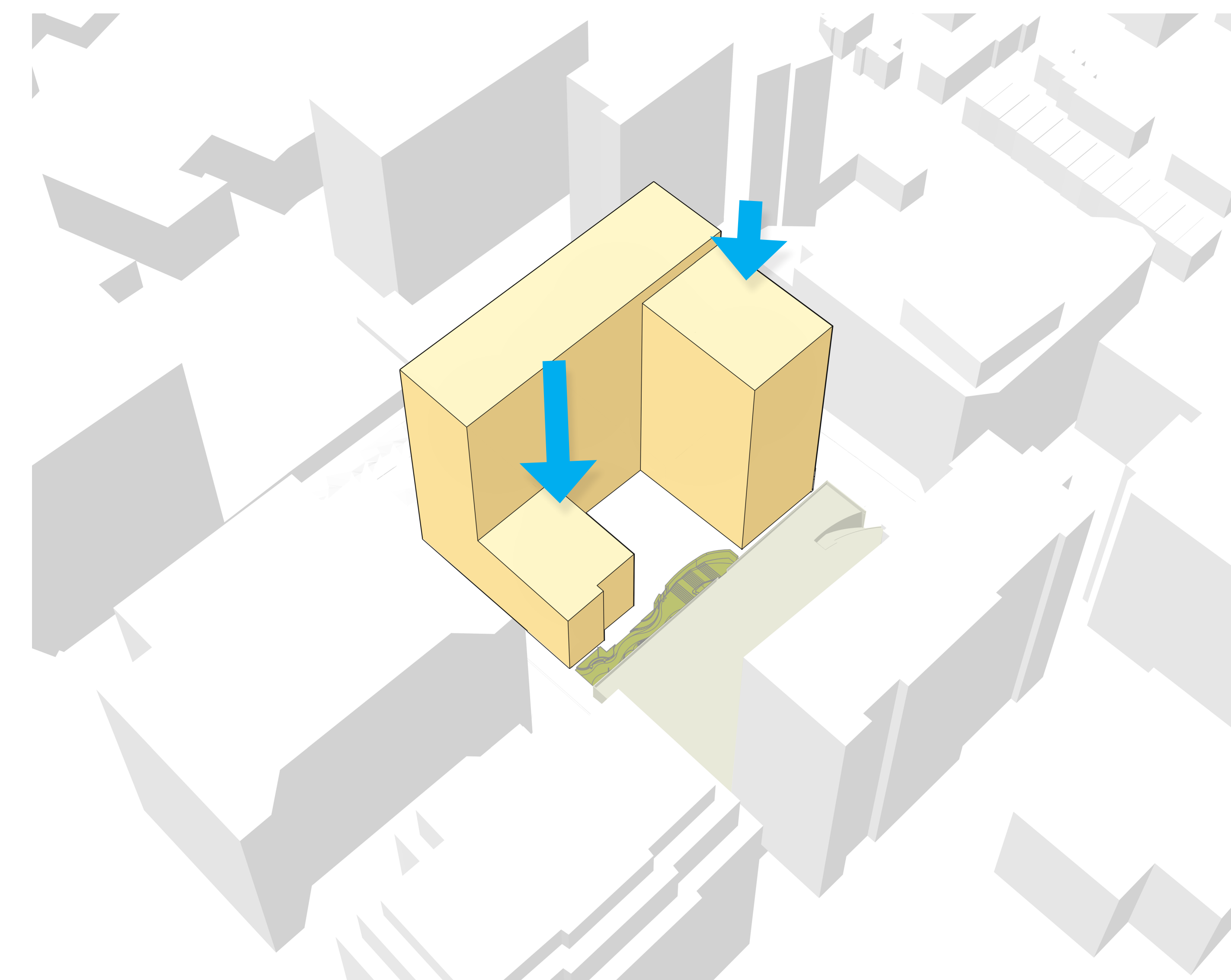
3. SETBACKS

Set west wing back 26' and east wing back 8' to maintain a wider aperture for Washington Monument view axis from Courthouse Plaza, and create space for public pedestrian connection to Tellus Plaza.



2. HORSESHOE

Carve south massing to create a visual connection to neighboring courtyard at Tellus Plaza.



4. FINAL MASSING

Lower west wing down 12 floors, preventing a building wall in front of Courthouse Plaza and open up the courtyard for better sun exposure. Lower east wing 1 floor to create a rooftop pool deck and terrace for views towards Washington DC.

West wing setback along with the lower height creates a new public space and cross block connection together with Tellus Plaza.

