

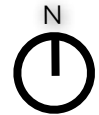
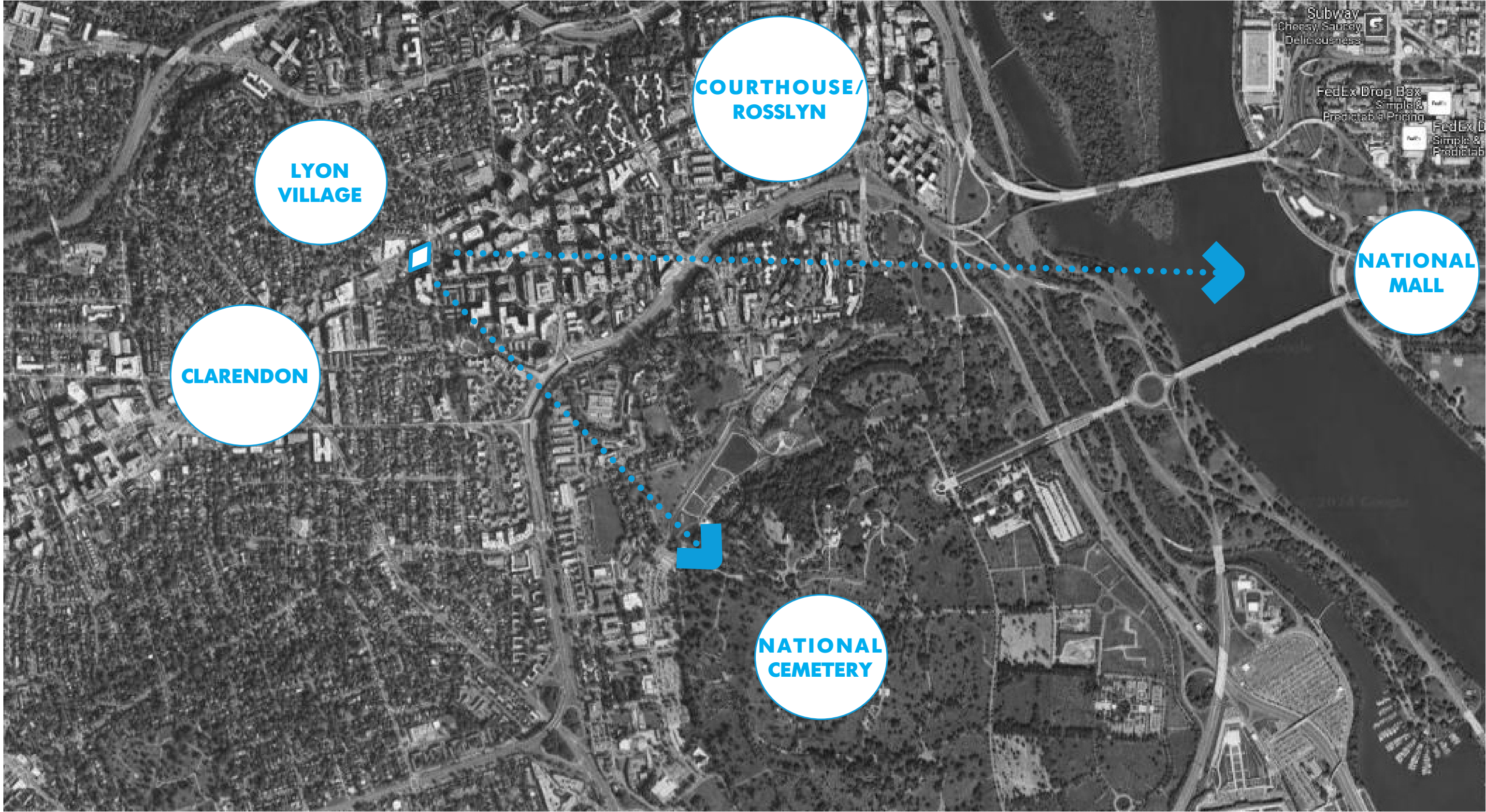
2500 WILSON BOULEVARD

