



# 2000 15th Street N

SPRC 2 Presentation  
March 2026

**TCR**  
TRAMMELL CROW  
RESIDENTIAL

**SK+I**  
ARCHITECTURE

**LandDesign**

**Bowman**

**VENABLE** LLP

*Rendering for illustrative purposes only*



**GROUND LEVEL ACTIVATION - N TAFT ST AT LOBBY**



**2000 15th Street N**

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March 2026

# GROUND LEVEL ACTIVATION - 15TH ST N & N TAFT ST - LOBBY



2000 15th Street N

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# GROUND LEVEL ACTIVATION - 15TH ST N - CO-WORKING LEASING



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**GROUND LEVEL ACTIVATION - 15TH ST N - BIKE ROOM**



**2000 15th Street N**

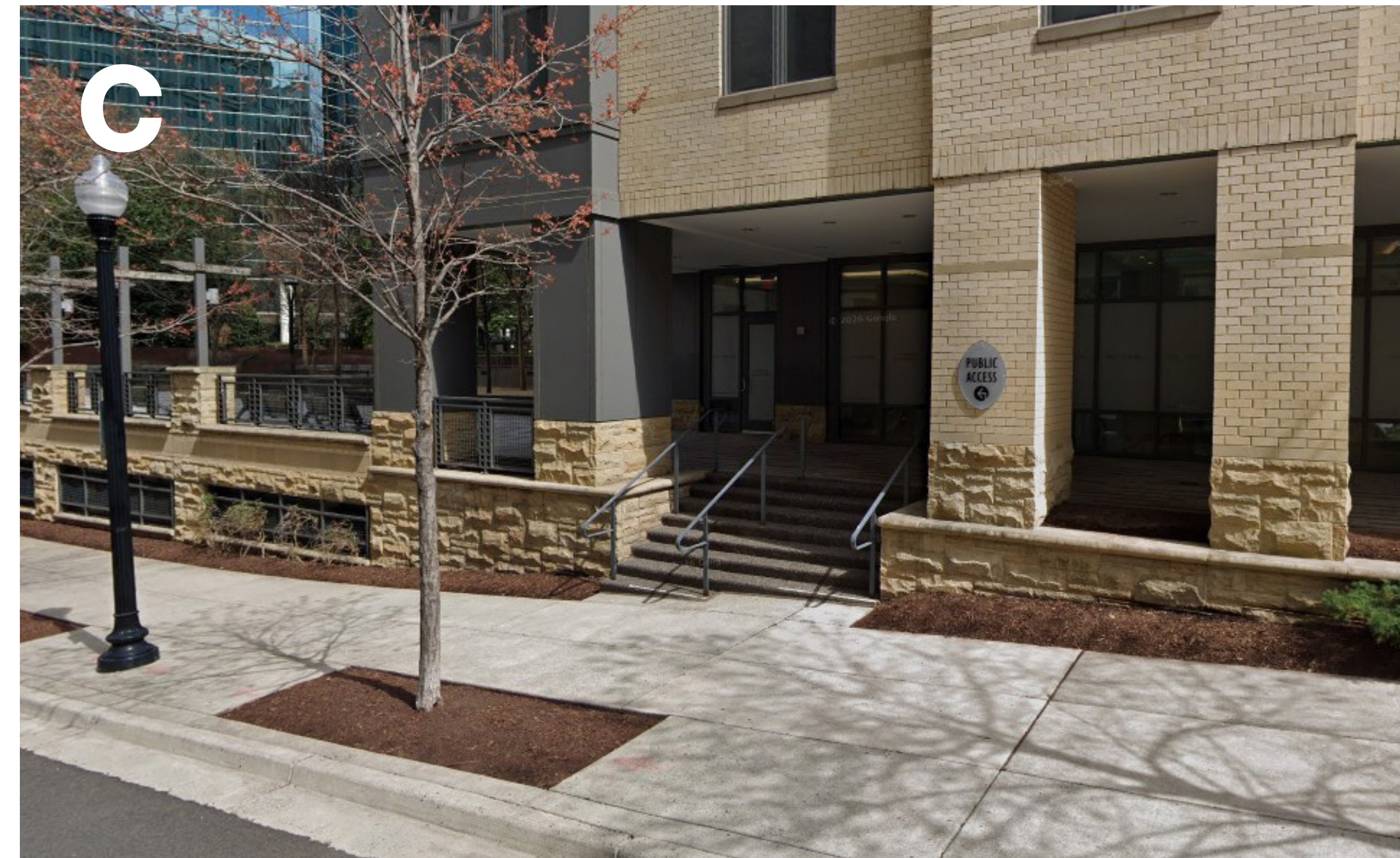
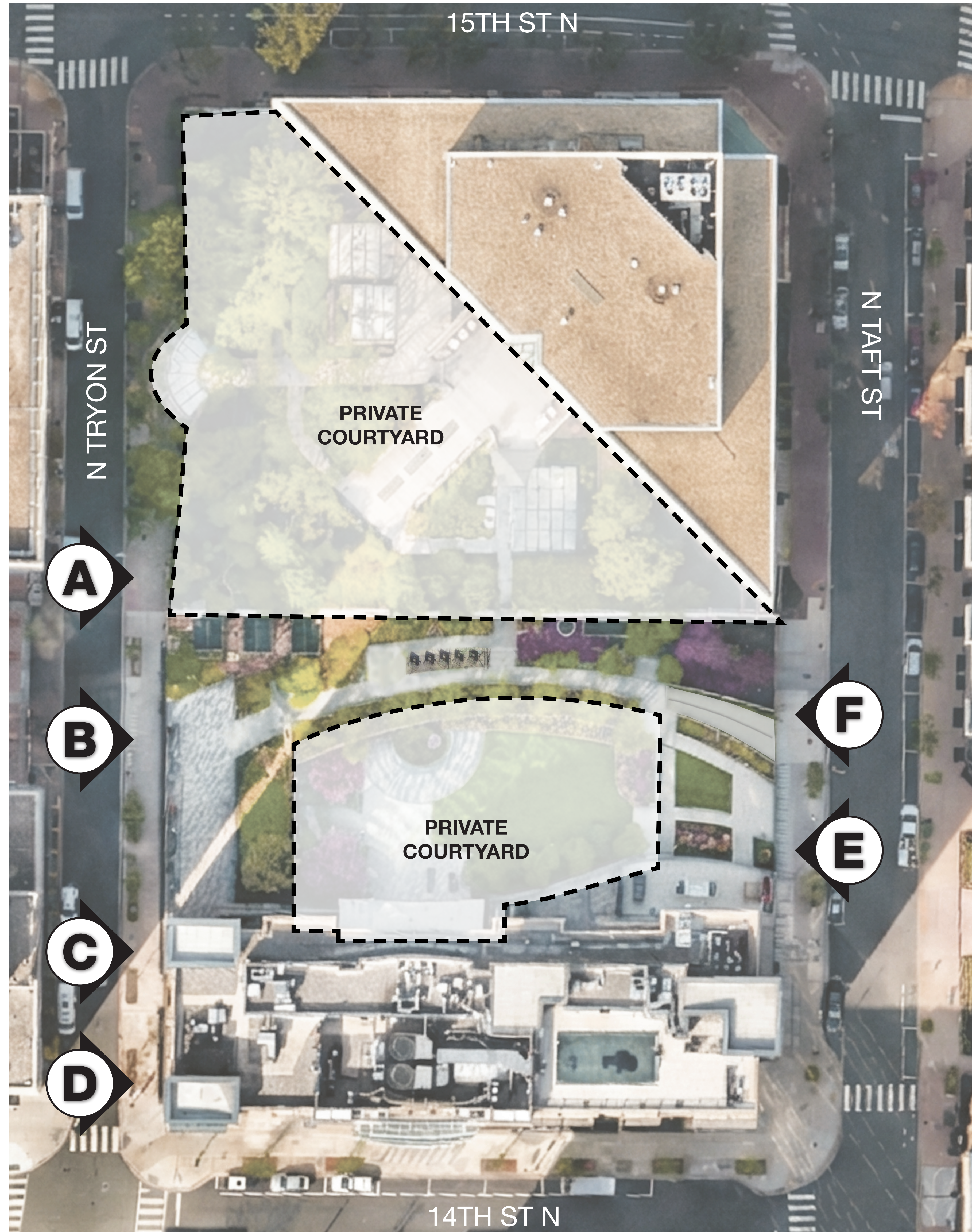
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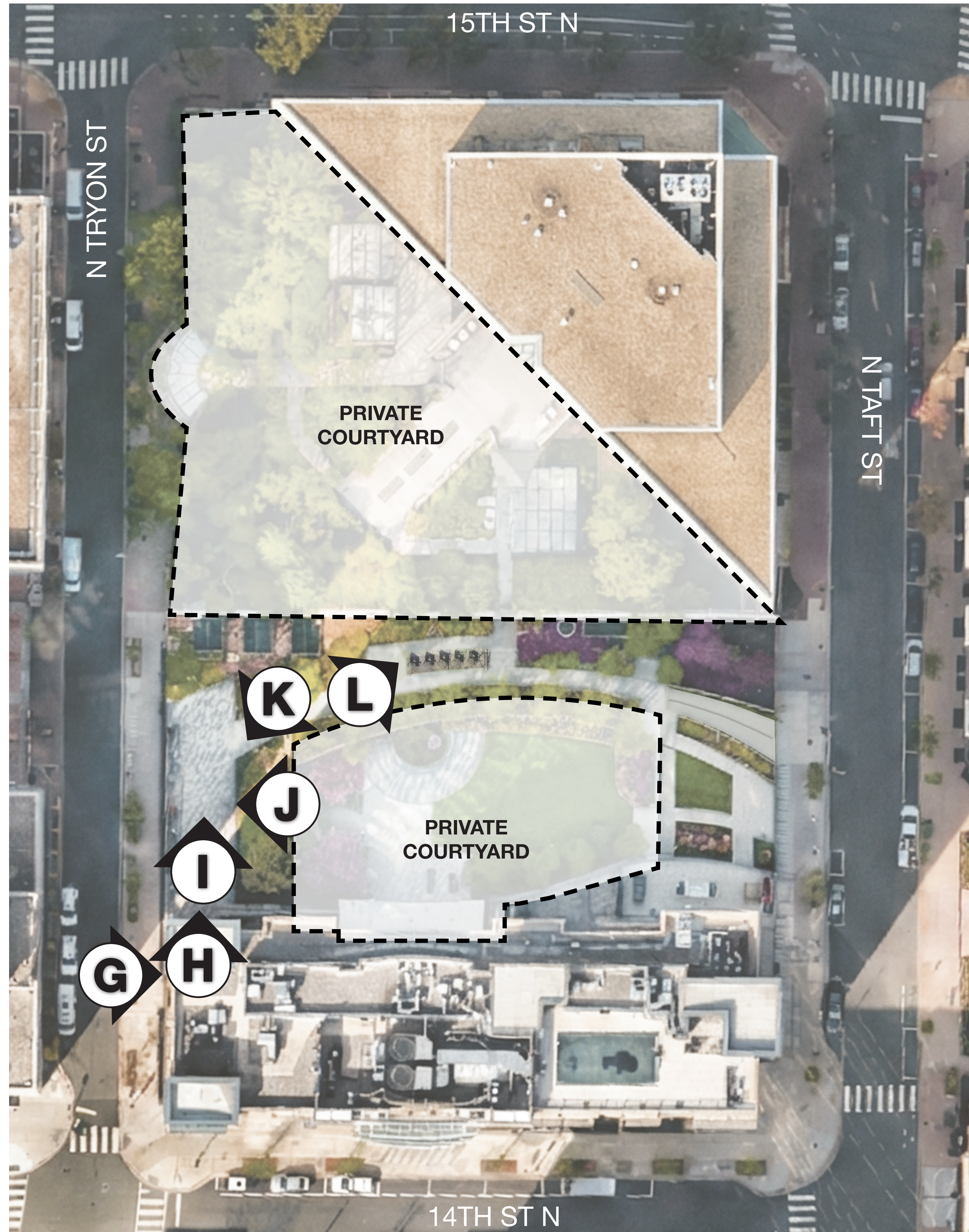
WASHINGTON MONUMENT AXIS TOWARDS COURTHOUSE



