



Redevelopment of

1901 N. Moore St

Arlington, VA

J Sol
4000 Fairfax Dr (Ballston)
Arlington, VA 22201



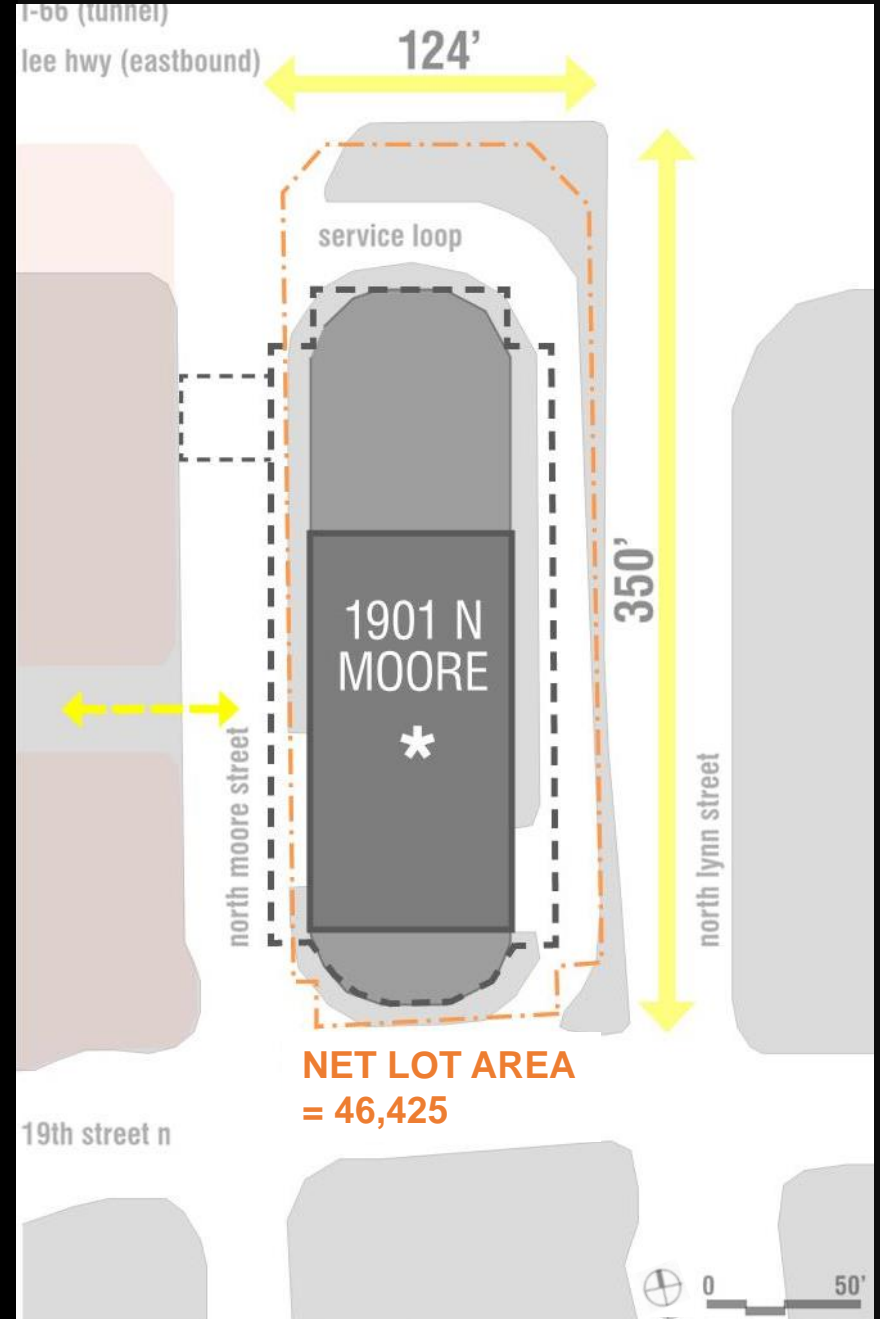
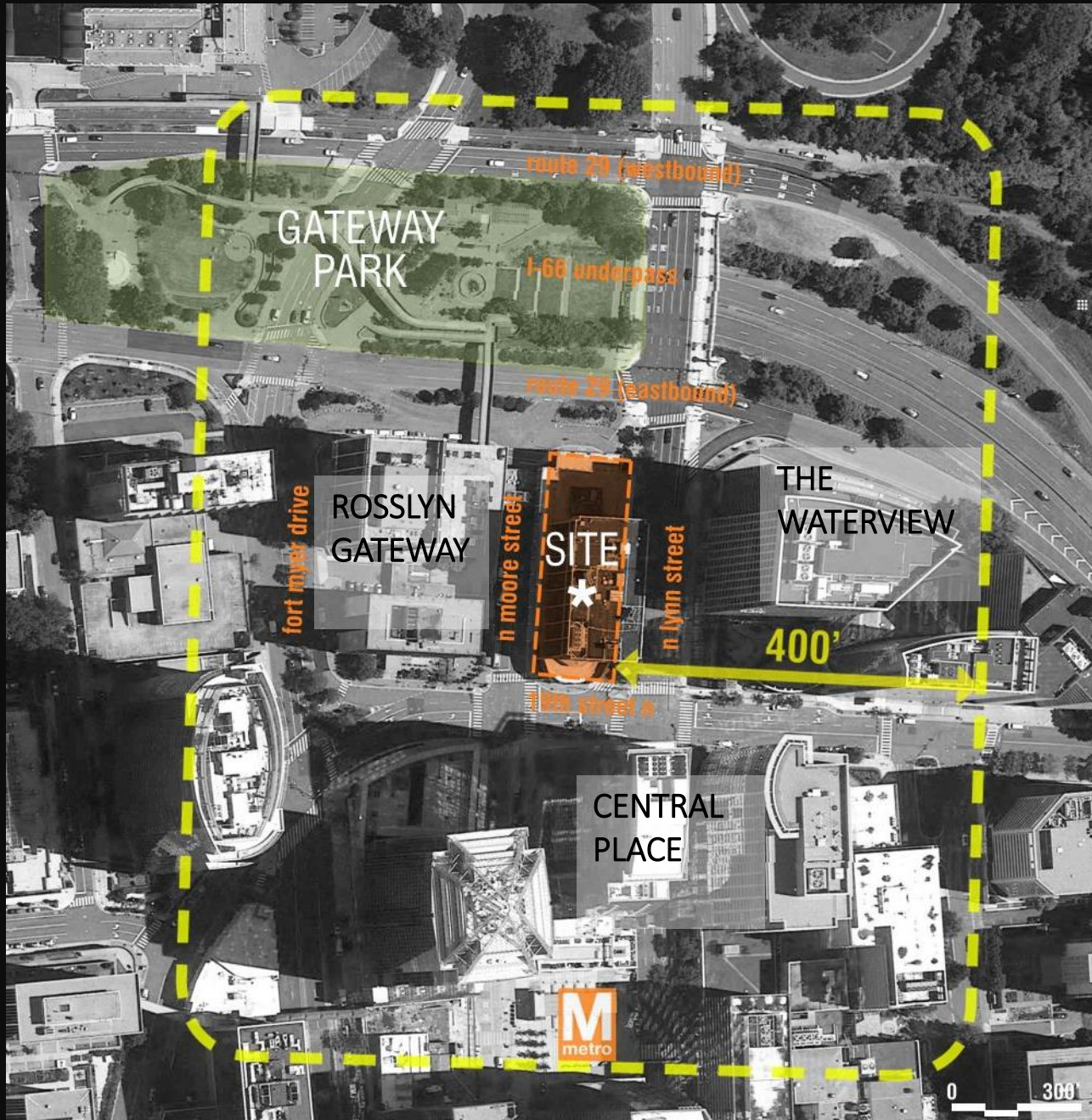
Jefferson Apartment Group



