

2500 WILSON BOULEVARD

SPRC 02 MEETING

17 APRIL 2025

1. Architectural Updates
2. Open Space, Public Art & Landscape
3. Parking, Loading and Transportation
4. Green Building & Sustainability

Architectural Updates

VIEW FROM WILSON AND BARTON

SPRC 01 DESIGN



VIEW FROM WILSON AND BARTON

REVISED DESIGN



LEVEL 13 PUSHED BACK TO ALIGN WITH LEVEL 14

VIEW FROM WILSON AND CLARENDON

SPRC 01 DESIGN



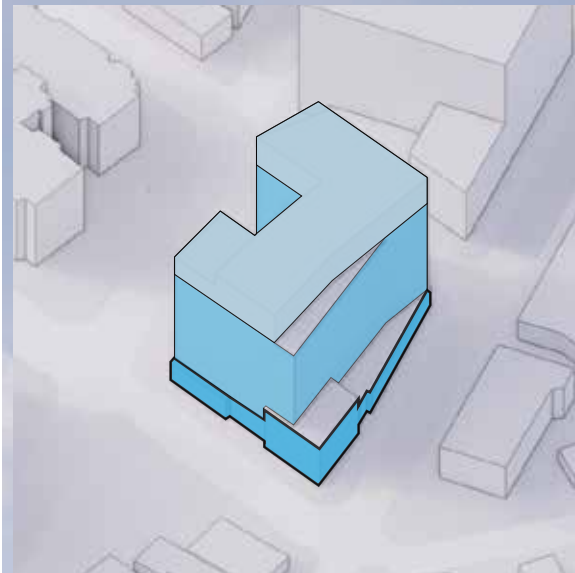
VIEW FROM WILSON AND CLARENDON

REVISED DESIGN

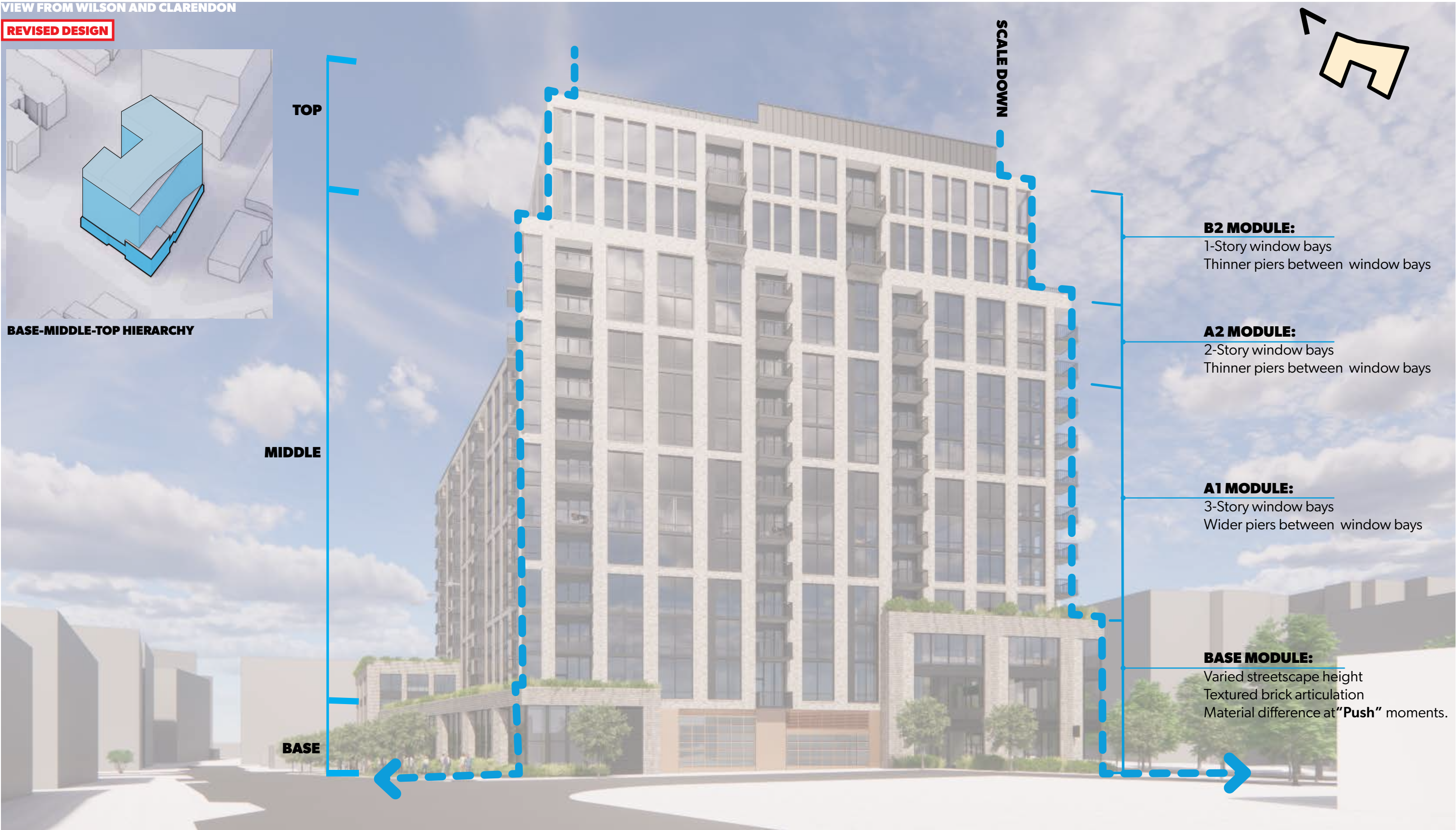


VIEW FROM WILSON AND CLARENDON

REVISED DESIGN



BASE-MIDDLE-TOP HIERARCHY



TOP

MIDDLE

BASE

SCALE DOWN

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 CLARENDON AND CLEVELAND

SPRC 01 DESIGN

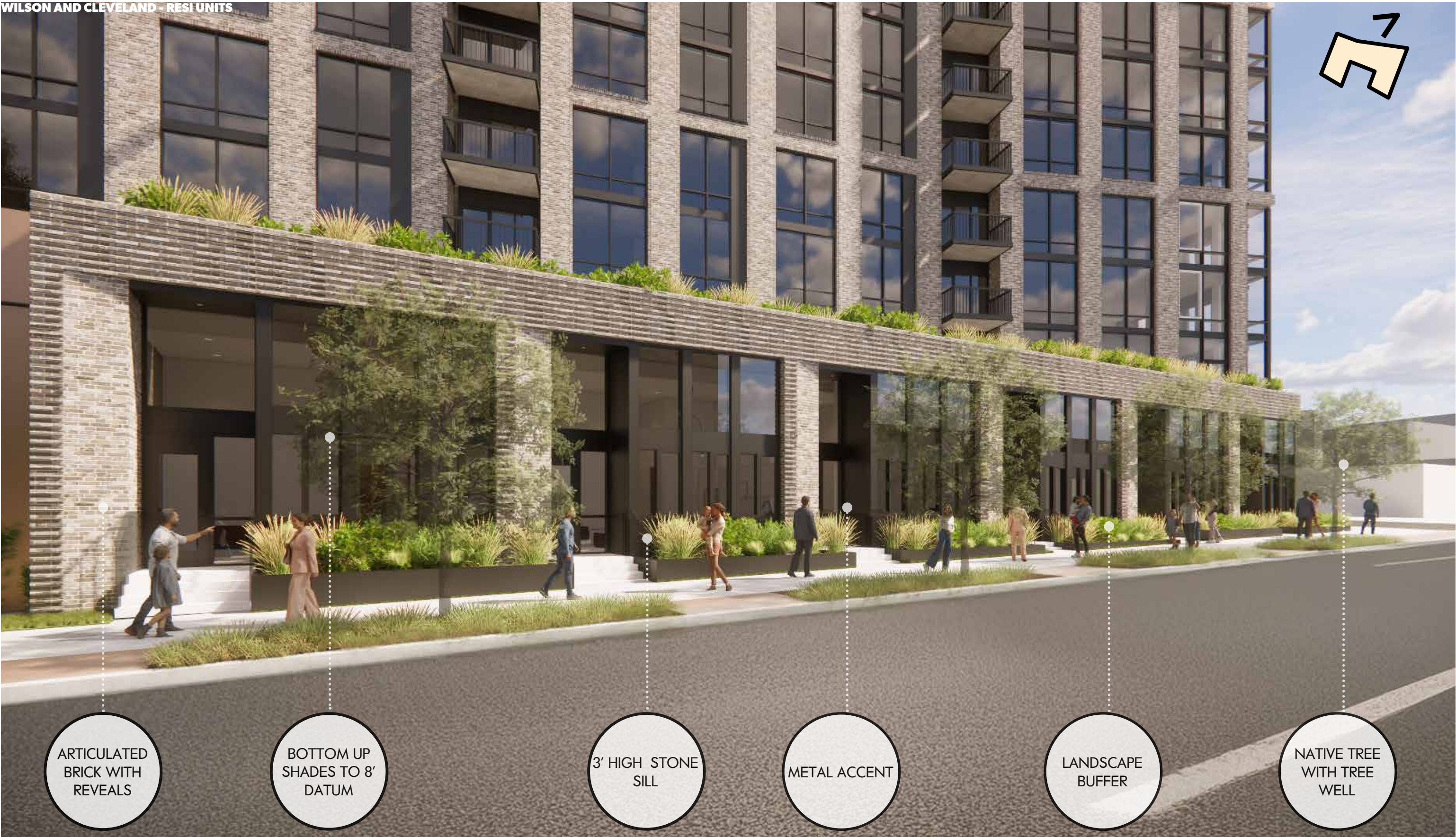


VIEW FROM CLARENDON AND CLEVELAND

REVISED DESIGN

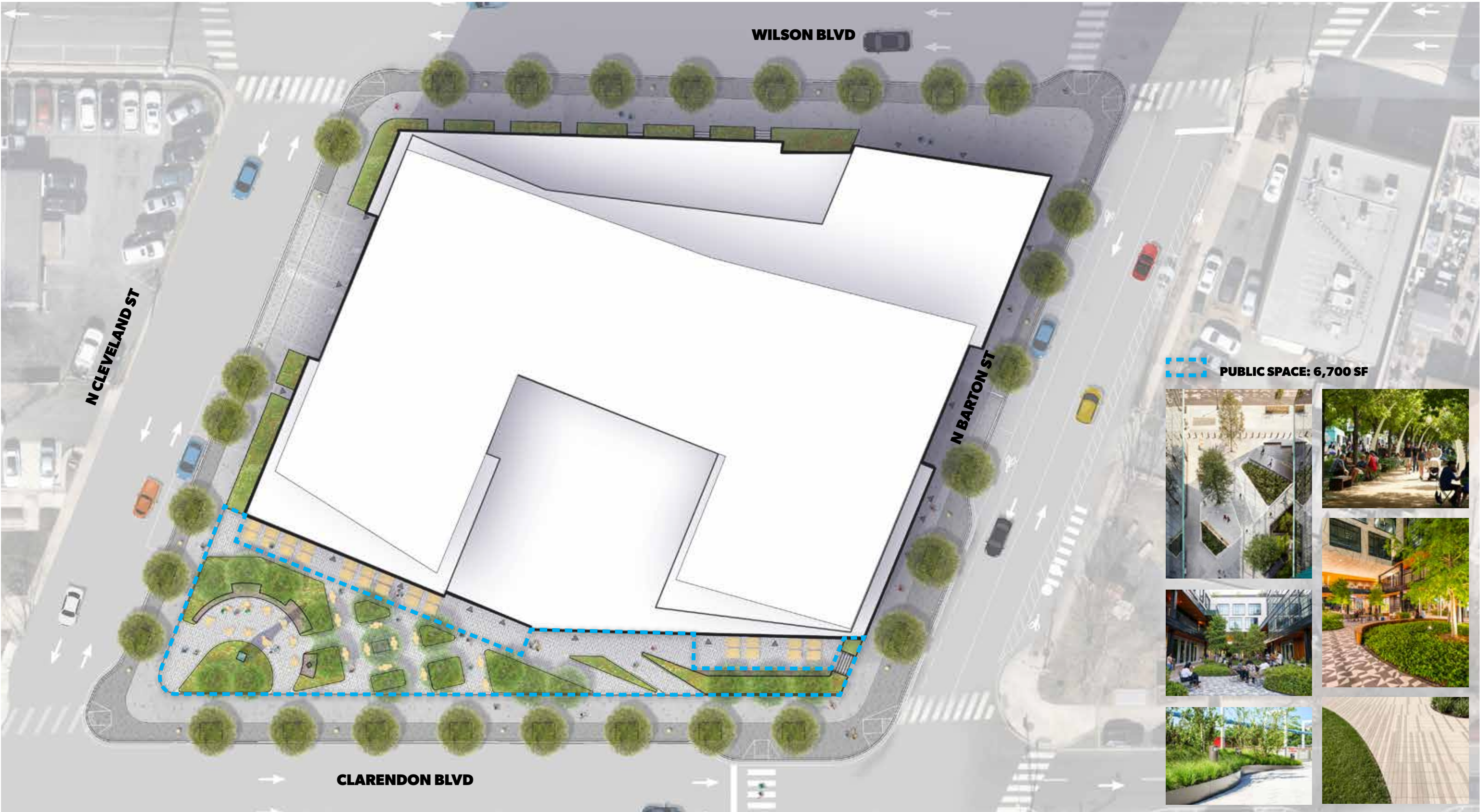


WILSON AND CLEVELAND - RESI UNITS



Open Space, Public Art and Landscape

PUBLIC SPACE PLAN



BIOPHILIA - PRINCIPLES AND DESIGN APPROACHES

NATURAL ENVIRONMENT



- Brings nature to people
- Promotes native plants and animals
- Reduces stress