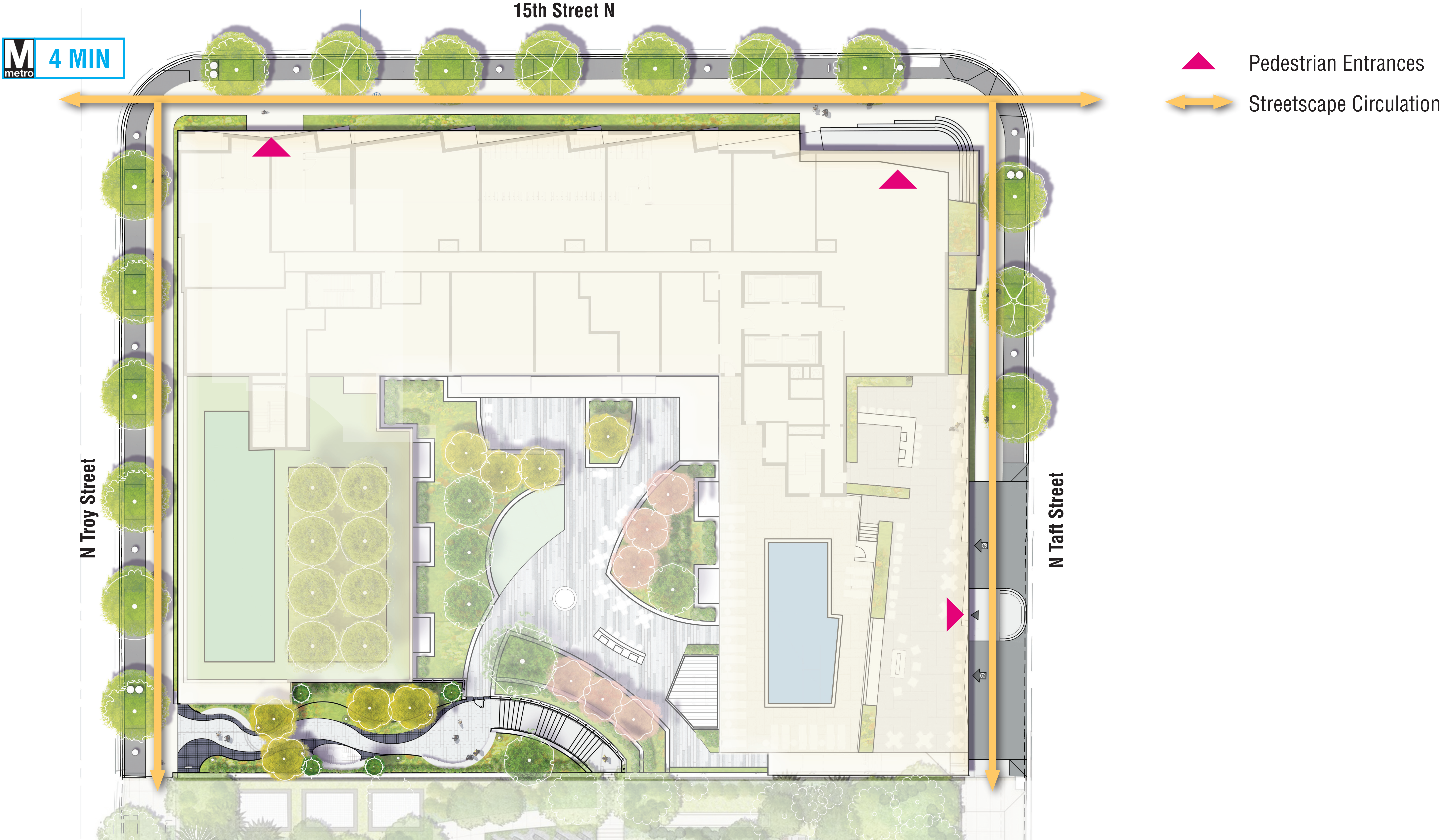
WASHINGTON MONUMENT VIEW CORRIDOR PRESERVED