J Linea
2009 8th St, NW (Shaw)
Washington, DC



The Tellus
2009 14th St N (Court House)
Arlington, VA 22201







ROSSLYN SECTOR PLAN
A PLAN FOR THE ROSSLYN COORDINATED REDEVELOPMENT DISTRICT



Existing Zoning: C-O Mixed Use

Rosslyn Sector Plan Criteria

- Redevelopment up to a 10.0 FAR
- Maximum 260' height not exceeded
- Removal of loop roads and skywalks
- Tower oriented on north-south axis
- Sensitive edge provided to Gateway Park
- Service and parking access provided in general locations
- Ground floor design elements provided
- 15' to 19' sidewalk minimum widths met on all sides
- Priority view corridors respected
- Parking provided below-grade or screened above-grade
- Sustainability



What is Being Proposed?

- Residential tower with ground floor retail
- 27 stories (plus 12' high mechanical penthouse)
- 424 units (464,250 sf)
- 11,548 sf of retail
- 260 feet to main roof, 272 feet to mechanical penthouse
- 10.0 FAR (464,250 sf / 46,425 sf)
- Parking: 290 Total Spaces; 2.5 levels below-grade, 2 screened levels above-grade

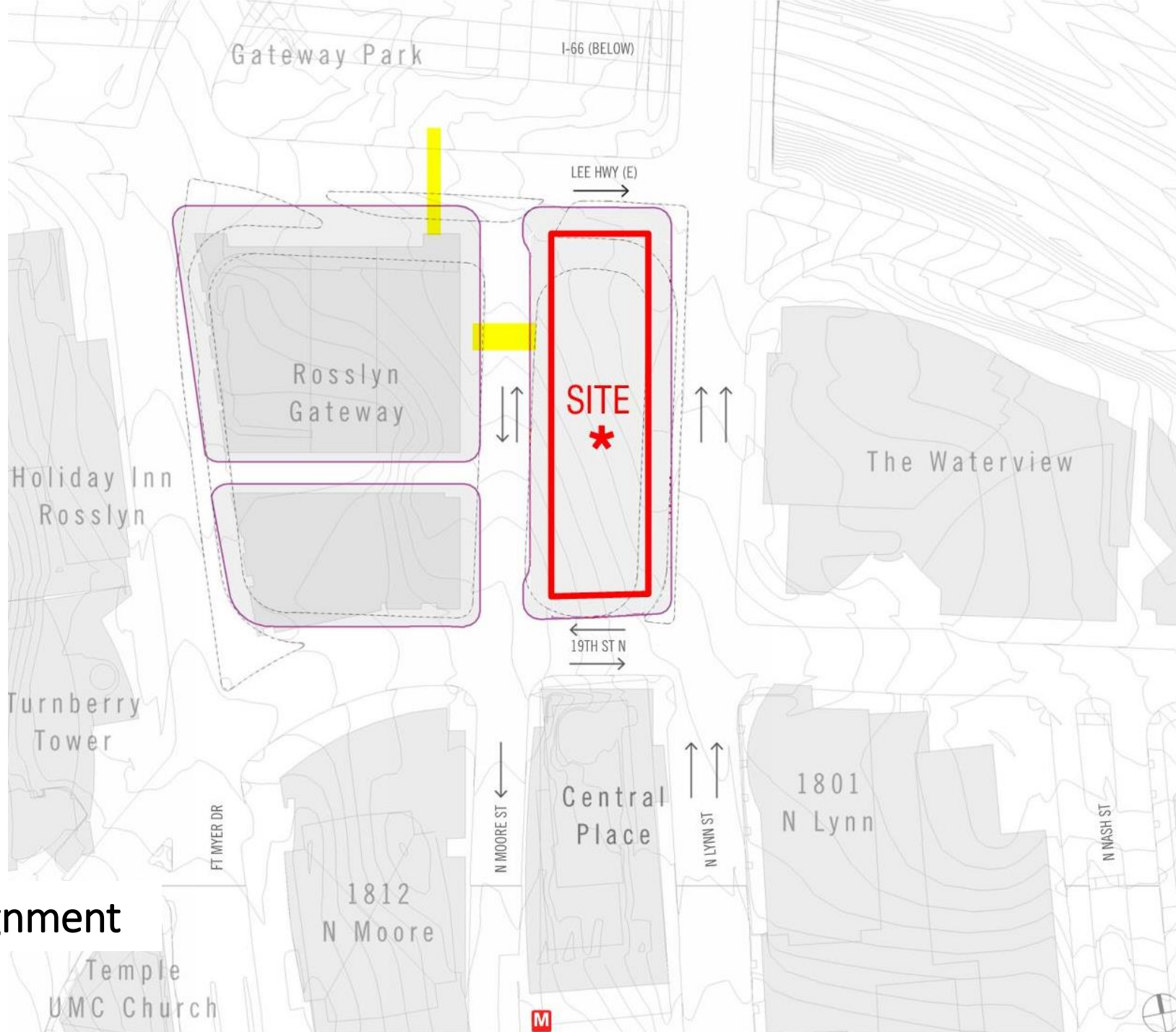
What applications will be needed?