SPRC 01 MEETING

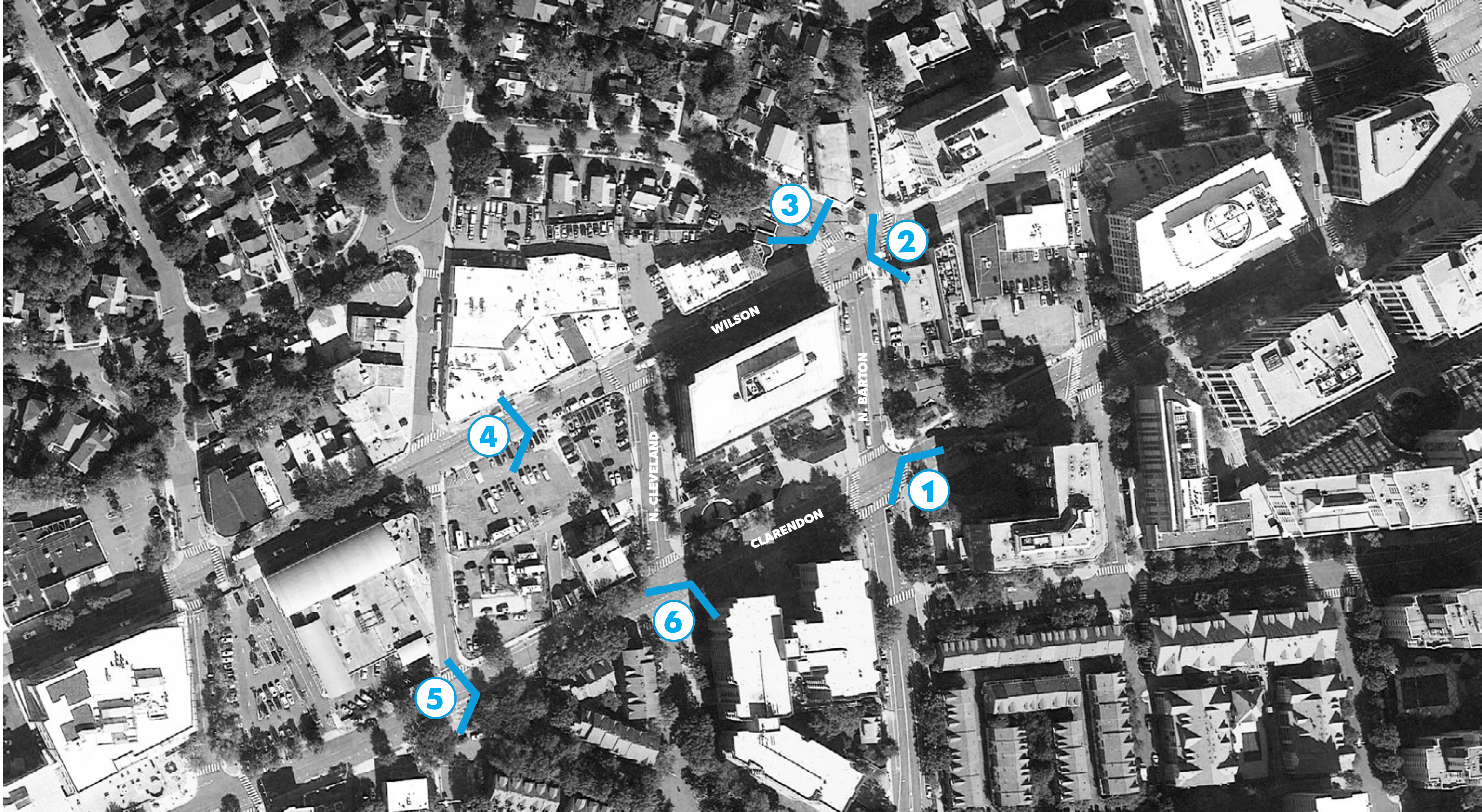
10 MARCH 2025



AERIAL CONTEXT



SITE CONTEXT