- Diverse plant palettes
- Reminiscent of open fields, wooded areas, waters' edges
 - The plant palette envisioned for the project intends to bring an innate kinship through plant selections that are native, have seasonal interest, and support urban habitat such as pollinators.
 - Through the vibrant colors, textures and scents that envelope users in this space to encourage gathering and dialogue

LIGHT



- Promotes warmth and comfort
- Generates dappled light and shade
- Creates desirable ambiance



- The right plants in the right location
- Consider the sun/shade areas across the site
 - Provide areas to soak in the light
 - Take advantage of dappled sunlight under the canopy of trees
 - Provide pollinator gardens with a mix of perennials in areas that receive the most sunlight

NATURAL FORMS & SHAPES



- Connect people to elements of nature.
- Reinforce natural geometry.
- Infuse organic features.



- Horizontal and Vertical Implementation
- Naturally source materials for walls to celebrate the local stone
 - Take inspiration of flowing water and winding pathways from 4MRV
 - Tiered canopy reinforces the natural vertical forms of a forest

CONNECTIONS



- Physical touch of nature
- Scents and aromas
- Calming sounds



- Social and physical connections
- Planting provides areas of sun and shade which allow for year-round comfort that will encourage users to gather and interact with one another
 - Providing plants of various characteristics will enhance one's connection to nature either through scents, physical and visual textures, etc.
 - Providing a public open space will invite the visitors into the development and create a sense of community

HUMAN RELATIONSHIPS TO NATURE



- Reinforce the innate human connection to flora
- Provoke the desire to be immersed with nature
- Create opportunity for daily interaction



- Sensory experiences
- Touch: Creating opportunities to touch the plant material
 - Sight: Curating views to special features with the use of plant materials to enhance one's visual experiences
 - Smell: A diverse native plant palette creates a symphony of natural scents
 - Sound: Whistling of tall grasses and chirping of native birds along with layers of trees create a sound barrier that shields you from city sounds