WASHINGTON MONUMENT VIEW CORRIDOR PRESERVED

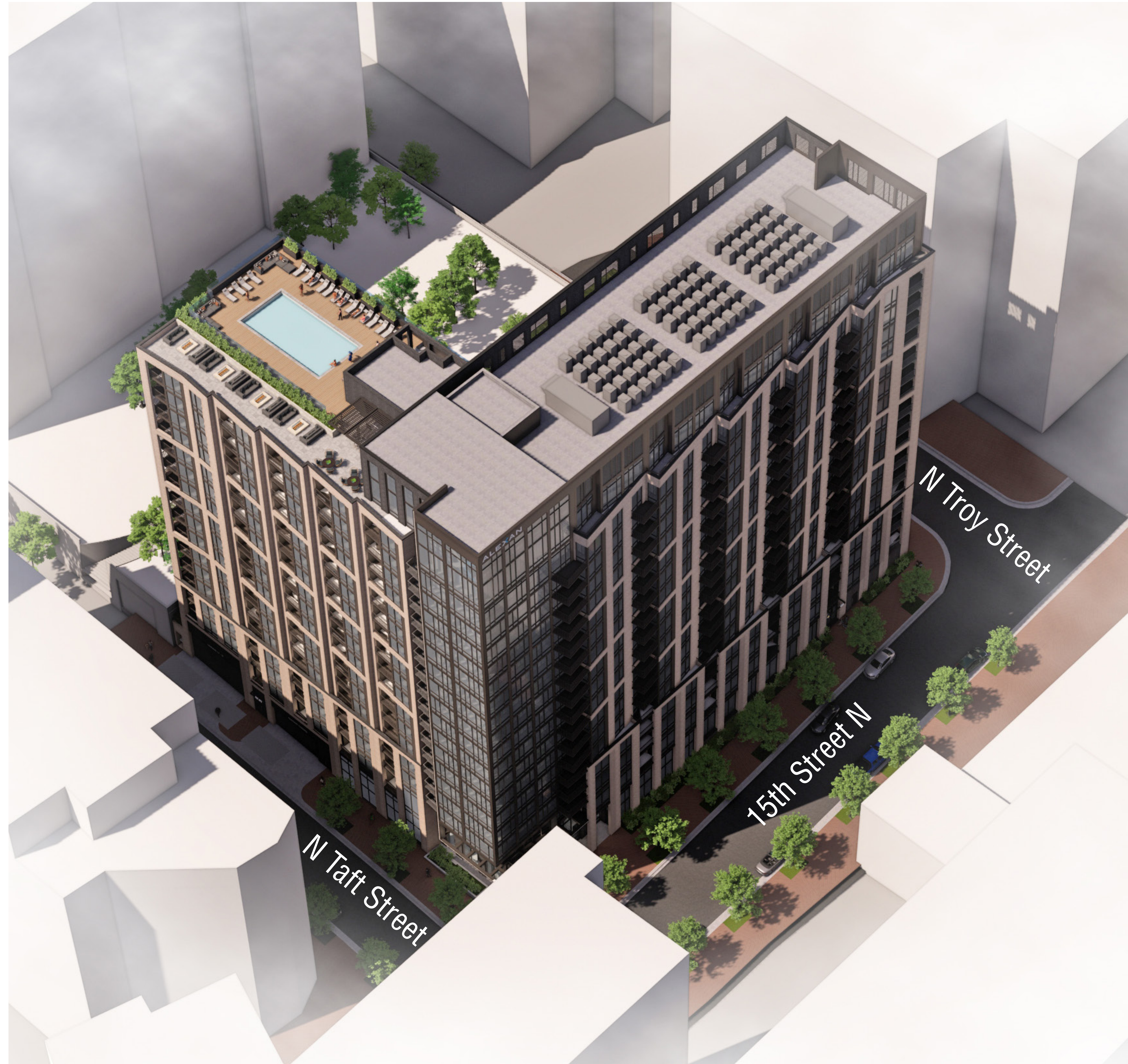


SITE CIRCULATION DIAGRAM



AERIAL VIEWS

15TH STREET N & N TAFT STREET CORNER



N TROY STREET & TELLUS PLAZA CORNER



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RENDERINGS

15TH STREET N & N TAFT STREET CORNER



15TH STREET N & N TROY STREET CORNER APPROACH FROM METRO



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RENDERINGS

LOOKING UP N TAFT STREET FROM LOBBY ENTRANCE



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RENDERINGS

15TH STREET N & N TAFT SREET CORNER LOBBY ENTRANCE



LOBBY ENTRANCE CLOSE-UP



BIOPHILIA APPROACH



ENVIRONMENTAL FEATURES

Planting is curated to maximize the solar exposure offered on the site. Plant material is strategically located within **sun-exposed planting zones**, **shade-loving planting zones**, **tree canopy corridors**, and **building foundations**. A diverse palette of primarily native plant material in the right place will create pockets of green - offering moments of calm and seasonal interest.

NATURE-INSPIRED FORMS AND SHAPES

Inspired by natural landforms and topography, the pocket park is shaped by curved retaining walls, organic circulation paths, and sculptural planter edges, softening the urban geometry and creating a fluid spatial sequence between areas of movement and rest.

LIGHT

The design considers the role of light as both functional and poetic. Daylight and lighting are integrated through terraced and sloped planting beds, **light-filtering canopies**, and **accent lighting elements**, balancing solar exposure, comfort, and nighttime safety. Lighting fixtures are chosen not only for safety, but to echo the celestial themes introduced in the neighboring park entry tying light to a broader narrative of space and atmosphere.

ORGANIC PATTERNS & PROCESS

Natural rhythms are expressed through **seasonal planting zones**, **planting layers**, and **textural material surfaces** such as wood, stone, and concrete, highlighting change over time and tactile engagement across the site.

PLACE-BASED RELATIONSHIPS

The design prioritizes native plant material, **representative of place**-of Arlington and Northern Virginia. Considering the project's grade changes throughout the entire block, the design uses the topography, especially within the park, to tell the **Earth Story which is rooted in topographic changes**.

HUMAN-NATURE RELATIONSHIPS

Direct interaction with nature is encouraged through **integrated seating** within planting beds, **low seat walls**, **eye-level planting zones**, and **comfortably shaded pedestrian routes**, supporting moments of pause, social connection, and sensory experience.



Thank you

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