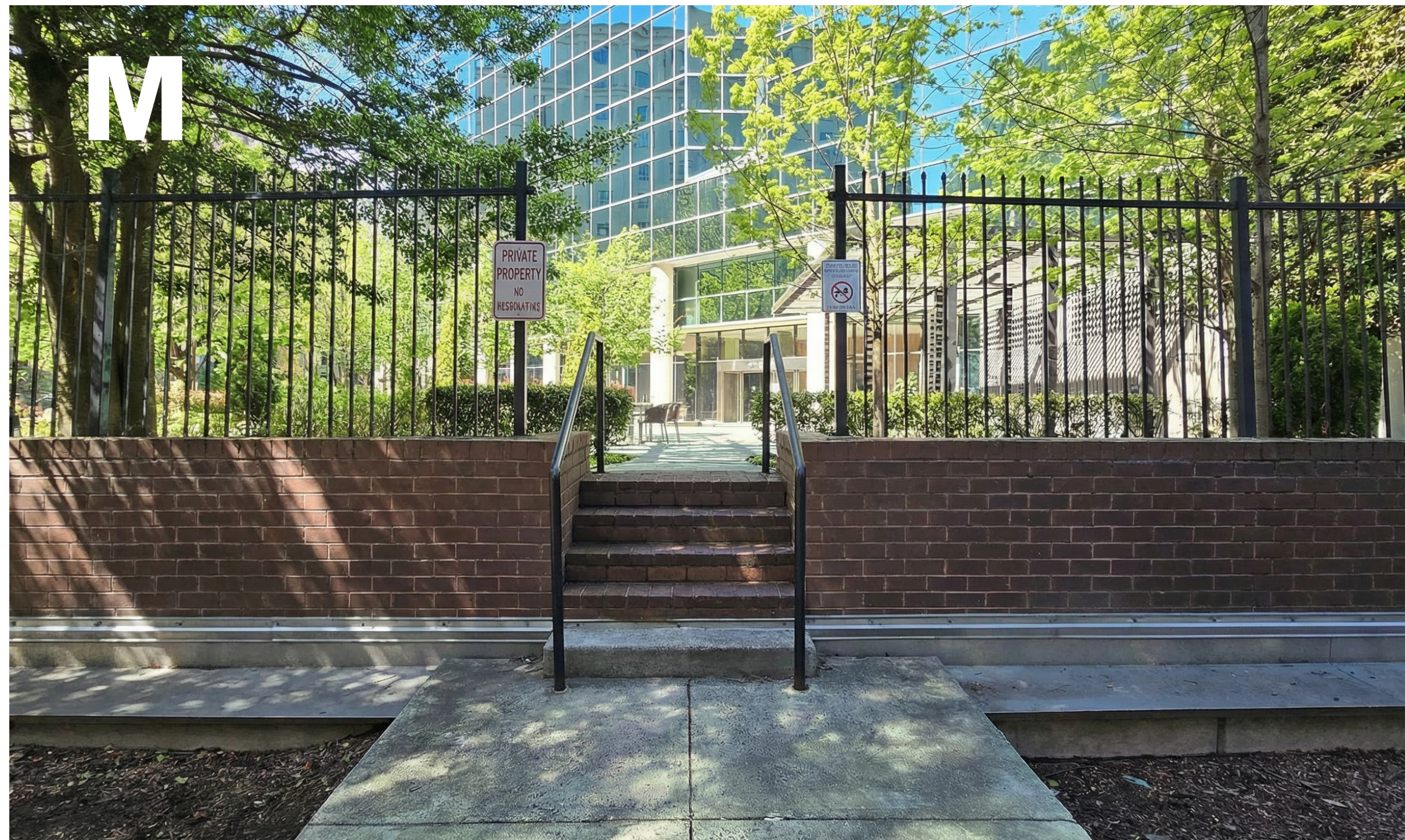
# EXISTING CONDITIONS PLAN VIEW AND PHOTOS | PUBLIC SPACE ACCESS



# EXISTING CONDITIONS PLAN VIEW AND PHOTOS | EXISTING PUBLIC USE AND ACCESS EASEMENT AREA AT TELLUS



EXISTING CONDITIONS PLAN VIEW AND PHOTOS | EXISTING PUBLIC USE AND ACCESS EASEMENT AREA AT TELLUS