NATURAL PATTERNS & PROCESSES



- Create repetitive visual cues
- Colors and textures
- Natural materials

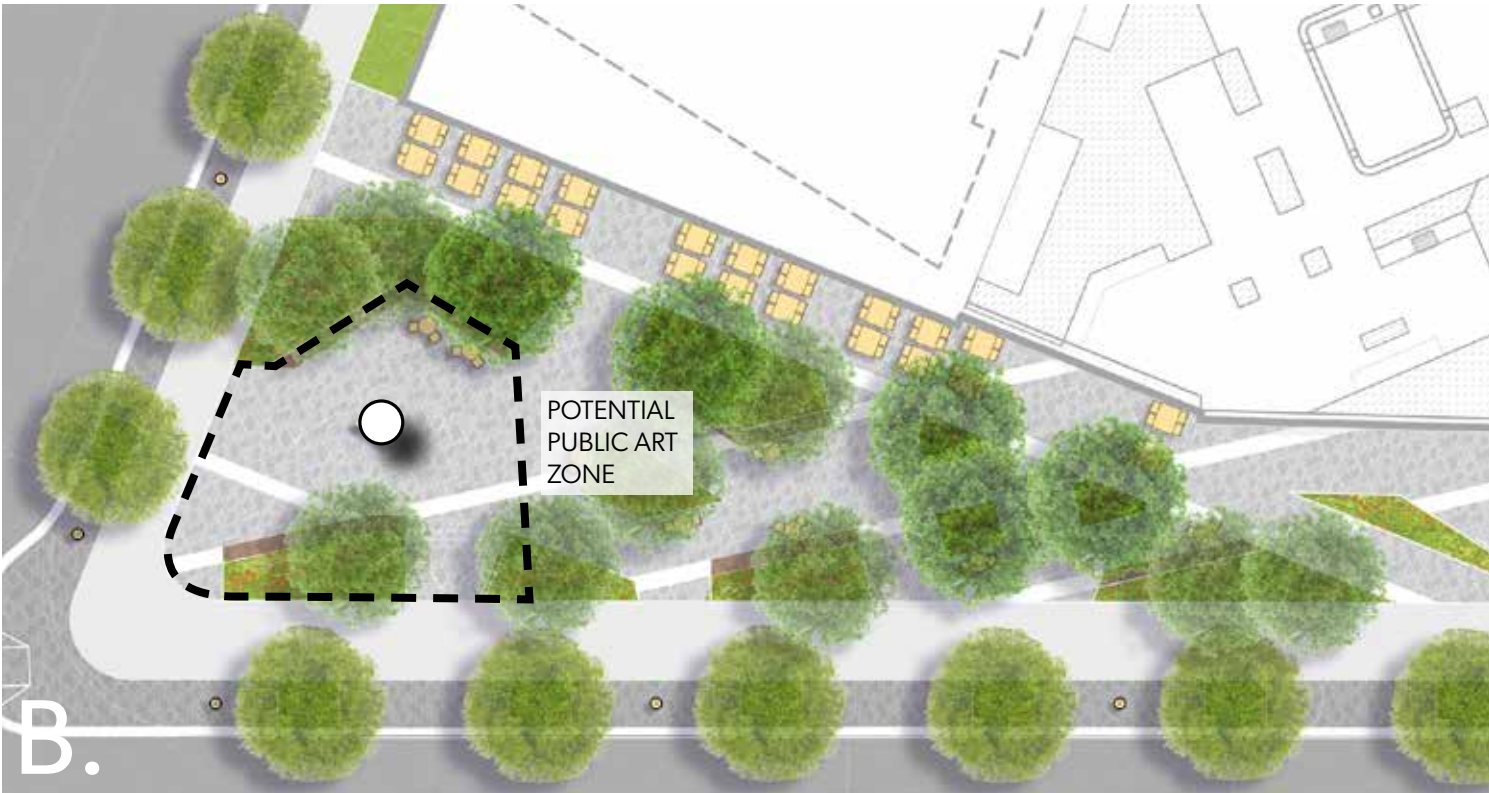


- Organic forms
- Allow plants to grow naturally and minimize hedging
 - Create a series of visual cues either through plant material or lighting
 - Promote natural processes by bringing the story of pollinators front and center with pockets of pollinator gardens in the open space

EXISTING OPEN SPACE AND PUBLIC ART



POTENTIAL PUBLIC ART ZONE



EXISTING AND PROPOSED PUBLIC ART OVERLAY



PUBLIC SPACE CONCEPT WITH INTEGRATED PUBLIC ART



Note: Public art design is preliminary and subject to feedback from the artist.

