

2847 WILSON BOULEVARD, ARLINGTON, VIRGINIA



FIVESQUARES



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DEVELOPMENT

We are a Washington, DC based real estate development firm founded by Andy Altman and Ron Kaplan that transforms large, complex sites into exhilarating places that have a meaningful impact on the people and communities we touch. It is important to us to create profoundly unique developments that also do good.

Strathmore Square

Master Developer of Strathmore Square,
Lead Developer and Co-GP of Ravel & Royale



Fivesquares Development delivered the first phase of Strathmore Square in Summer 2024. Strathmore Square is the transformative development located on the former surface parking lot of the Grosvenor-Strathmore Metro Station that will provide 2.2 million square feet of multi-family and commercial space around a 1.25 acre central park. Phase 1 consisted of 220 units of residential, 8,000 square feet of retail, and the 1.25 acre central park.

LIZ

Developer and Co-Owner/JV Partner



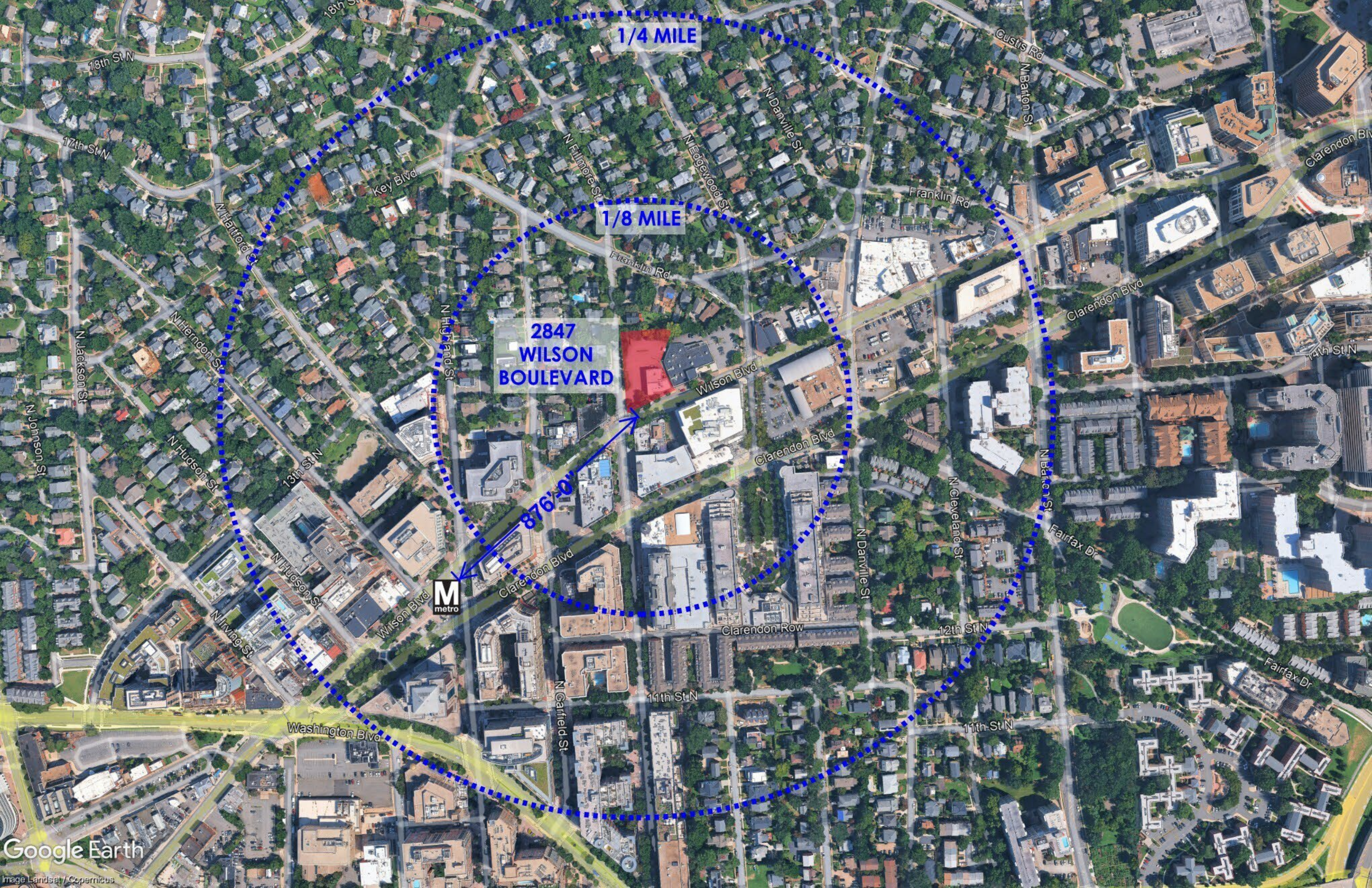
LIZ is the result of a joint venture between Fivesquares Development and the Whitman-Walker Health System, the original landowner. Through our creative partnership, Fivesquares created an annuity for WWH by developing 160,000 square feet of residential, office, and retail located in the middle of the 14th Street corridor in the Logan Circle neighborhood of DC.