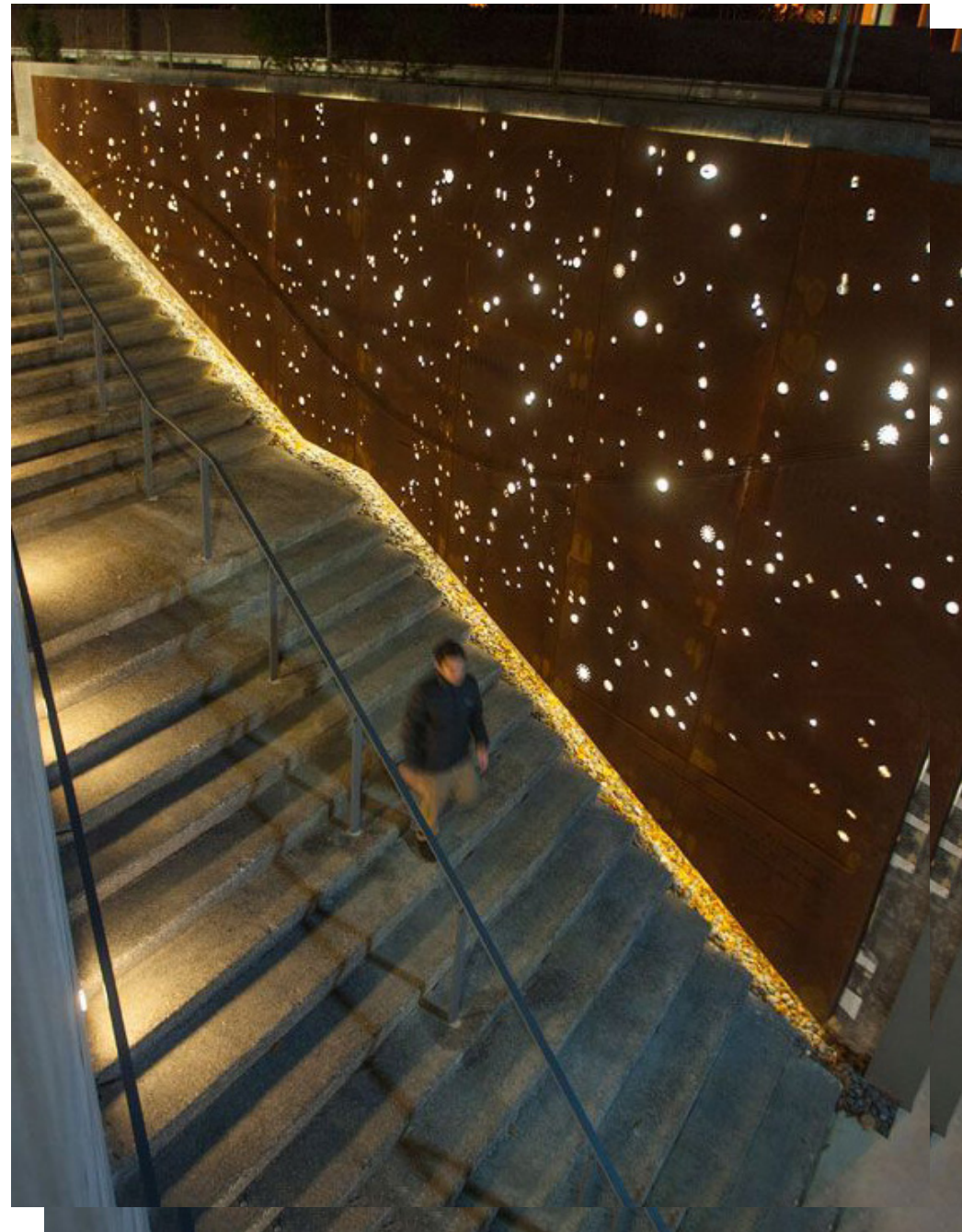
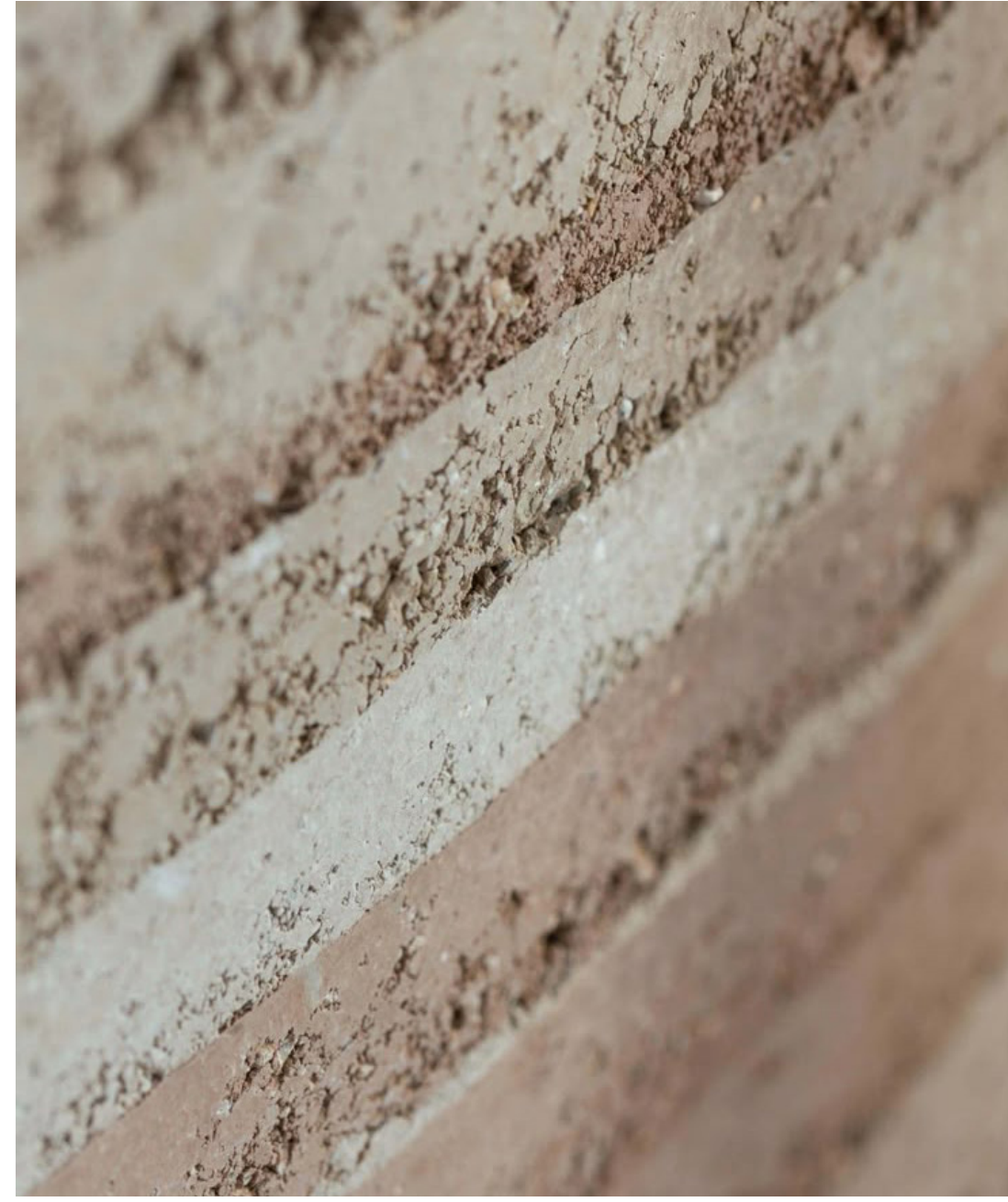
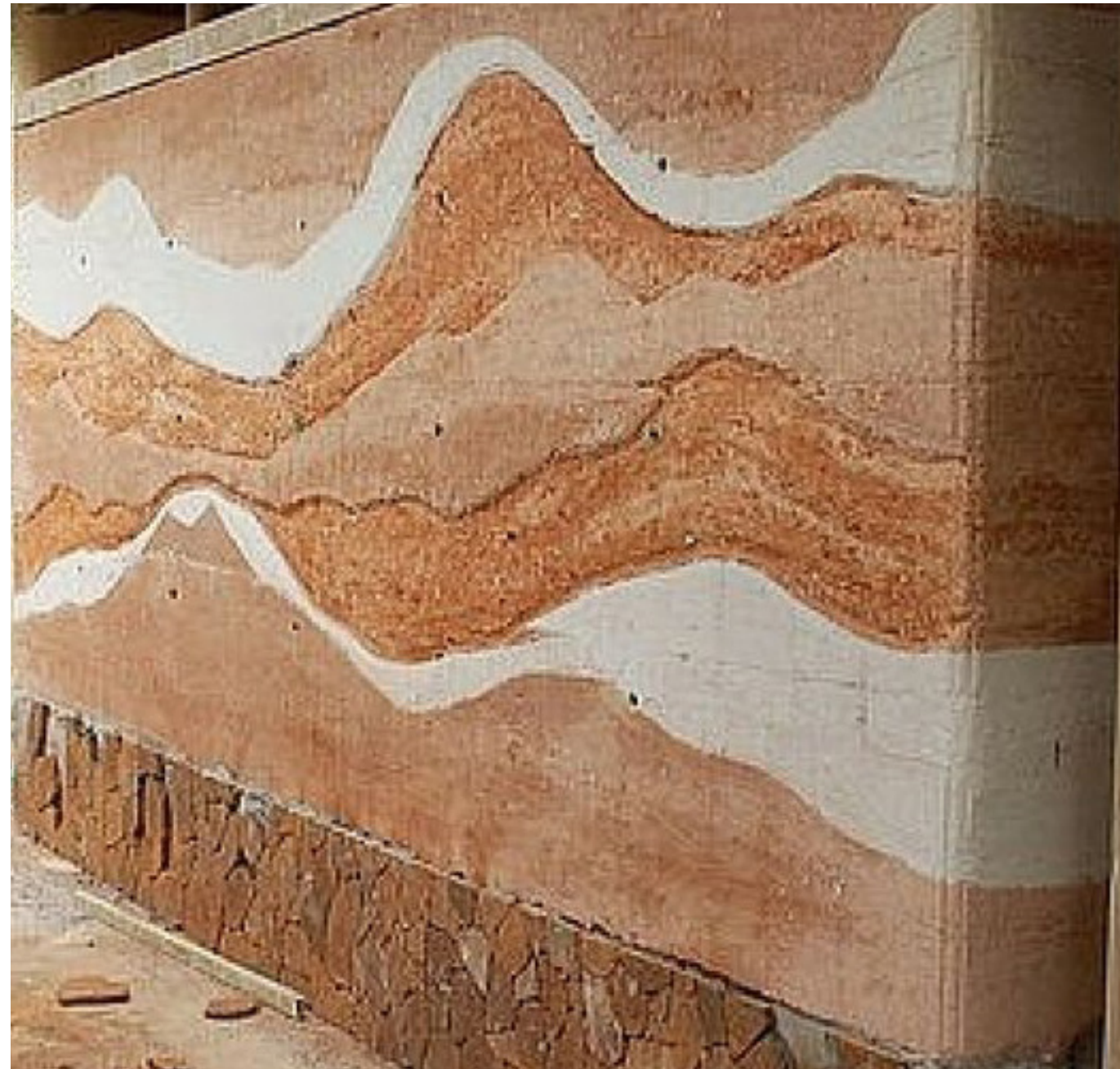
# PROPOSED OPEN PUBLIC SPACE CONNECTION AT TELLUS PLAZA

BE HUMBLE FOR YOU ARE MADE OF **EARTH**. BE NOBLE FOR YOU ARE MADE OF **STARS**.