VIEW FROM WILSON AND CLARENDON

SPRC 01 DESIGN

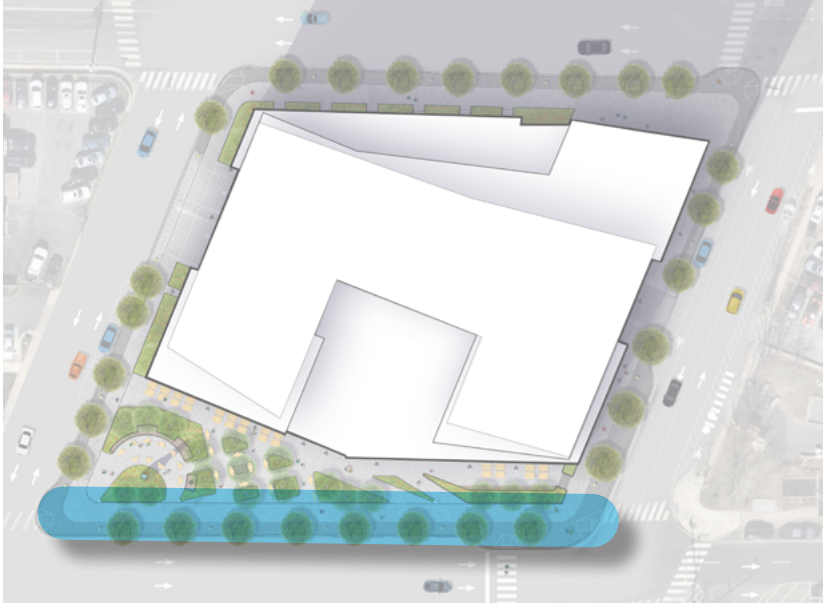
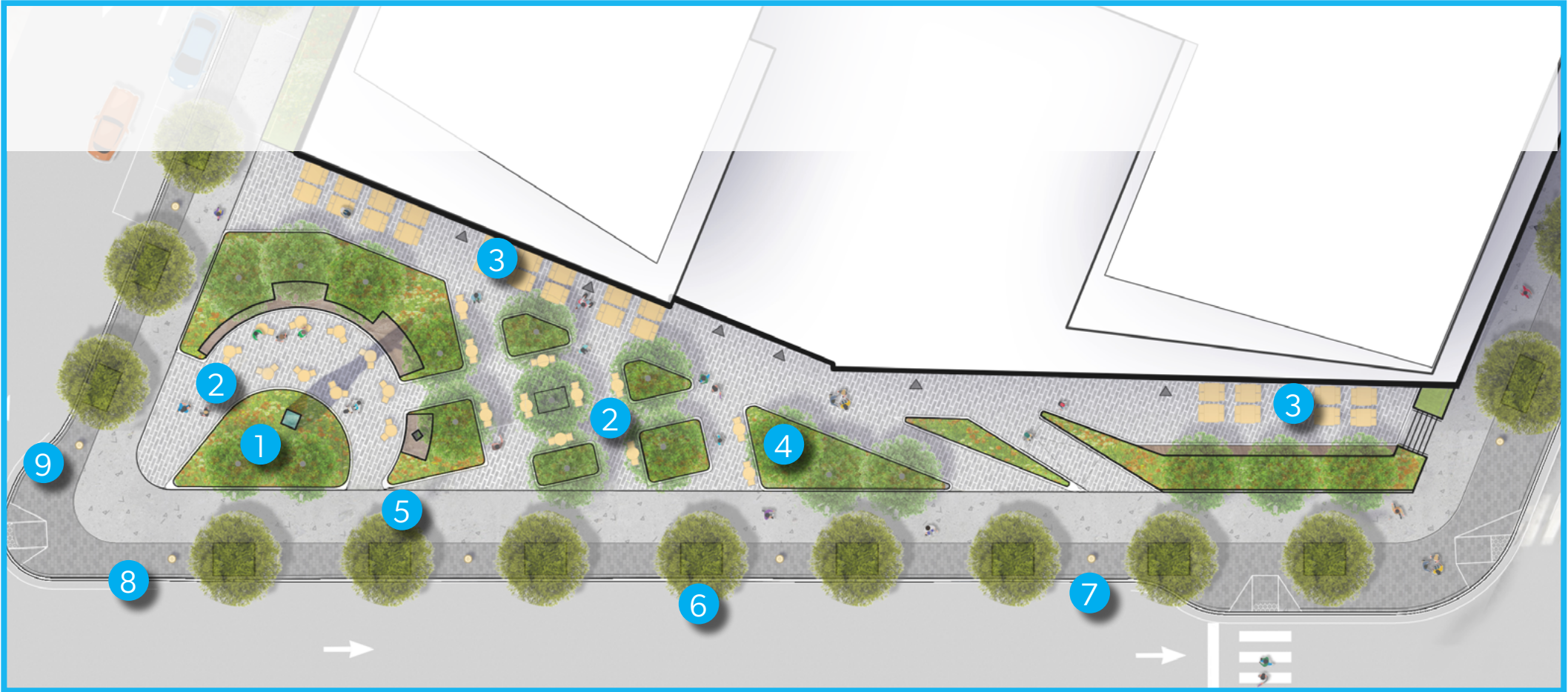


VIEW FROM WILSON AND CLARENDON

REVISED DESIGN



PUBLIC OPEN SPACE + STREETScape - CLARENDON BOULEVARD



- 1 The plaza design studies an option to reincorporate the public art within the plaza, relocating it closer to the corner acting as a landmark and focal element within the public open space.
- 2 The design of the hardscape is influenced by the arch of the sculpture engaging visitors with the public art. This area would contain cafe tables, lighting elements (pedestrian poles, bollards, tree uplights, etc), and interpretive signage.
- 3 Private outdoor dining area for retail tenants.
- 4 Lushly planted landscape beds with canopy/shade trees, shrubs, and groundcovers. The plant beds are designed in a way to encourage visitors to enter the public space and the retail shops, while providing visibility from the streetscape and road.
- 5 10' concrete sidewalk zone
- 6 6' x 8' tree well with native canopy trees, and understory plantings that include shrubs, groundcovers and perennials that engage the senses with texture, color and/or fragrance. Special paving shall define the tree verge per the R-B Corridor streetscape plan.
- 7 Required Arlington County streetlights
- 8 Bike racks
- 9 Mobility wayfinding location