SITE CONTEXT



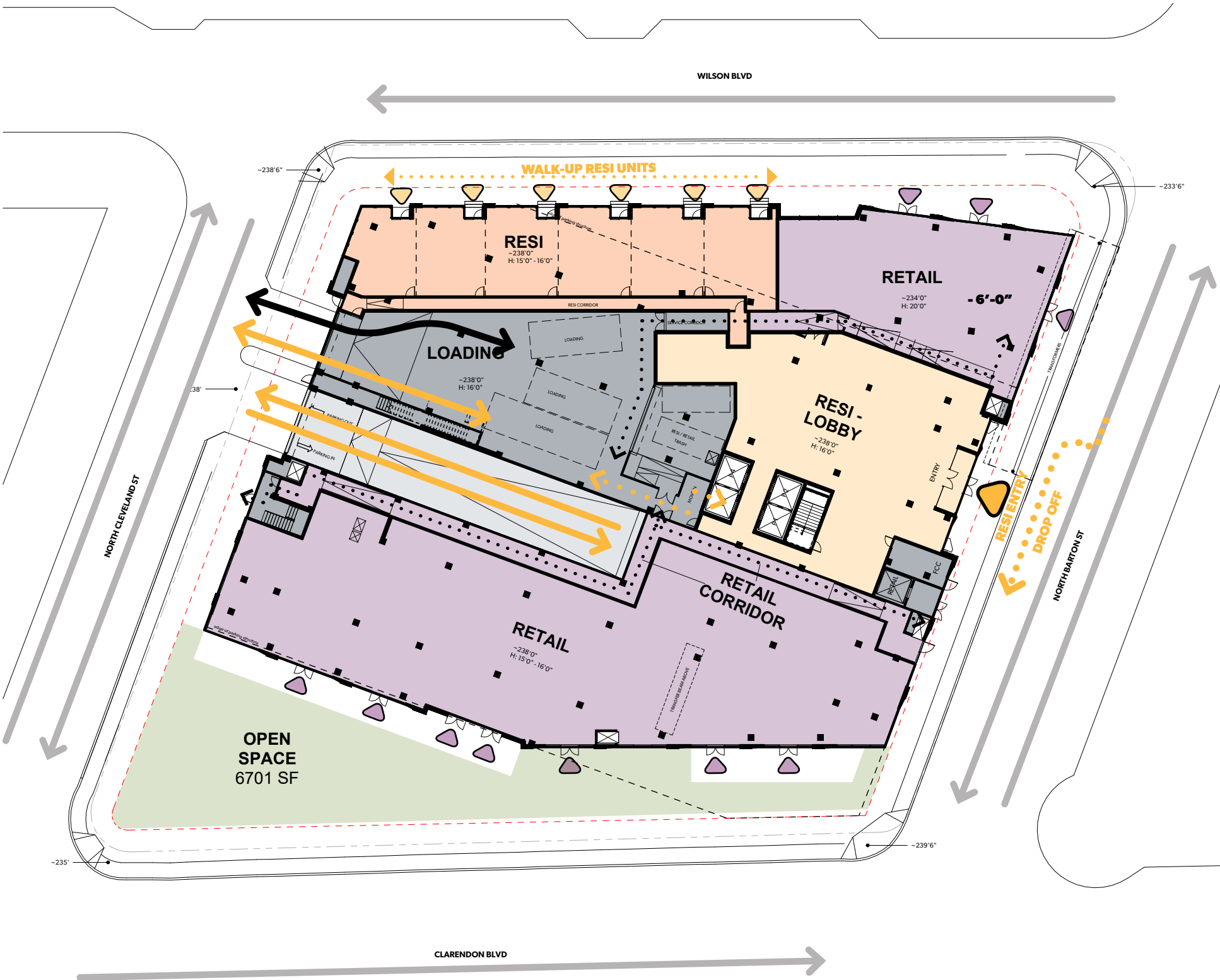
EXISTING BUILDING



PLANNING & ZONING EFFORTS