- Vacation of 46,425 SF of County right-of-way and County easements to create a combined site area of 46,425 SF
- Rezoning of 46,425 SF from C-O & S-3A to C-O-Rosslyn
- Final 4.1 Site Plan

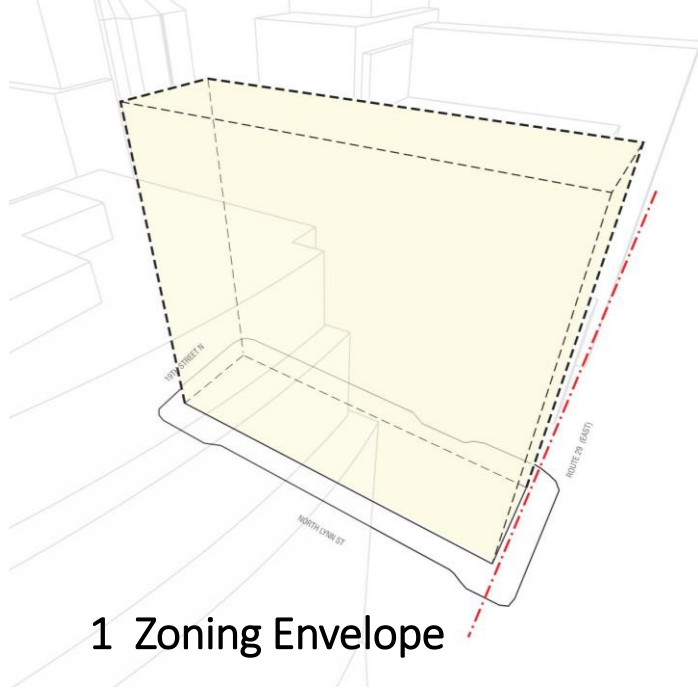
Overall Design Goals

- ❖ Distinguished architectural design
- ❖ Enhance public experience
- ❖ Site porosity
- ❖ Vibrant pedestrian environment
- ❖ Superior retail infrastructure
- ❖ Nature and wellness
- ❖ Varied residential experiences