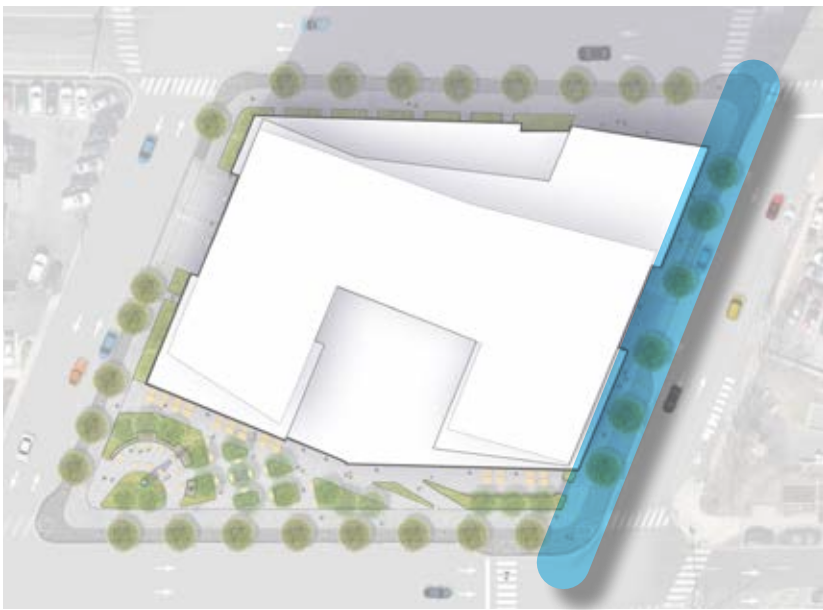
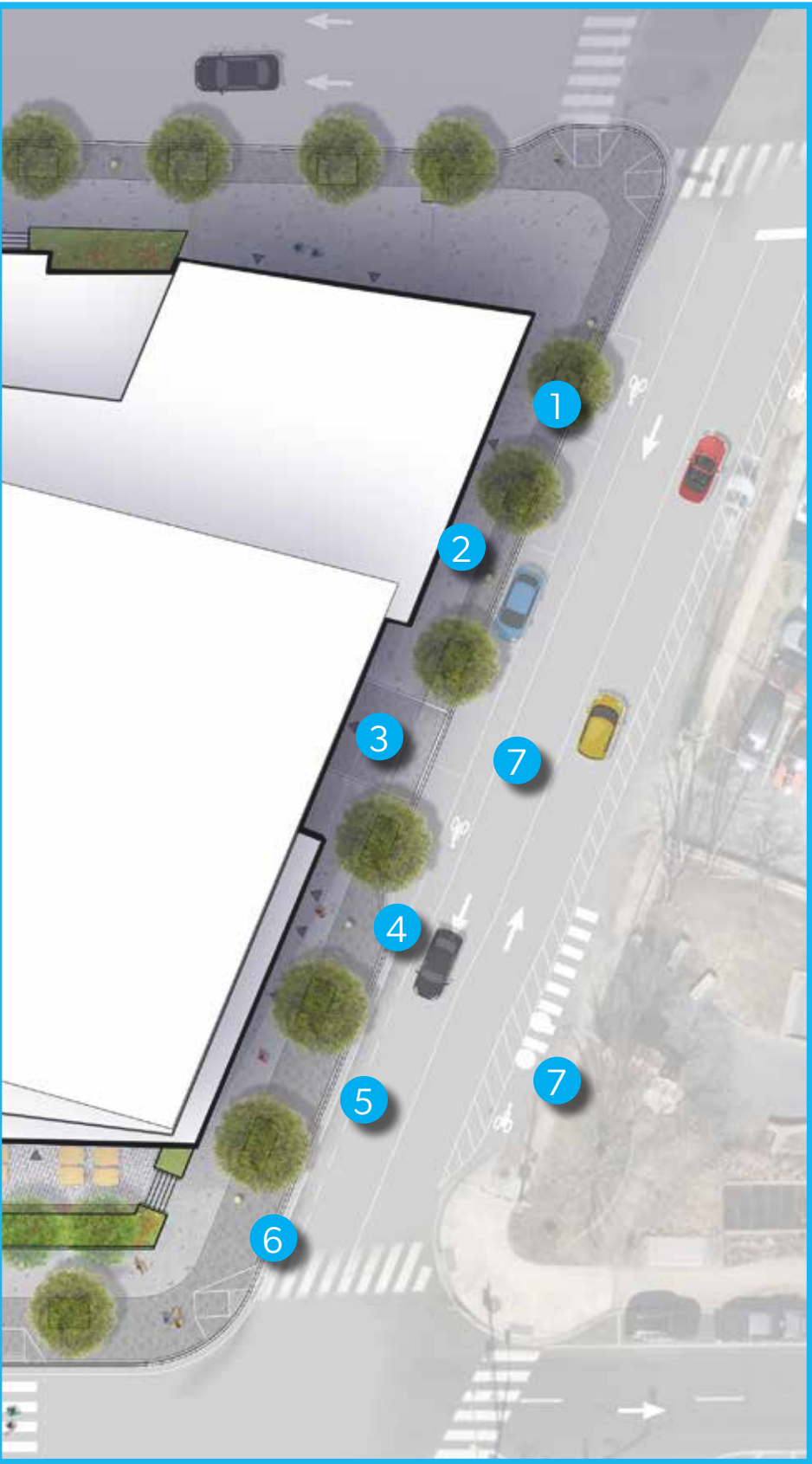


Existing Conditions



Proposed Improvements

STREETSCAPE - N BARTON STREET



- 1 5' x 8' tree well with native canopy trees, and understory plantings that include shrubs, groundcovers and perennials that engage the senses with texture, color and/or fragrance. Special paving shall define the tree verge per the R-B Corridor streetscape plan.
- 2 10' concrete sidewalk zone
- 3 Main residential building entrance with special paving enhancing the entry
- 4 Required Arlington County streetlights
- 5 Existing Arlington County bus stop to remain. New curb enhancements and layout to be constructed.
- 6 Bike racks
- 7 Bike lane improvements