GROUND LEVEL

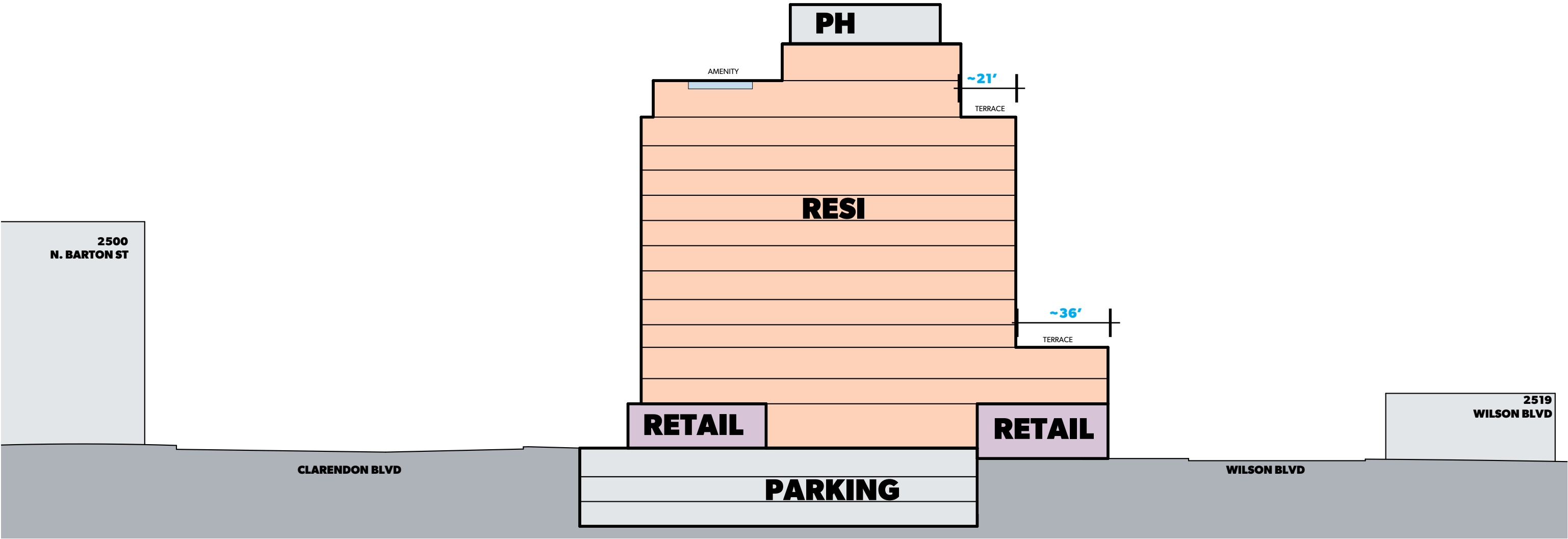
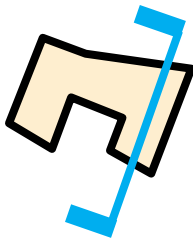