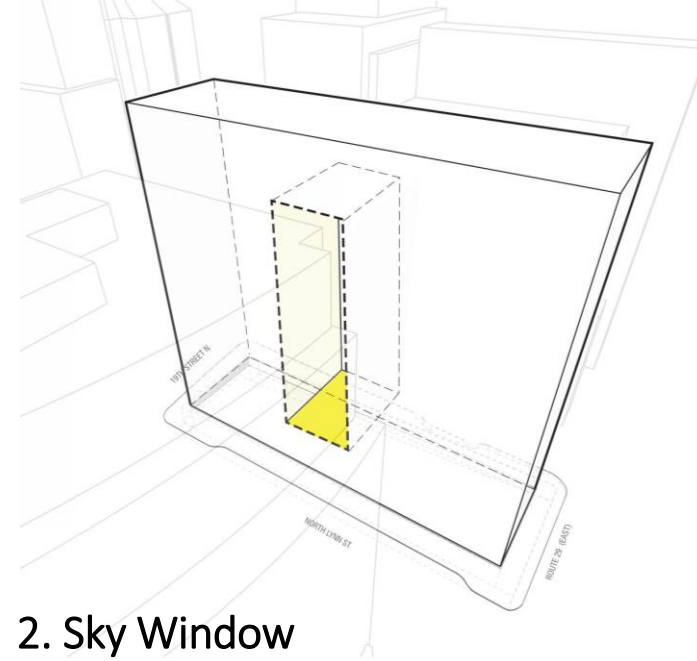




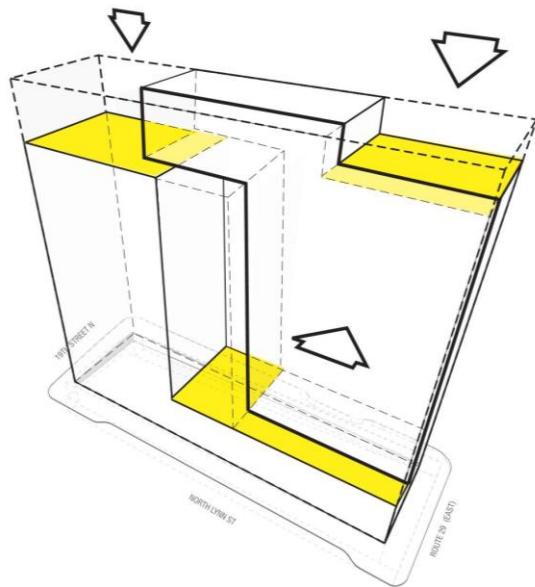
Street Realignment



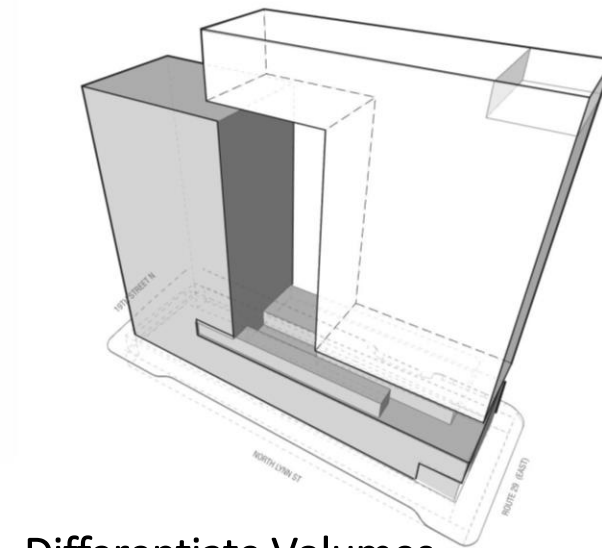
1 Zoning Envelope



2. Sky Window