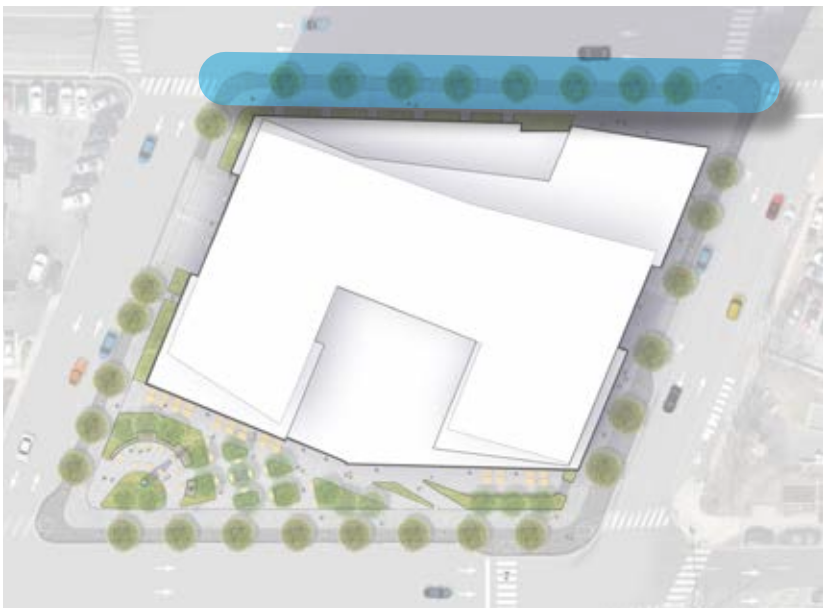
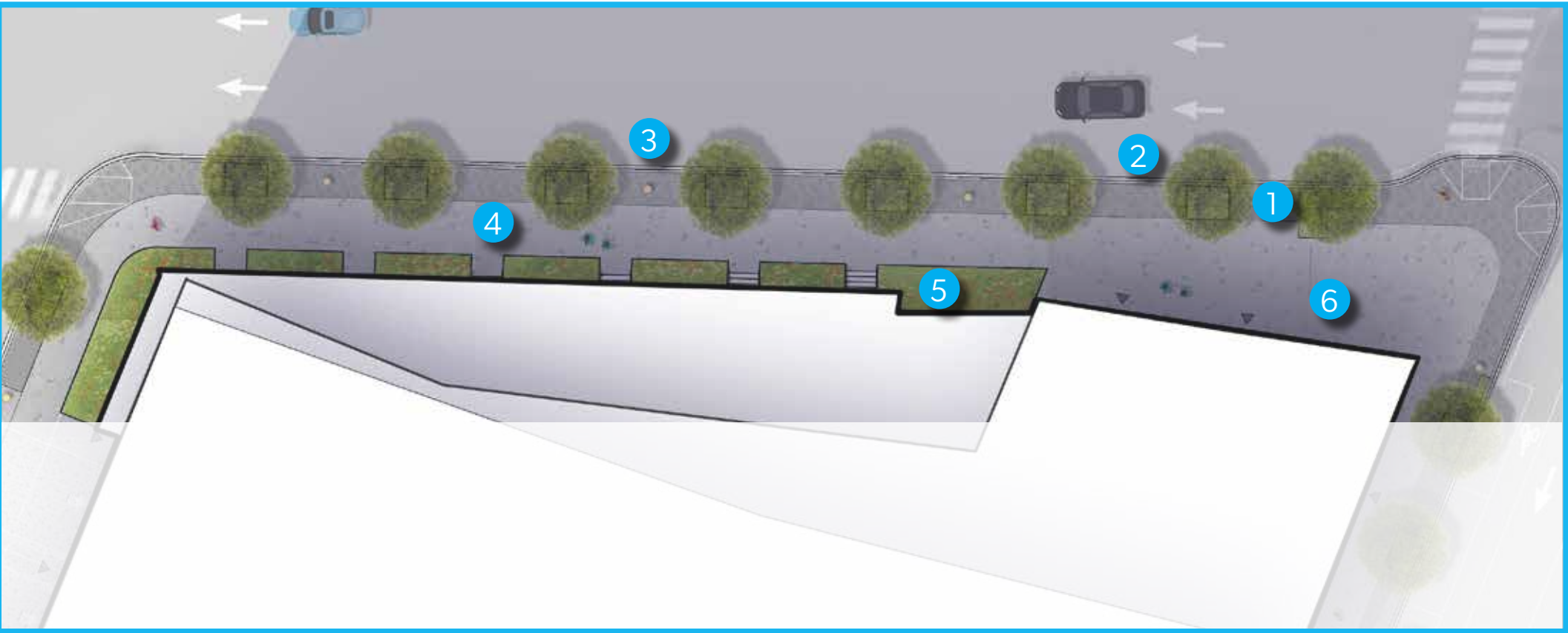


Existing Conditions

Proposed Improvements



STREETSCAPE - WILSON BOULEVARD



- 1 6' x 8' tree well with native canopy trees, and understory plantings that include shrubs, groundcovers and perennials that engage the senses with texture, color and/or fragrance. Special paving shall define the tree verge per the R-B Corridor streetscape plan.
- 2 Bike racks
- 3 Required Arlington County streetlights
- 4 10' concrete sidewalk zone
- 5 Foundation planting in raised plant beds
- 6 Wilson Blvd retail entrance