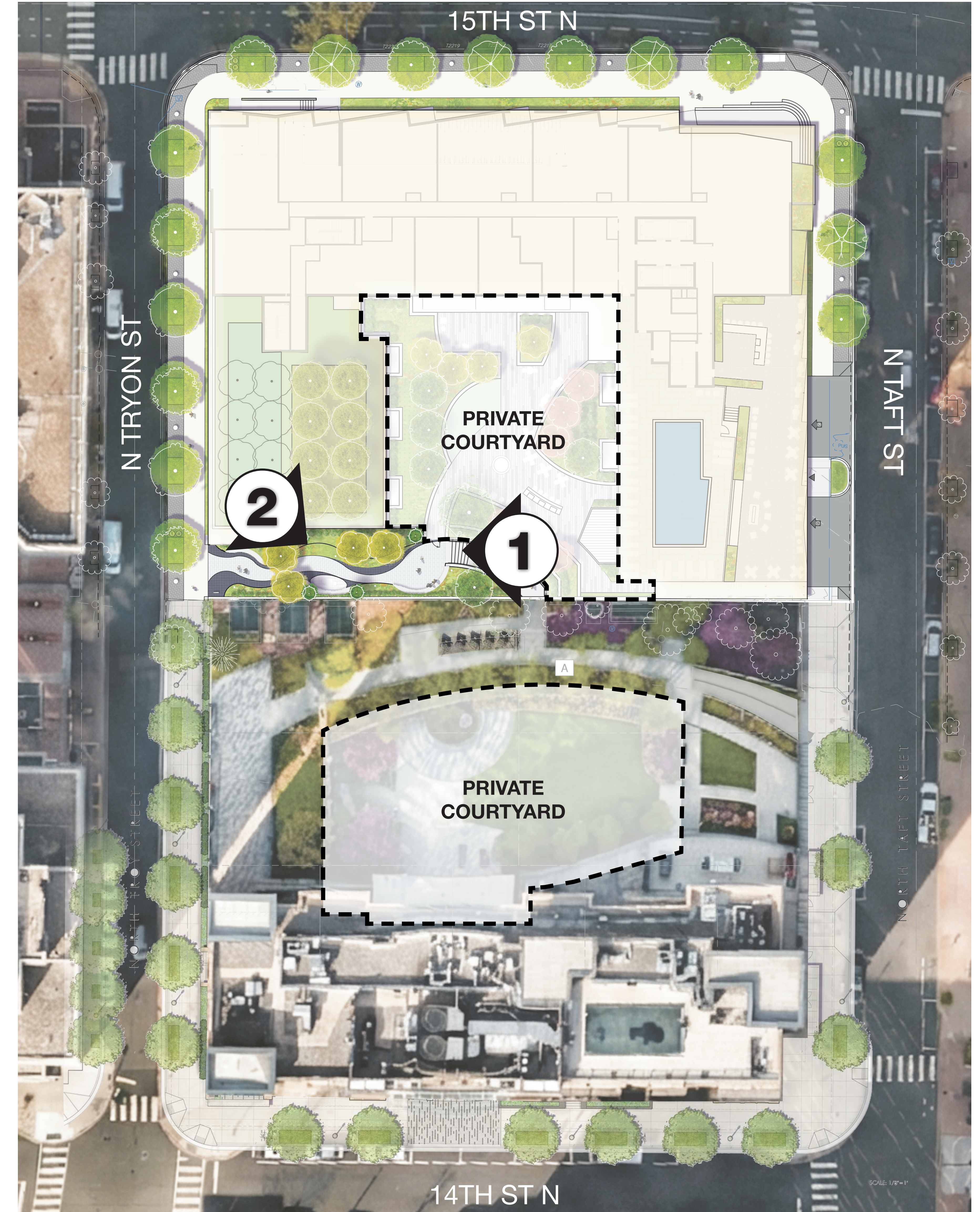


BE HUMBLE FOR YOU ARE MADE OF **EARTH**

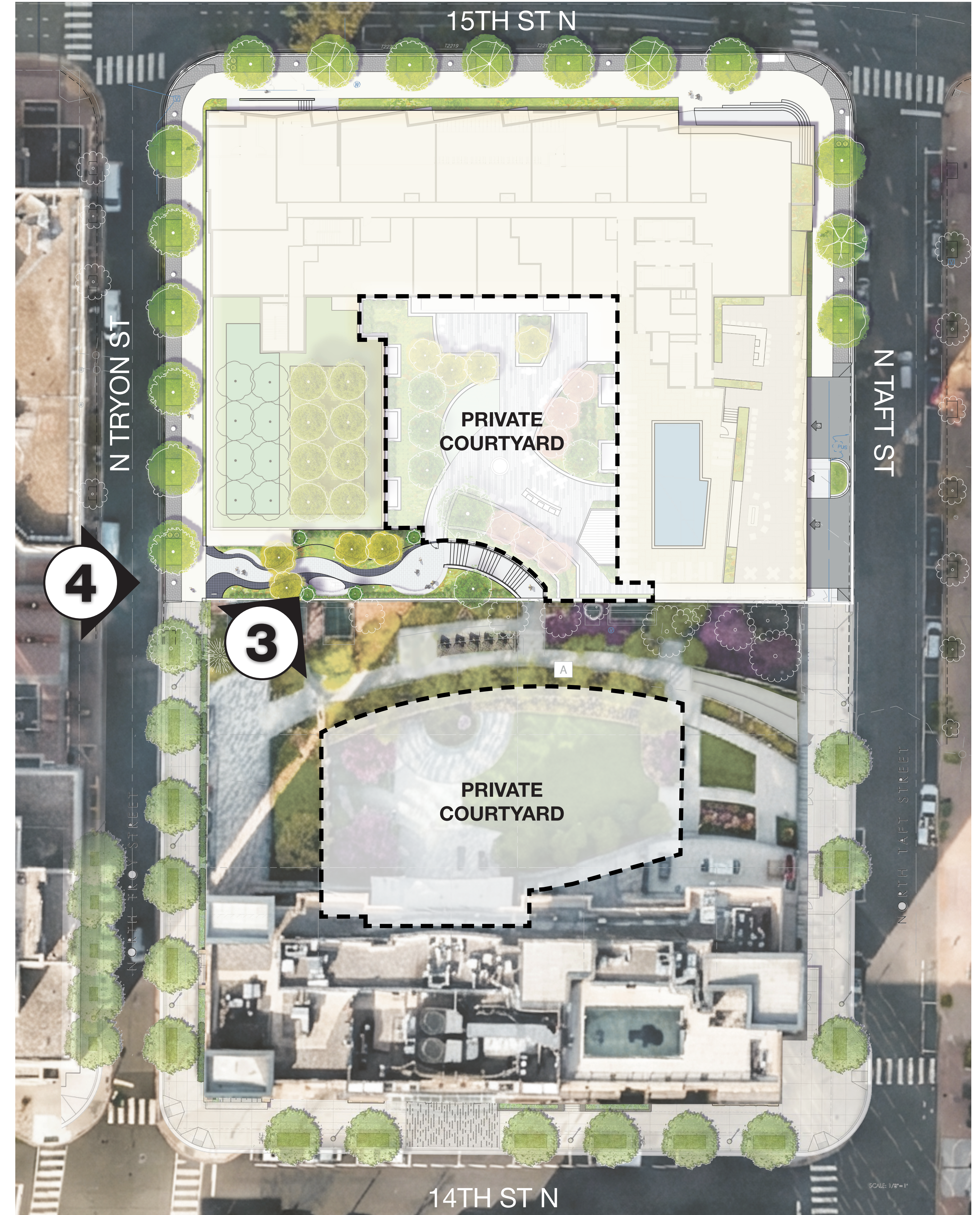
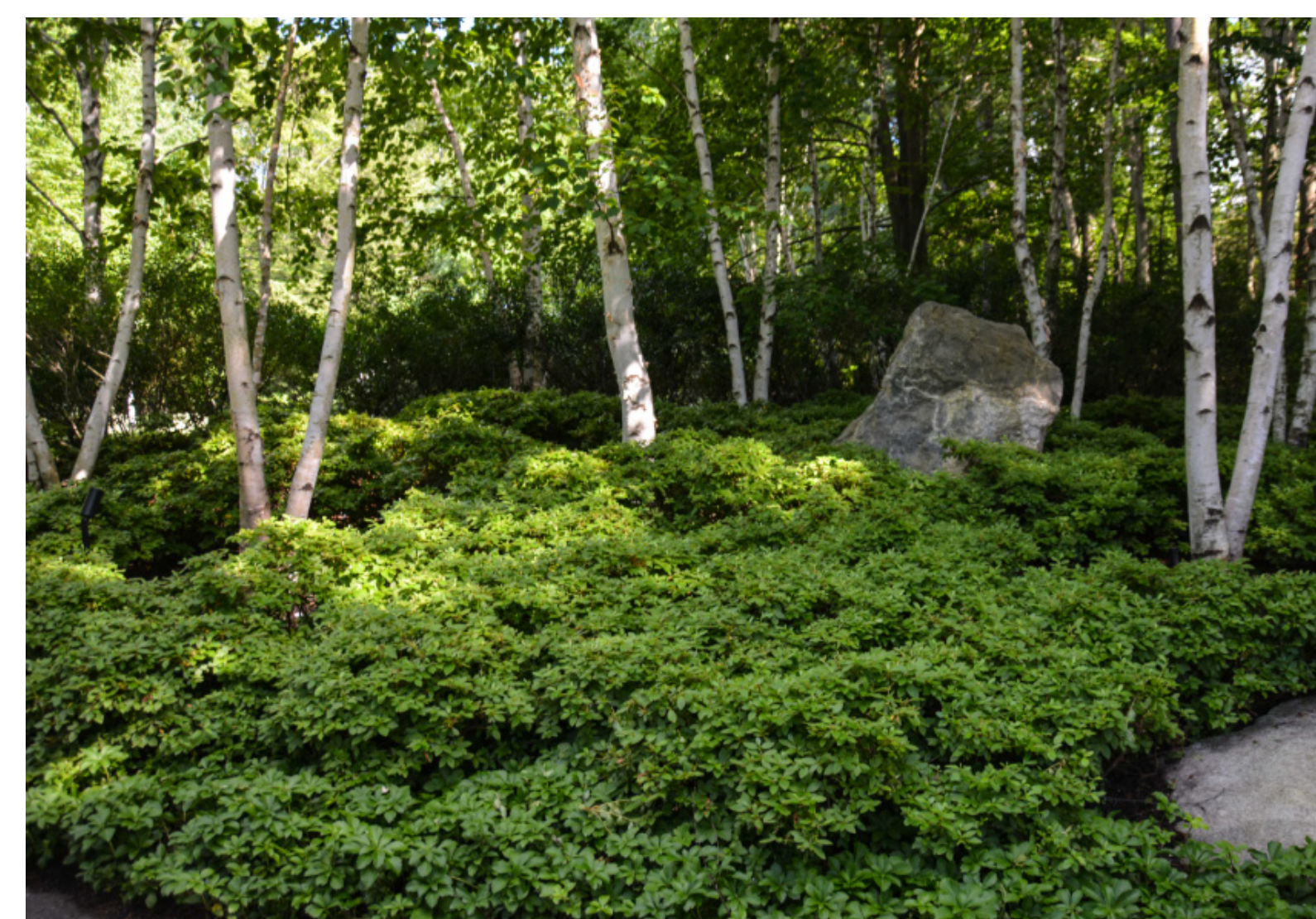