Bond Bread

Lead Developer and Co-Owner/JV Partner



Fivesquares, in partnership with Menkiti Group, is developing two long-empty warehouses (the Bond Bread Building and the WRECO Garage) owned by Howard University into a 50k sf ground floor market, 120 key hotel, and 400 unit residential project that will create a new, vibrant entrance to the Georgia Avenue/Howard University Corridor.



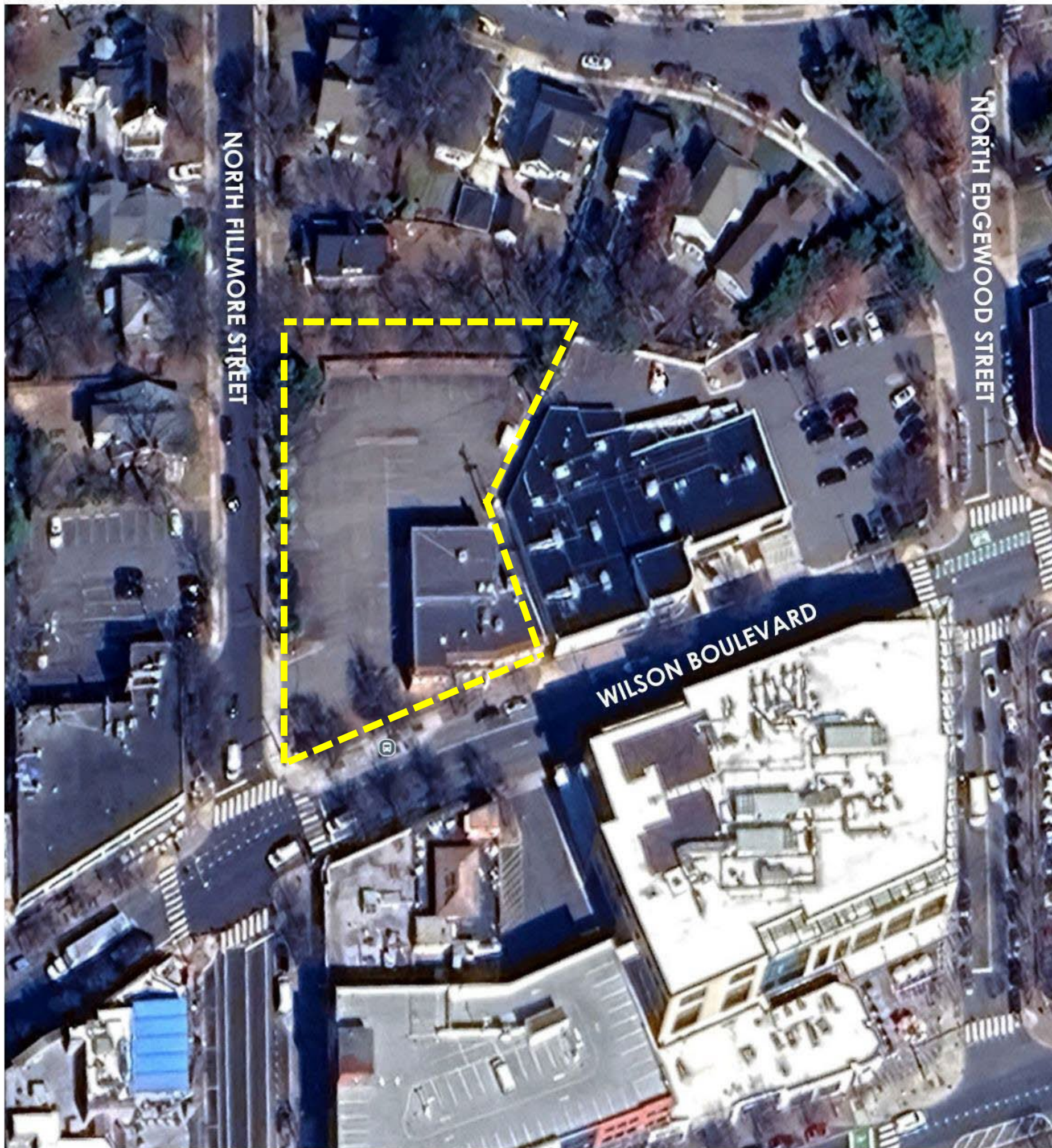
1/4 MILE

1/8 MILE

2847
WILSON
BOULEVARD

876'