- RESIDENTIAL - VEHICULAR
- RESIDENTIAL - TENANT
- RETAIL
- LOADING / DELIVERY
- SERVICE - TENANT

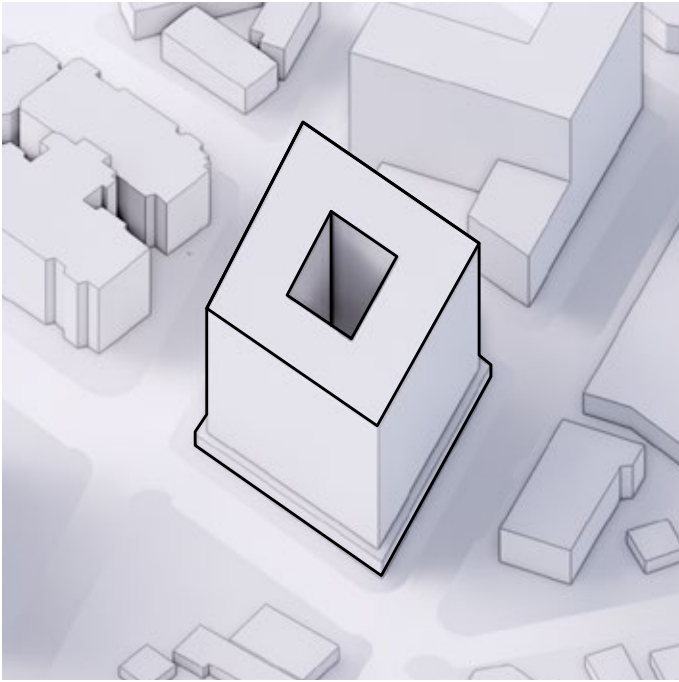
HEIGHT:	14 STORIES (156' - 6" TO SLAB) MAX 23' PENTHOUSE HEIGHT
SITE AREA:	62,011 SF (1.42 ACRES)
TOTAL GFA:	~357, 500
RETAIL:	~18, 250
RESI:	~339, 250
RESI UNITS:	296 UNITS
PARK SF:	~6,700
PARKING SPACES	237
RESI:	207 (.70 / UNIT)
RESI VISITOR:	10
RETAIL:	20 (1/912 SF)
BIKES:	138