3. Sculpt Volumes

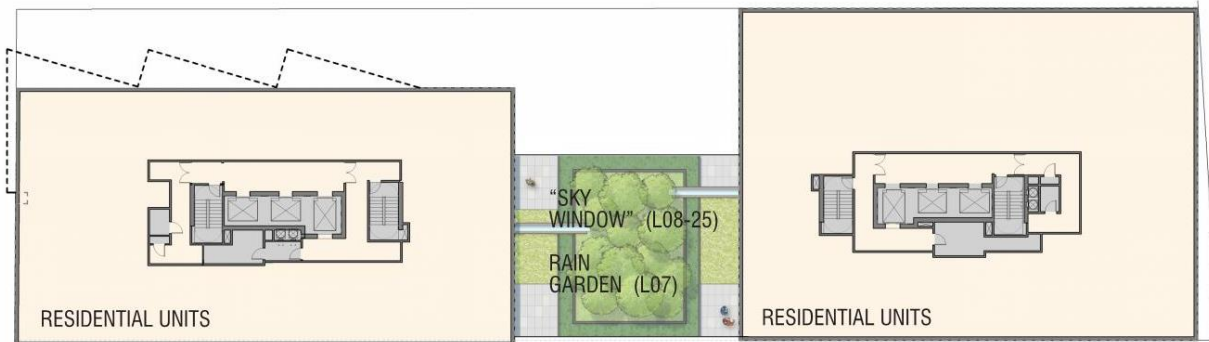


4. Differentiate Volumes

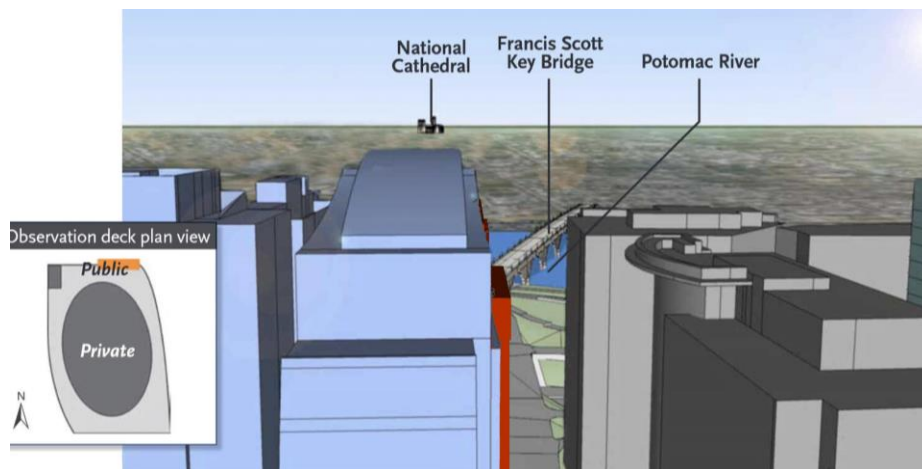
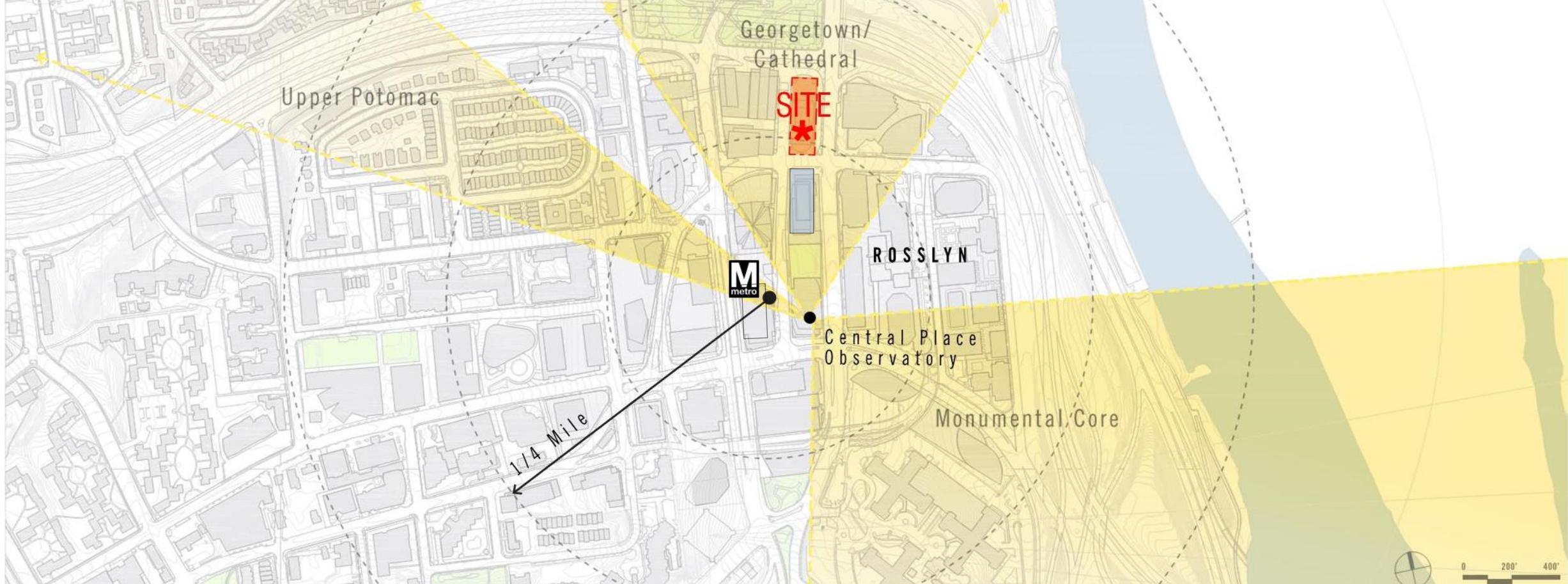