M
metro

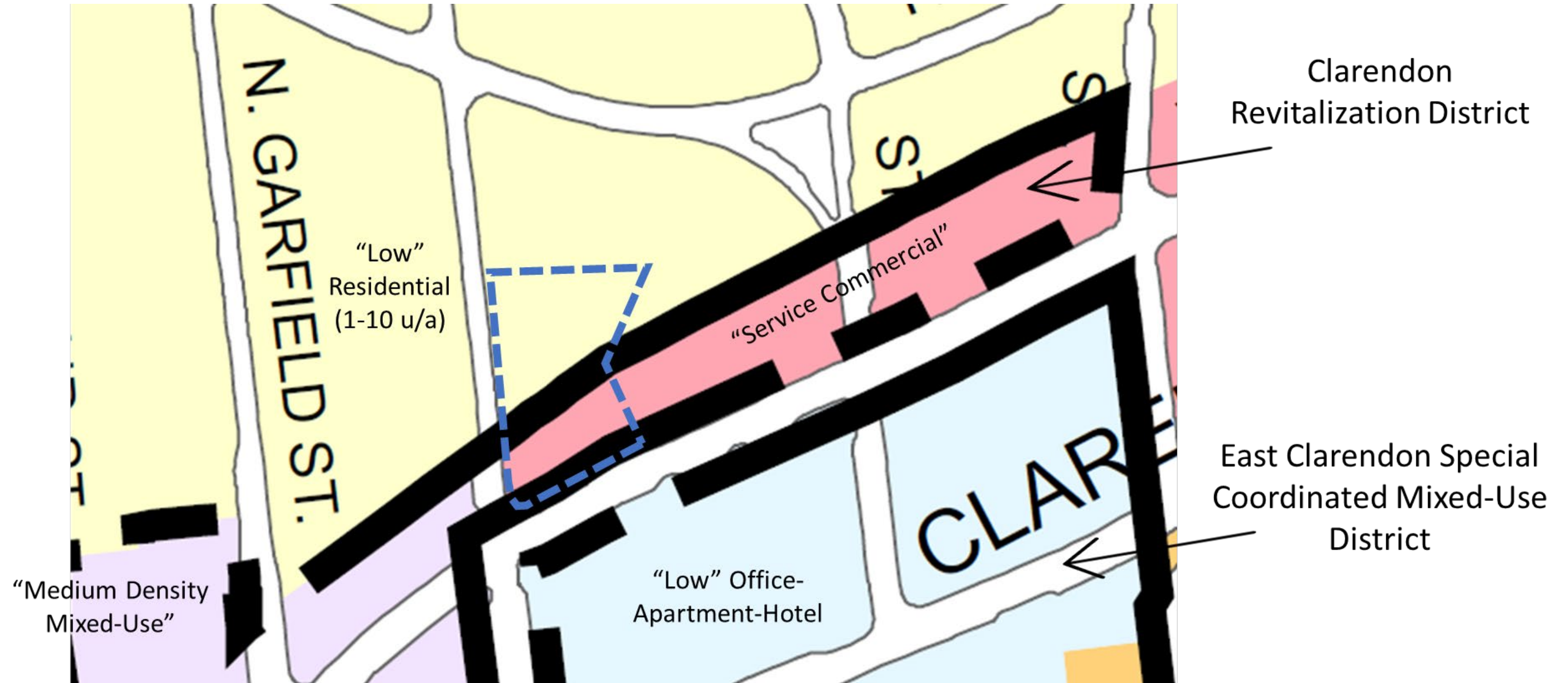


EXISTING CONDITION



EXISTING CONDITION

GLUP MAP

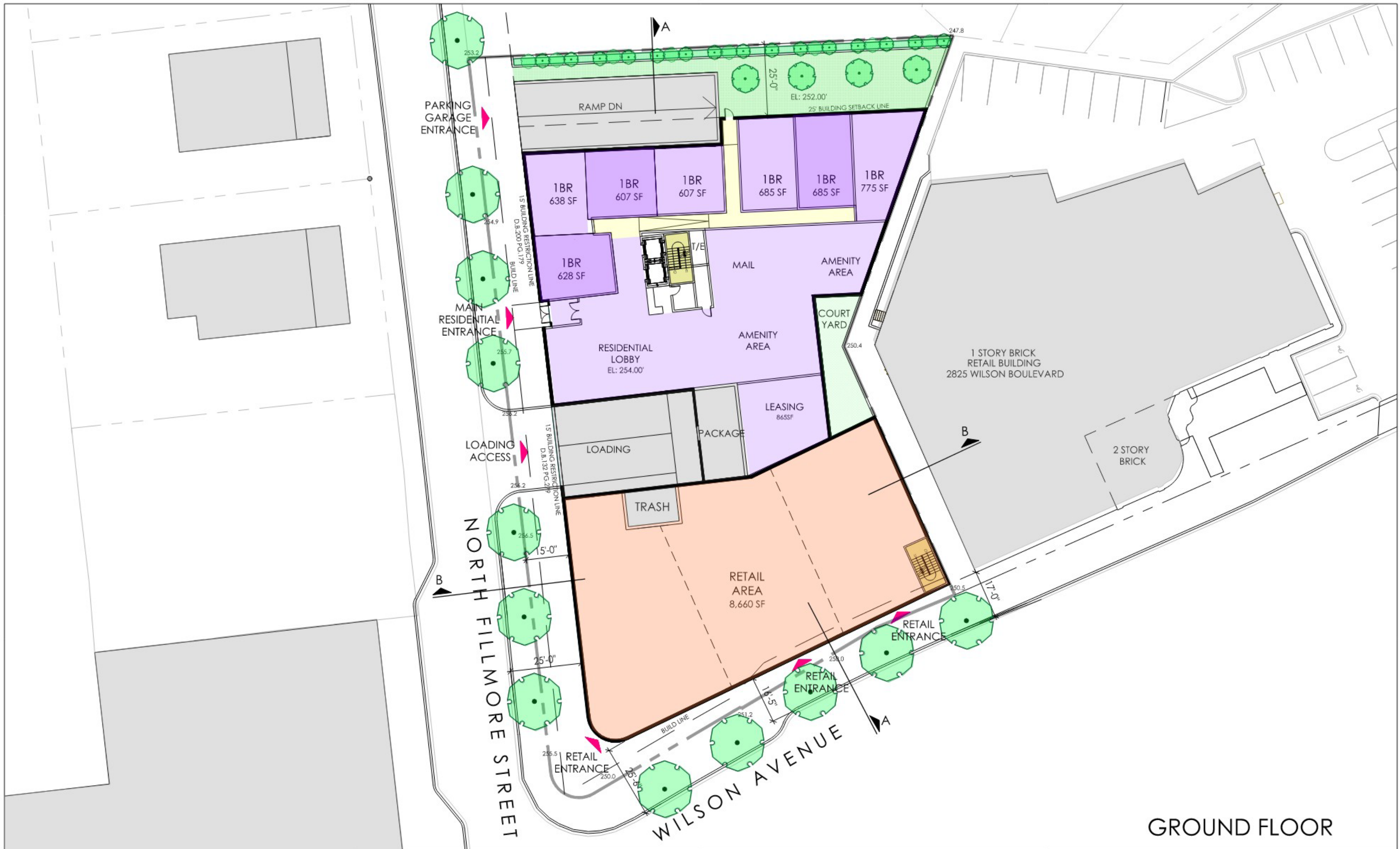


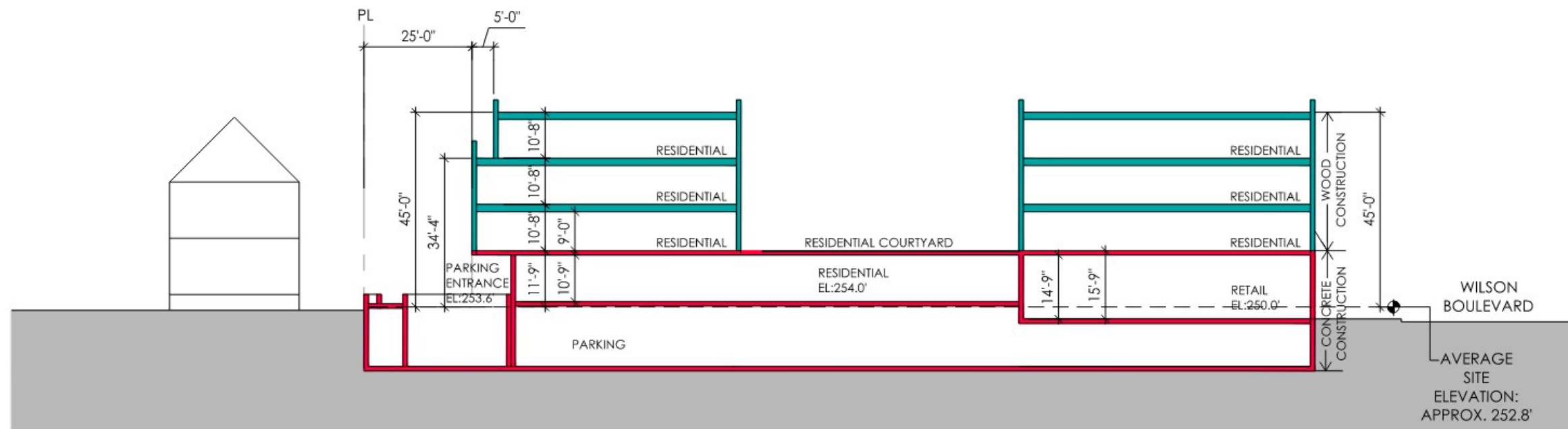
WHY A GLUP AMENDMENT IS NEEDED

- A GLUP Amendment allows the site to be redeveloped under the Clarendon UCMUD regulations.
- To be eligible for an UCMUD use permit, a site must be (1) zoned C-1, C-2, C-3 or C-TH, (2) located within the Clarendon Revitalization District, and (3) have a service commercial GLUP designation.
- Site is split-zoned: two parcels abutting Wilson Boulevard are zoned C-3 and the two northern parcels are zoned R-6.
- Site also has a split-GLUP designation: two parcels abutting Wilson Boulevard have a split service commercial/low residential GLUP designation and the two northern parcels have a low density residential GLUP designation.
- A portion of the site is in the Clarendon Revitalization District and a portion of the site is outside of the Clarendon Revitalization District.
- Clarendon Sector Plan identifies this site as a potential site for a residential mixed-use development.
- Without a GLUP amendment, redevelopment would be limited to portions of the site along Wilson Boulevard that are zoned C-3 and have a GLUP designation of Service Commercial.
- A GLUP amendment would allow all 4 parcels to have the same zoning district and GLUP designation.