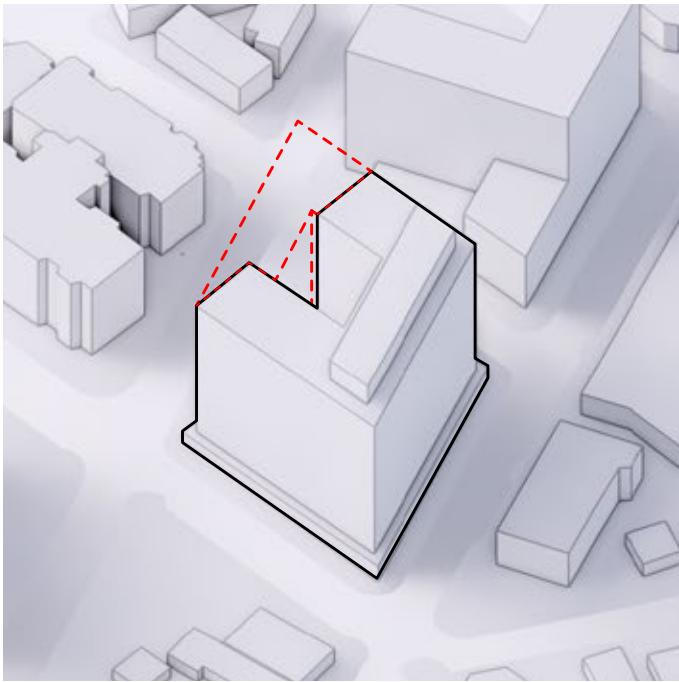
BUILDING SECTION



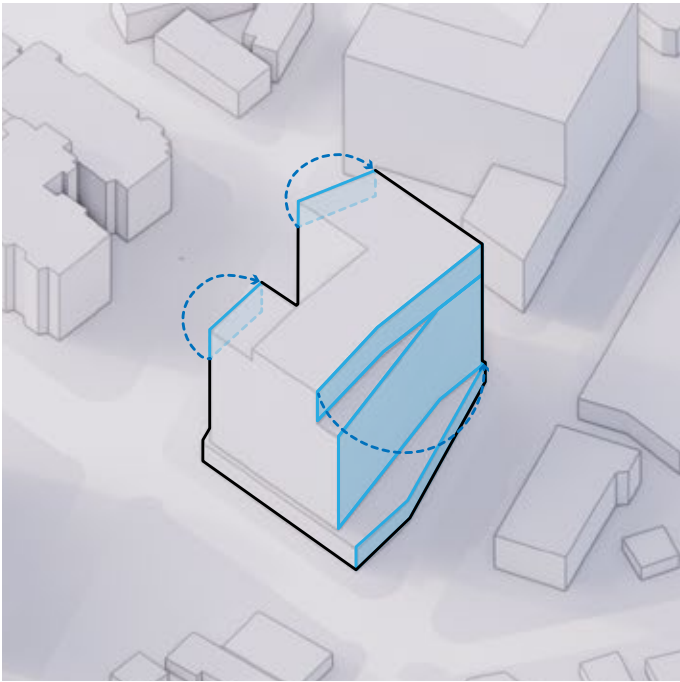
MASSING DIAGRAMS



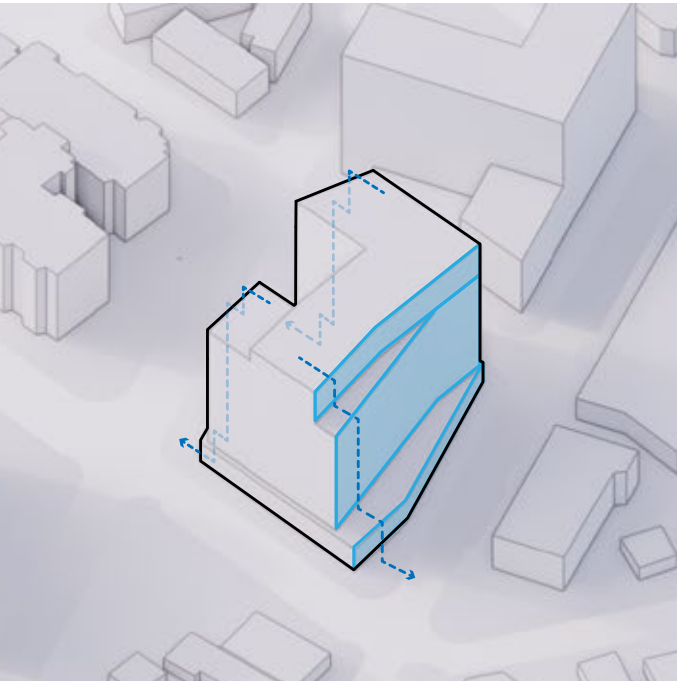
1) MAXIMUM DENSITY



2) CARVE PARK SPACE



3) ROTATE TO REDUCE SHADOWS

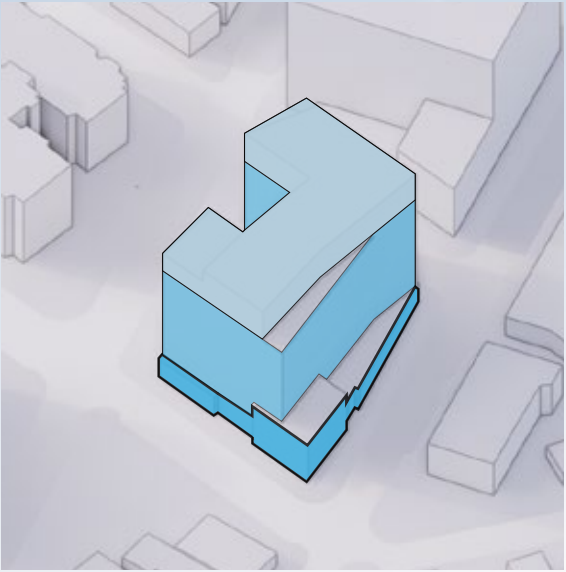


4) STEP DOWN TO REDUCE SCALE

VIEW FROM WILSON AND BARTON



FACADE HIERARCHY



BASE-MIDDLE-TOP HIERARCHY

B2 MODULE:
1-Story window bays
Thinner piers between window bays

A2 MODULE:
2-Story window bays
Thinner piers between window bays

A1 MODULE:
3-Story window bays
Wider piers between window bays

BASE MODULE:
Varied streetscape height
Textured brick articulation
Material difference at "Push" moments.