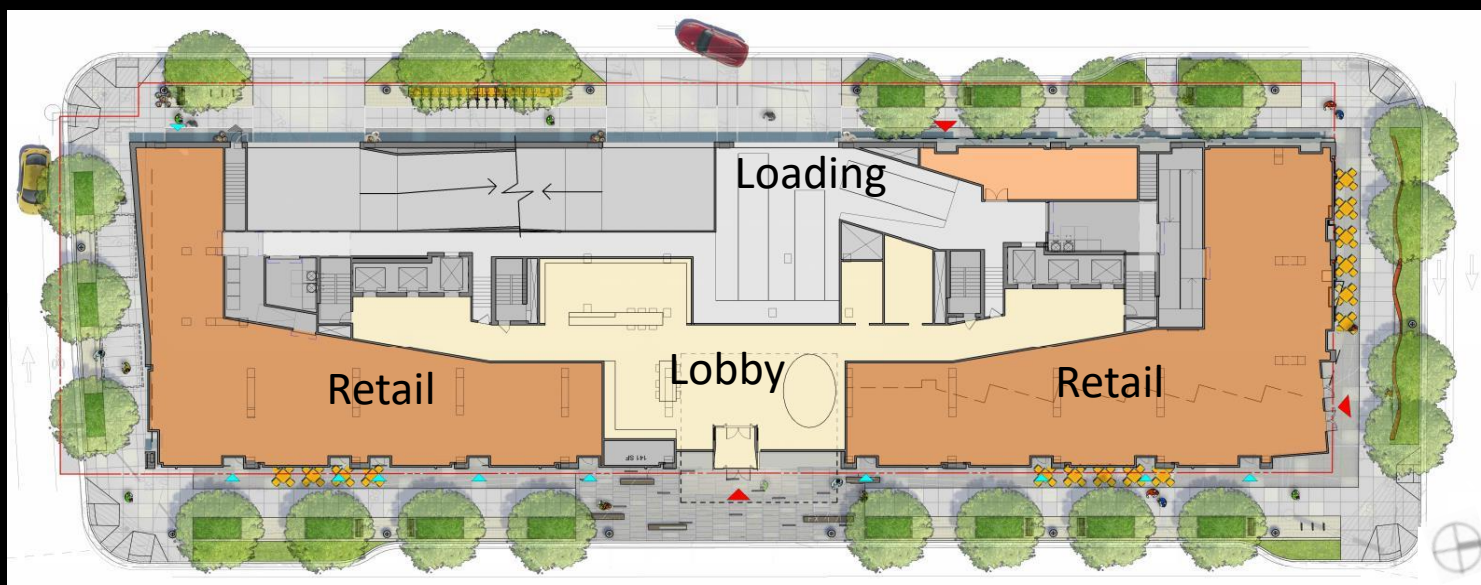














North Elevation



South Elevation