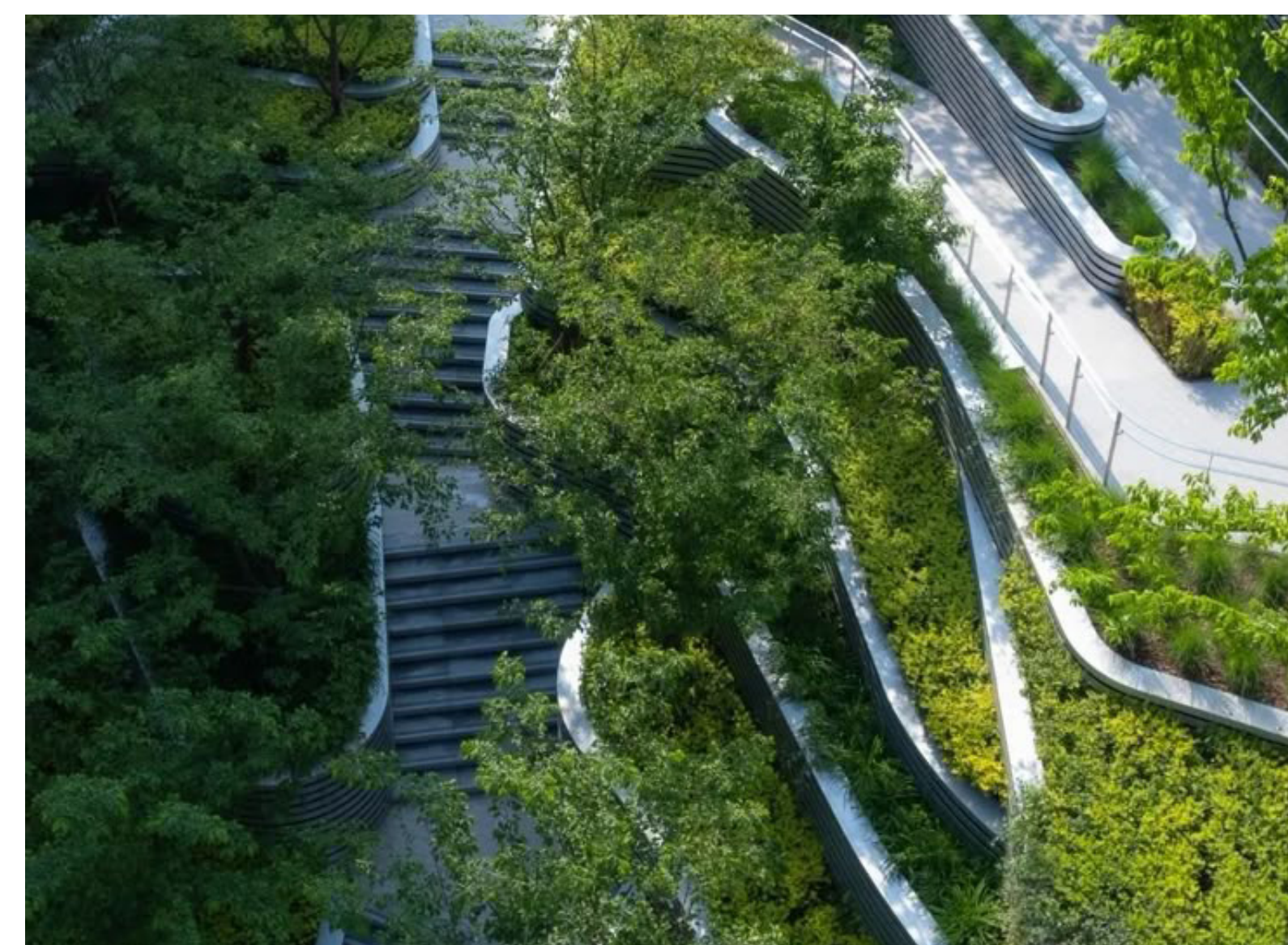
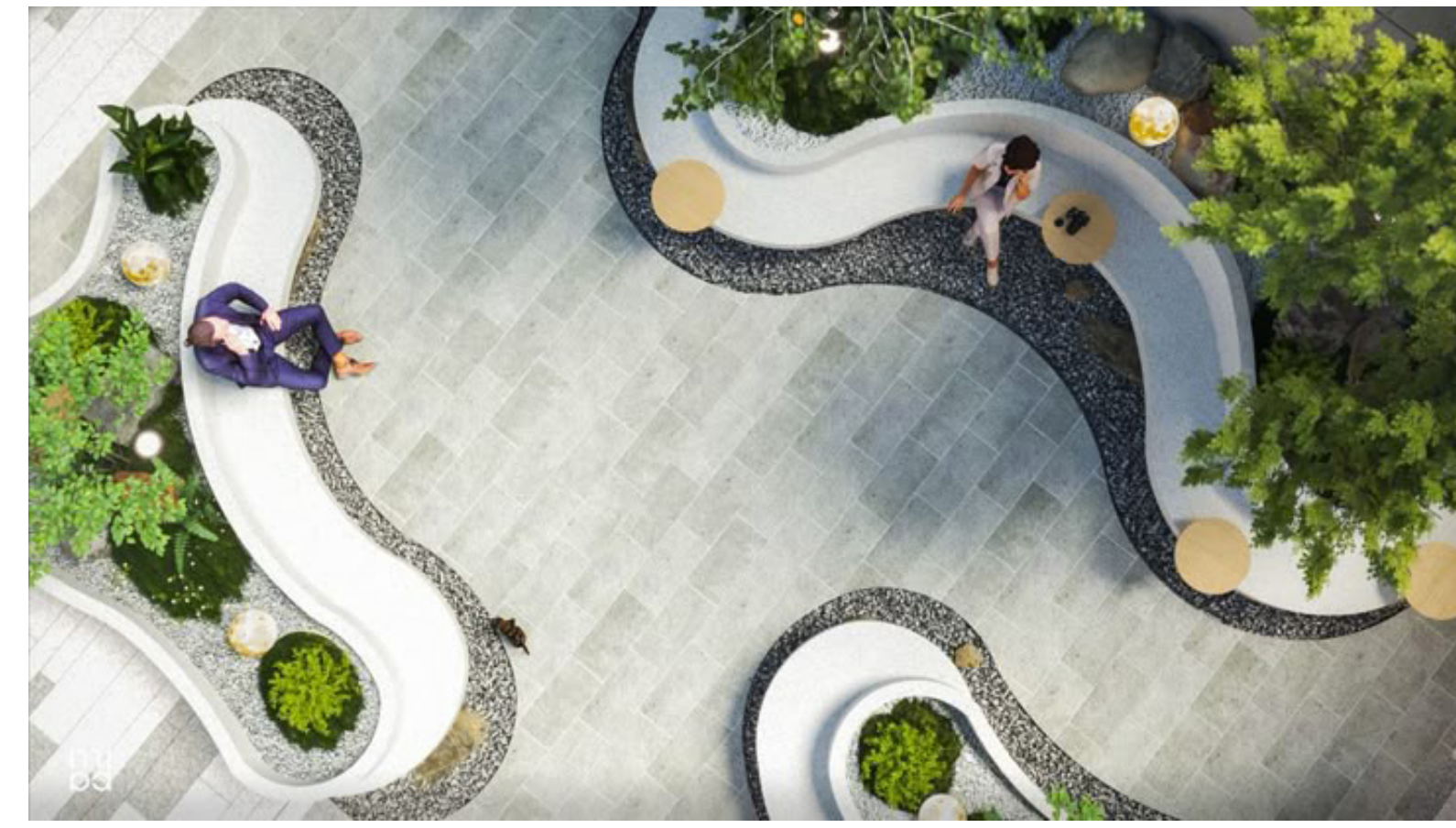
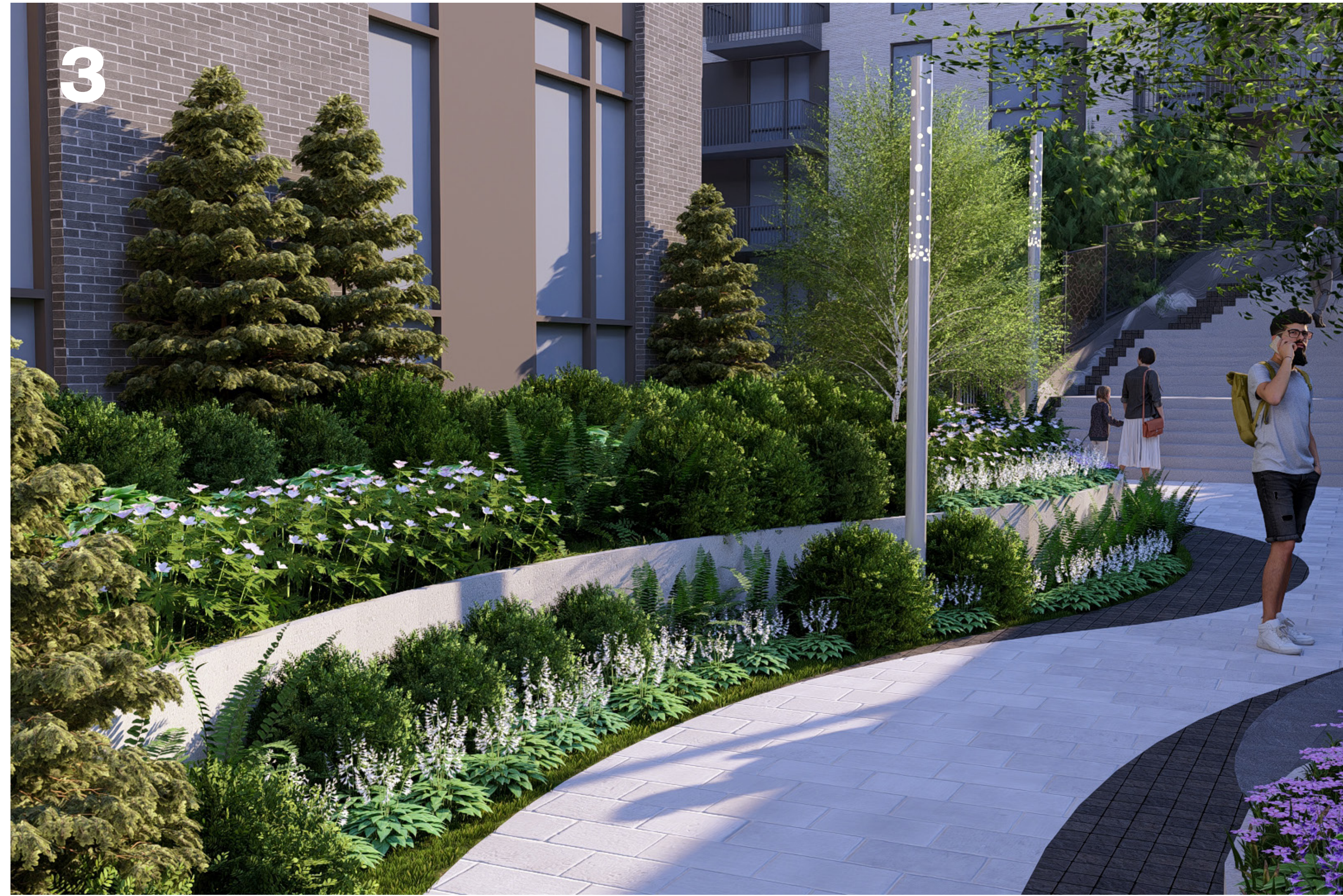
BE NOBLE FOR YOU ARE MADE OF **STARS**