VIEW FROM CLAREDON AND BARTON



VIEW FROM CLAREDON AND CLEVELAND



MATERIALITY & BIOPHILIA



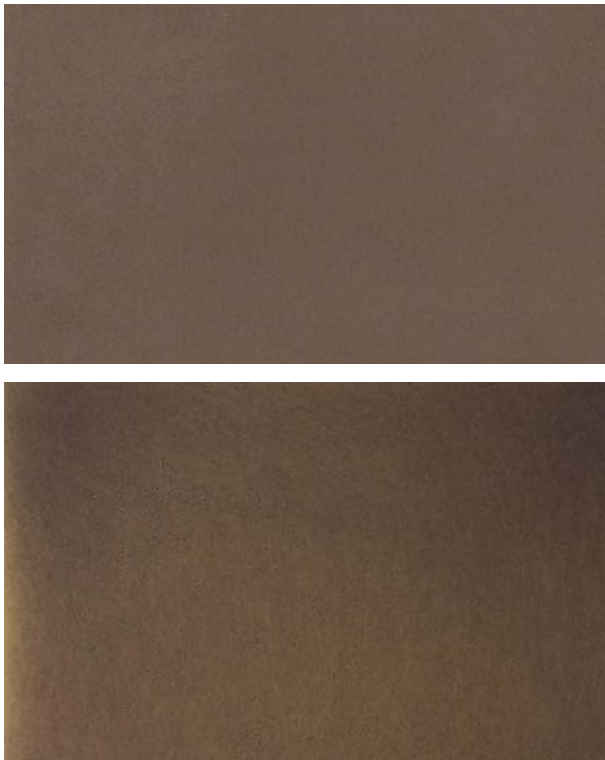
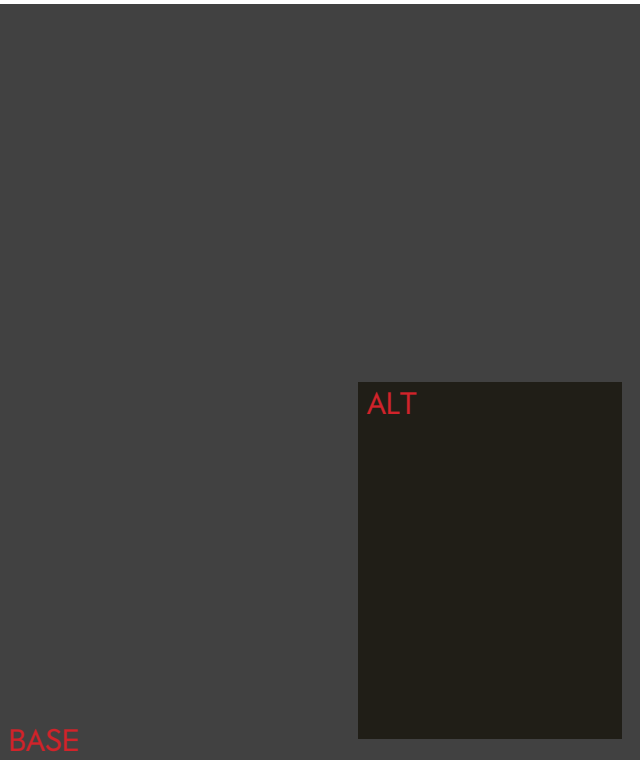
LIGHT COLORED BRICK
REFERENCE IMAGES FOR LOOK AND FEEL