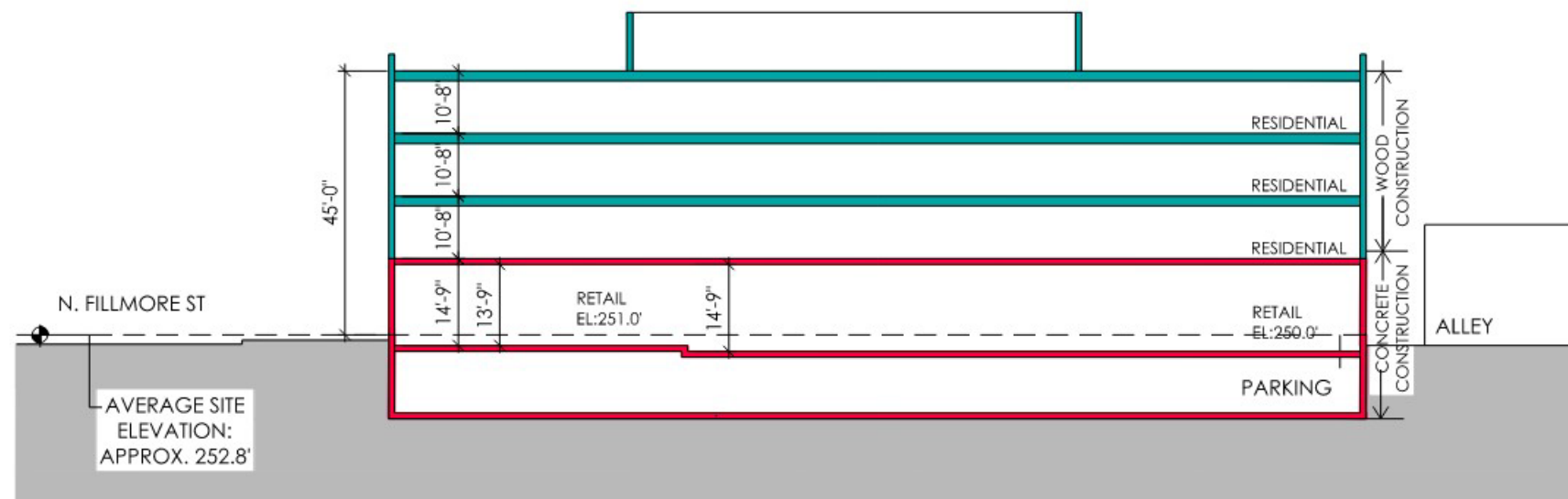
A GLUP AMENDMENT FURTHERS ARLINGTON'S POLICY GOALS

- A GLUP Amendment would allow the site to redevelop and implement the Clarendon Sector Plan's vision for a neighborhood where residents and visitors can walk to home, work, shop, and play. The existing conditions (a surface parking lot and a vacant building) are inconsistent with this vision.
- A GLUP Amendment would allow the applicant to propose a project that effectuates Arlington County's affordable housing goals.
- A GLUP Amendment would allow the applicant to propose a project that would develop in conformance with the streetscape, open space, and site design requirements provided in the Clarendon Sector Plan.
- A GLUP Amendment would allow the applicant to propose high-quality architecture that is consistent with Clarendon's Art Deco aesthetic.
- A GLUP Amendment would allow the applicant to propose a project that would bring additional revenue to Arlington County compared to the existing use.





SECTION A-A



SECTION B-B

PROJECT SUMMARY WITH GLUP AMENDMENT

SITE AREA:	32,715 SQUARE FEET
PROJECT AREA:	86,167 SQUARE FEET
RETAIL AREA:	8,660 SQUARE FEET
RESIDENTIAL AREA:	77,507 SQUARE FEET
TOTAL UNIT:	85 UNITS
PARKING SPACES:	Residential - 0.5 SPACE PER UNIT - 43 SPACES
	Retail – 6 SPACES
	TOTAL – 49 SPACES
MAXIMUM BUILDING HEIGHT :	45'-0"