# PROPOSED CONDITIONS PLAN VIEW AND RENDERINGS | PUBLIC PARK SPACE ENHANCEMENT AT ALEXAN



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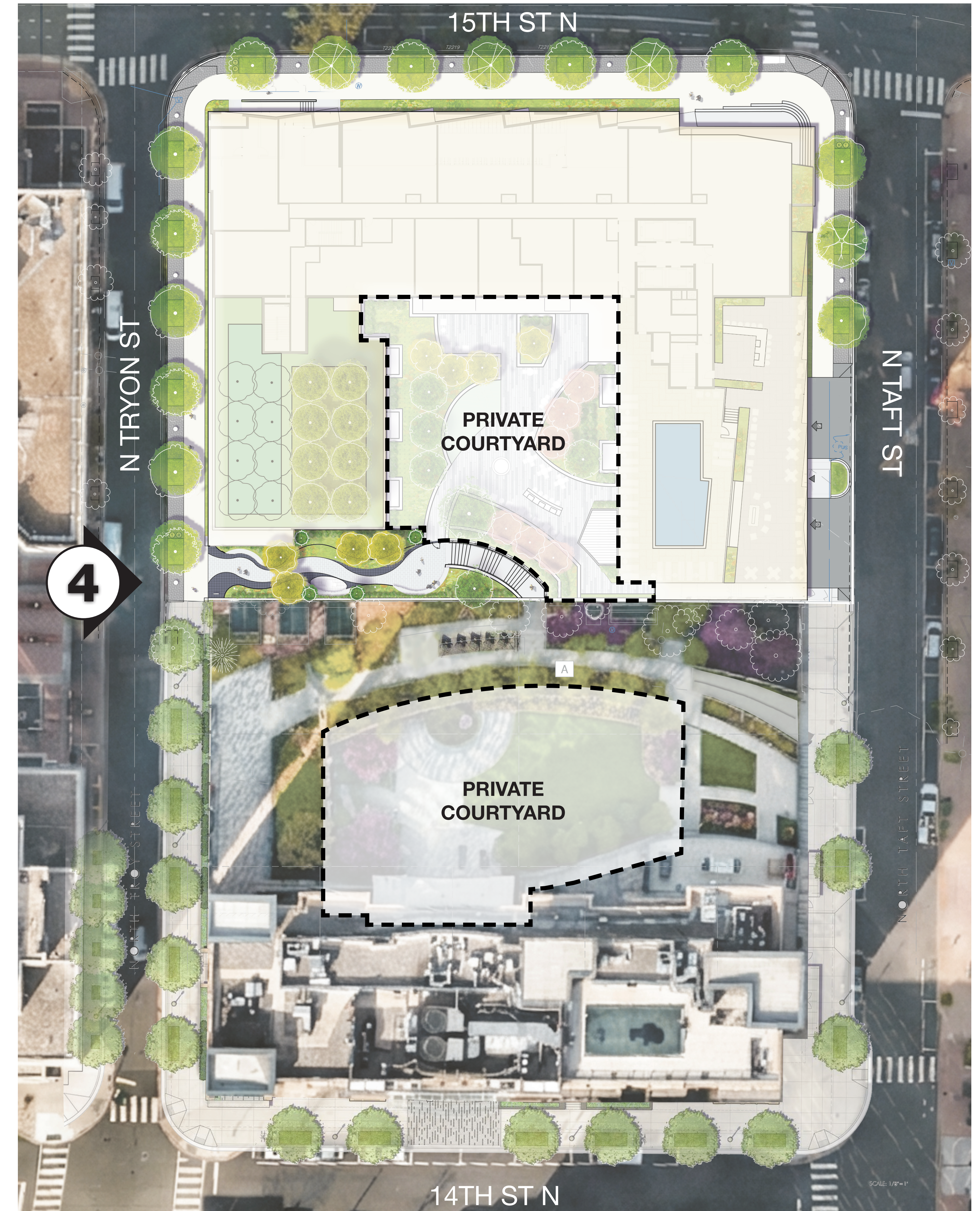


# PROPOSED CONDITIONS PLAN VIEW AND RENDERINGS | PUBLIC SPACE ENTRY EXISTING AND PROPOSED

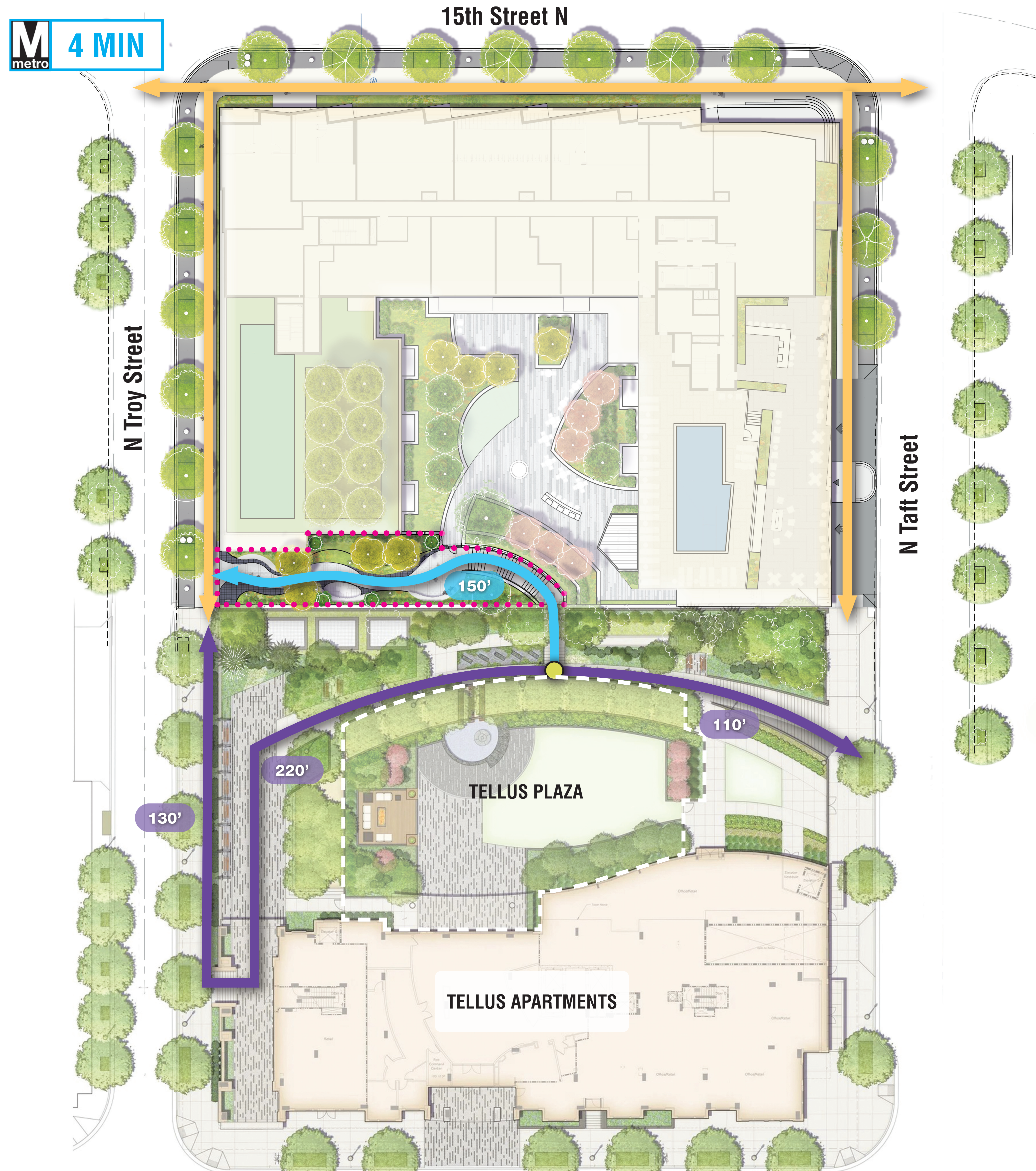
EXISTING N TROY ST CONDITION



FUTURE N TROY ST CONDITION



# PUBLIC OPEN SPACE CIRCULATION DIAGRAM



- Streetscape Circulation
  - Additional Proposed Public Open Space Circulation
  - Existing Public Open Space Circulation
  - New Public Open Space
- TOTAL PATH 460'**