ARTICULATED BRICK
TEXTURE REFERENCE ONLY - NOT COLOR



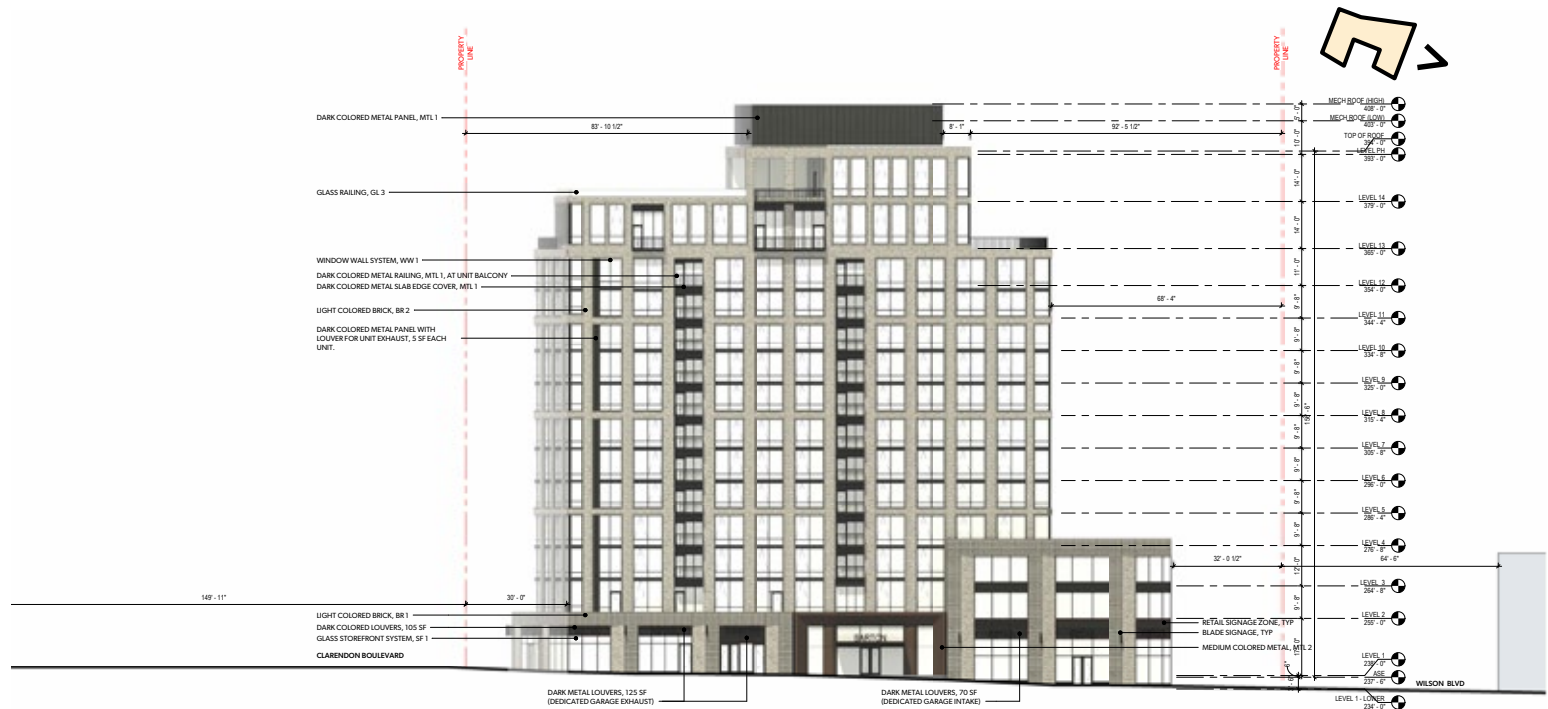
DARK COLORED METAL
COLOR REFERENCE ONLY



MEDIUM COLORED METAL



BUILDING ELEVATIONS



BUILDING ELEVATION - N. BARTON ST



BUILDING ELEVATION - WILSON BLVD



BUILDING ELEVATION - N. CLEVELAND ST



BUILDING ELEVATION - CLARENDON BLVD

PUBLIC SPACE AERIAL