# SITE CIRCULATION

- **Pedestrian Access**

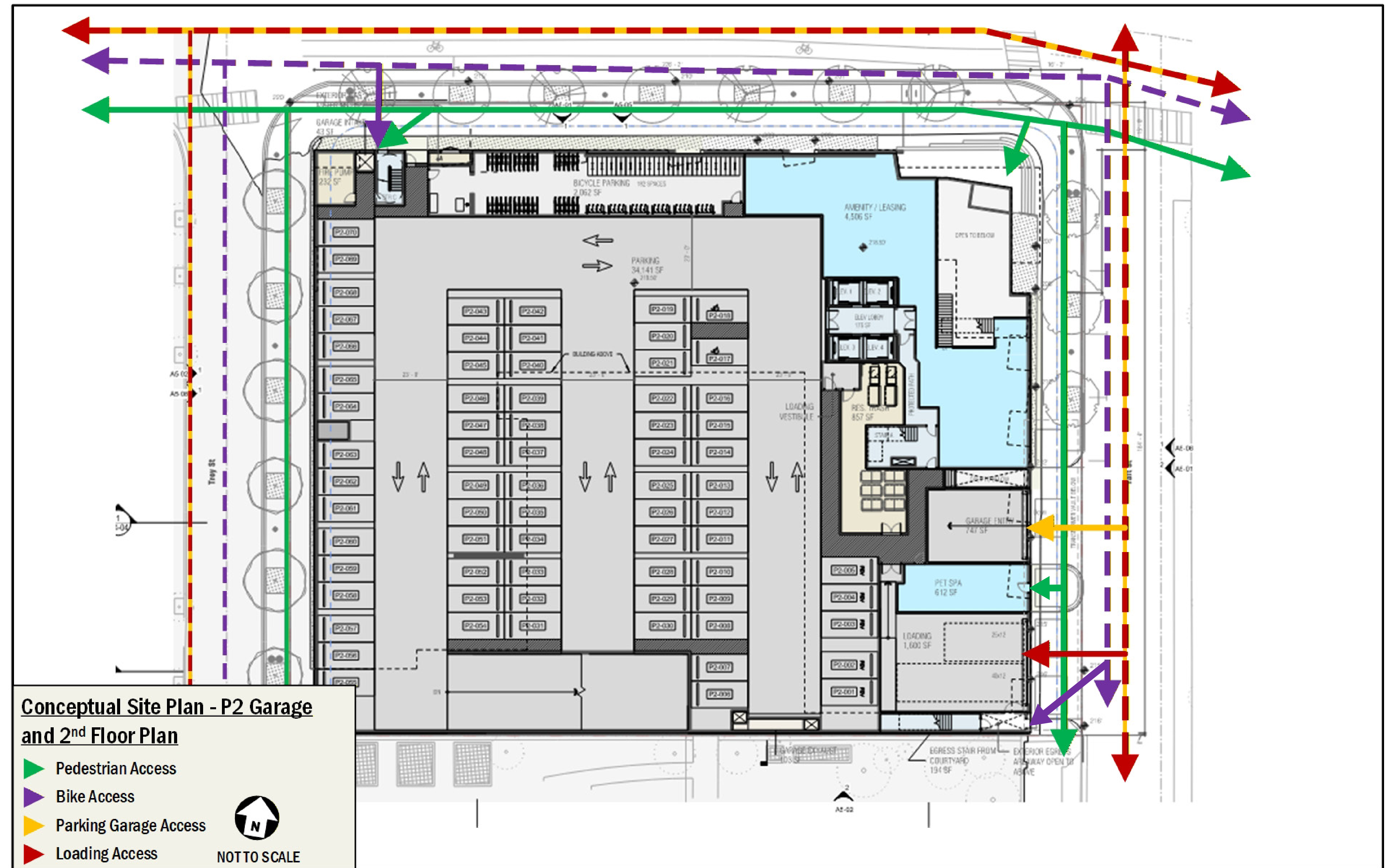
- Pedestrian access will be via 15th Street N and N Taft Street
- It is 0.2 miles from the Courthouse Metro Station

- **Vehicular Access**

- Access to the parking garage and loading dock will be via N Taft Street

- **Bicycle Access**

- Bike parking will be on the P2 level of the garage and on the 3rd floor of the development. Access will be via 15th Street N
- Short-term bicycle parking spaces will be placed along the site frontage in highly visible and accessible locations



# PARKING AND LOADING

## • Vehicular Parking

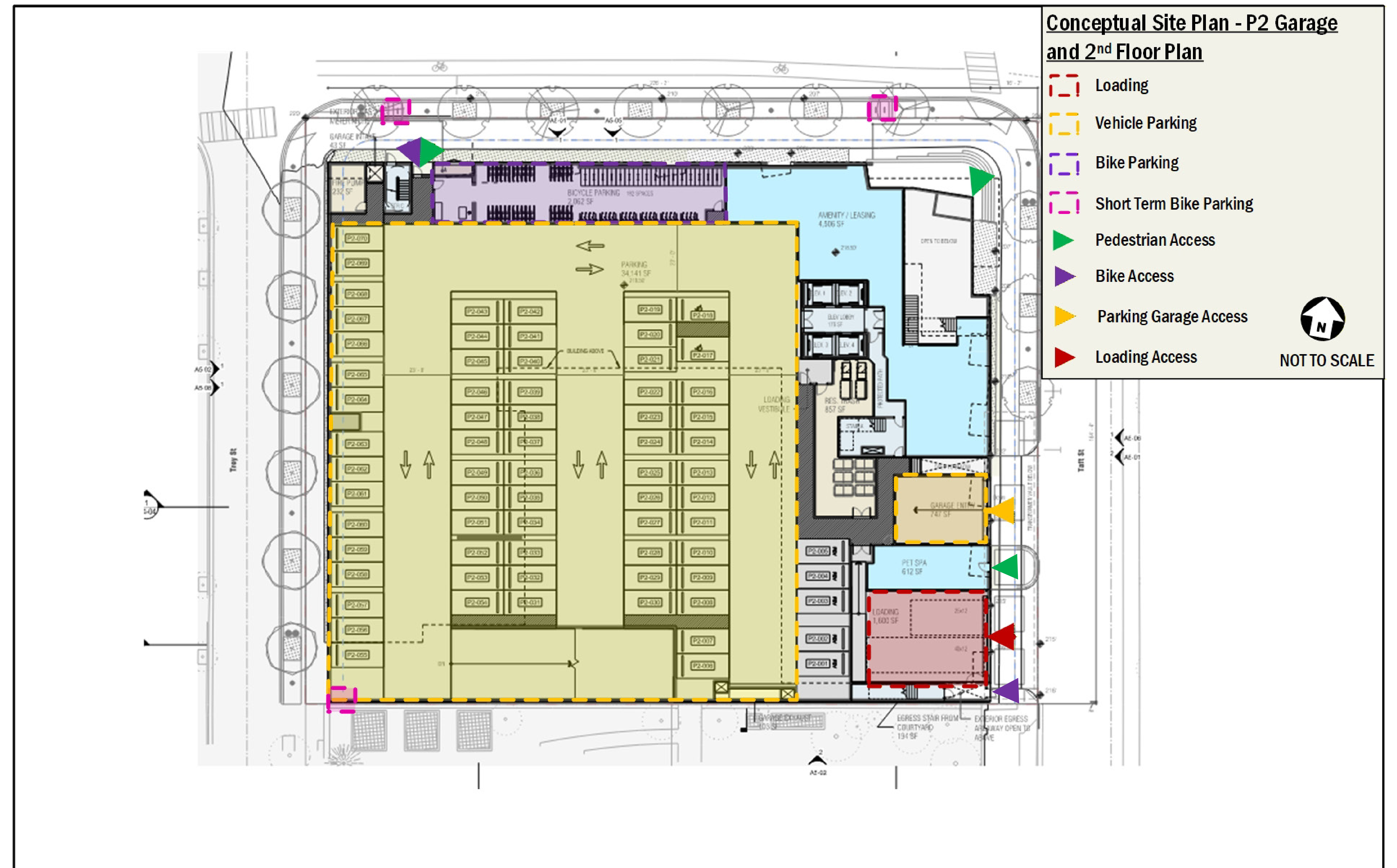
- Three-level parking garage accessible via a driveway access on N Taft Street with 269 parking spaces
- Parking ratio of 0.68 per dwelling unit (including 10 visitor spaces)

## • Loading

- One (1) 40-foot and one (1) 25-foot loading berth will be provided with access via N Taft Street

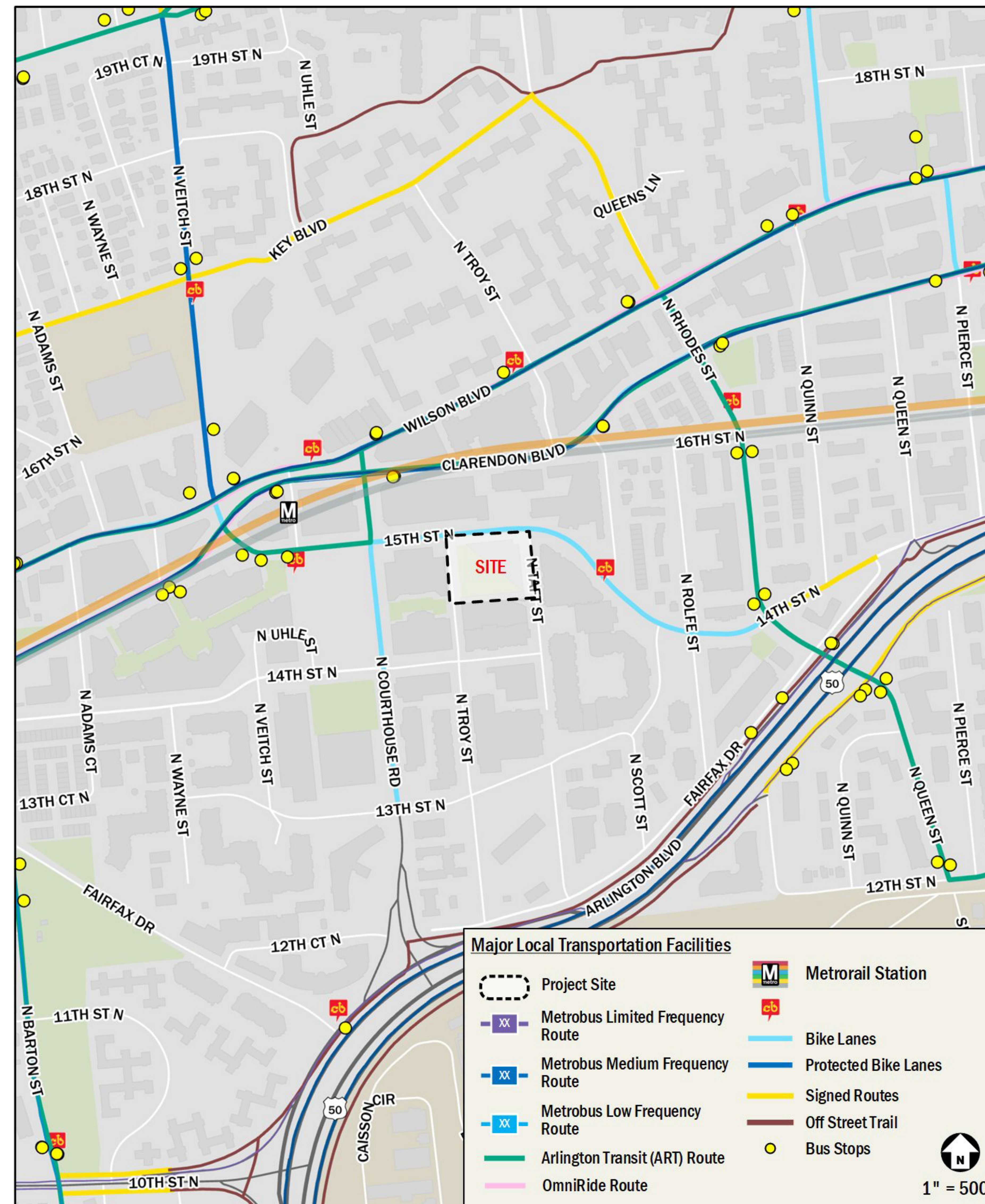
## • Bicycle Parking

- 184 long-term bike parking spaces located on the P2 garage level and 3rd floor
- 8 short-term bike parking spaces placed around the site frontage

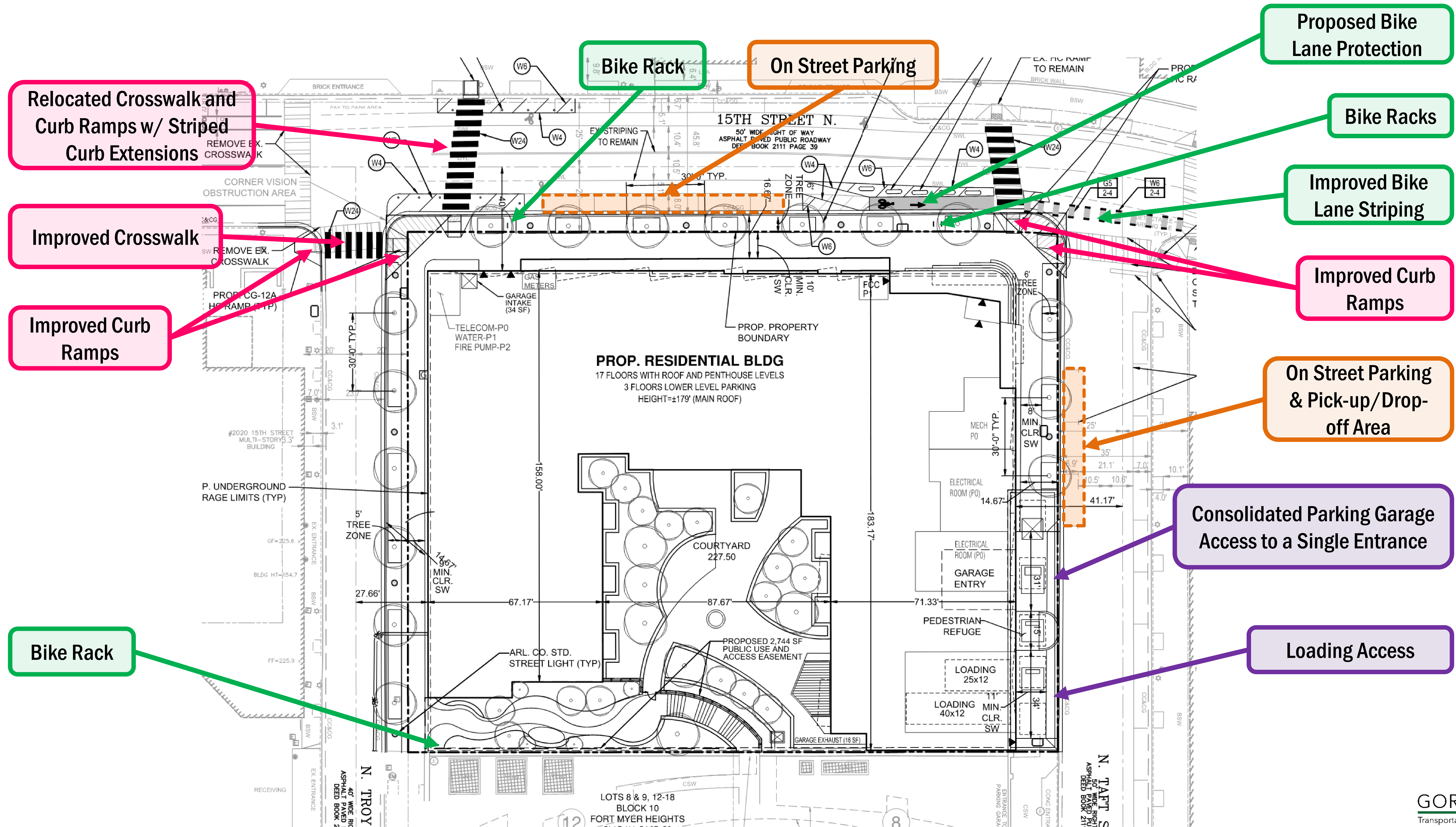


## TRANSPORTATION OVERVIEW

- Located in the Courthouse area of Arlington, Virginia
- It is 0.2 miles from the Courthouse Metro Station
- 11 bus routes accessible via bus stops within ¼ mile
- Well-connected pedestrian and bicycle network
  - Improvement to pedestrian facilities in and around site
  - Access to several existing on- and off-street bicycle facilities
- On-site parking proposed in an on-site parking garage
- Long- and Short-term bicycle parking will be provided
- Will include Transportation Management Plan



# MULTIMODAL IMPROVEMENTS



# TRANSPORTATION MANAGEMENT PLAN

- **Participation and Funding**

- ATP Membership
- Designated PTC
- Contribute to TRAC

- **Facilities and Improvement**

- Information display in building lobbies
- On-site bicycle facilities
- Parking Management Plan
- Bicycle Facilities Management Plan

- **Promotion, Services, and Policies**

- Provide site-specific transit information
- Provide one-time SmarTrip cards, bikeshare membership, or carshare membership
- Provide sustainable commuter benefit program for employees
- Provide links to transportation resources on website

- **Performance Monitoring**

- Annual report to County
- Transportation and parking performance monitoring

## SUSTAINABLE DESIGN SUMMARY

The Arlington County Green Building Incentive Policy contains sustainable design requirements for projects seeking bonus density. The Green Building Incentive Policy describes a number of sustainable design requirements and options. To meet the baseline prerequisites the Alexan Courthouse project is pursuing a LEED for Homes Multifamily Midrise v4 Gold rating. Sustainable design features are summarized below:

- Energy Use Reduction. The building will be designed to reduce energy use by at least 14% compared to the ASHRAE 90.1-2016 baseline. This will be achieved through the following:
  - High efficiency VRF HVAC systems
  - Lighting occupancy sensors in corridors, amenity spaces and the parking garage
  - ENERGY STAR appliances
  - Solar photovoltaic (PV) system or offsite renewable energy purchase
  - Central high-efficiency hot water heaters
- Water Efficiency. The design will include low flow plumbing fixtures to reduce water use compared to the LEED baseline by at least 40%.
- Materials and Resources. The project is reusing a portion of the existing below-grade garage which reduces the amount of materials required for construction.
- Sustainable Sites. Bioretention and green roof areas reduce runoff from the site. Over 30% of the site is open space with landscaping. The project will have a bioretention facility located on the 8th Floor terrace.
- Electric Vehicle Parking. The building will have EV parking spaces for a minimum 4% of parking capacity (11 spaces); along with another 15% future EV infrastructure (39 spaces).
- At least 90% of exterior light fixtures will be either Dark-sky approved friendly fixtures or meet the county's baseline prerequisite criteria for light pollution reduction.

Furthermore, Alexan Courthouse is being designed to achieve an ENERGY STAR score of 75 or greater post occupancy, per the baseline prerequisites.



**Thank you**

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