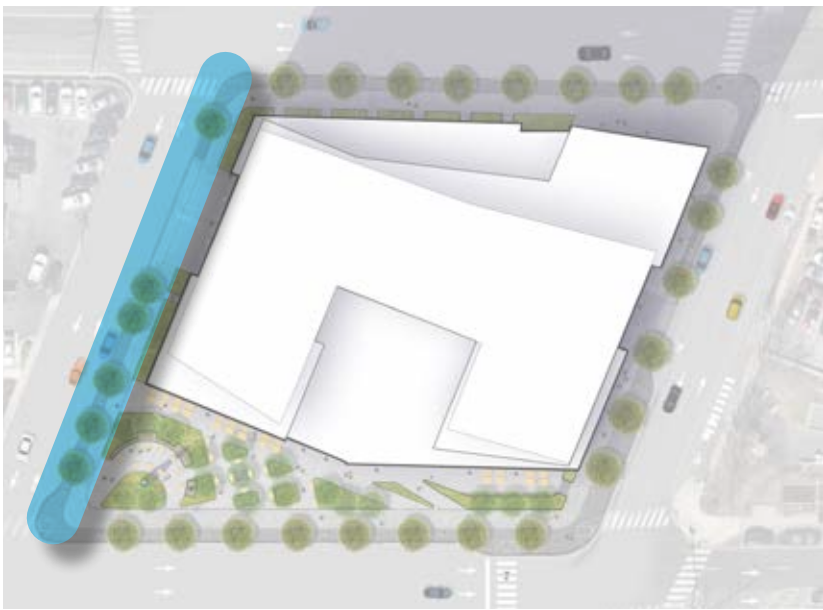
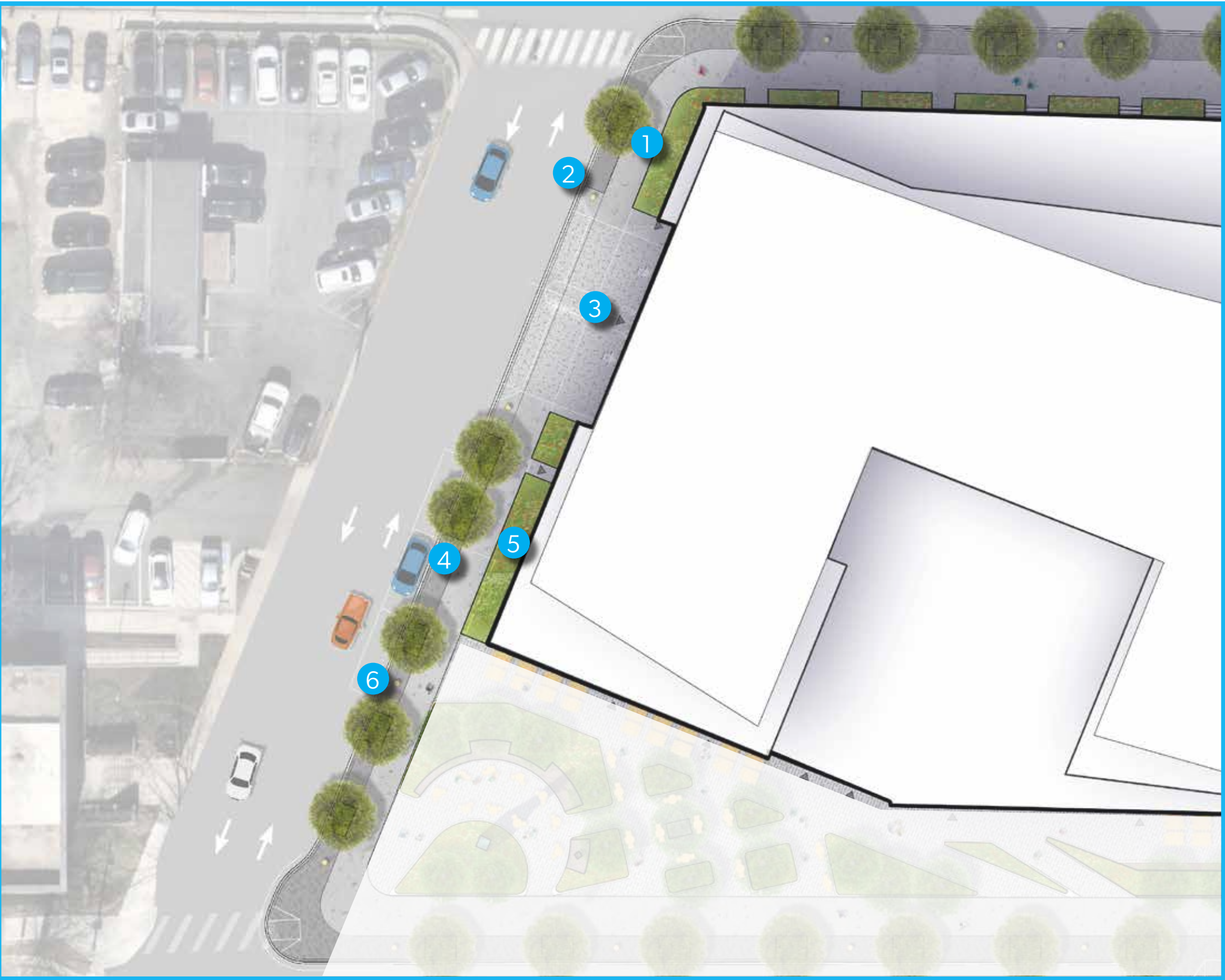


Existing Conditions



Proposed Improvements

STREETSCAPE - CLEVELAND STREET



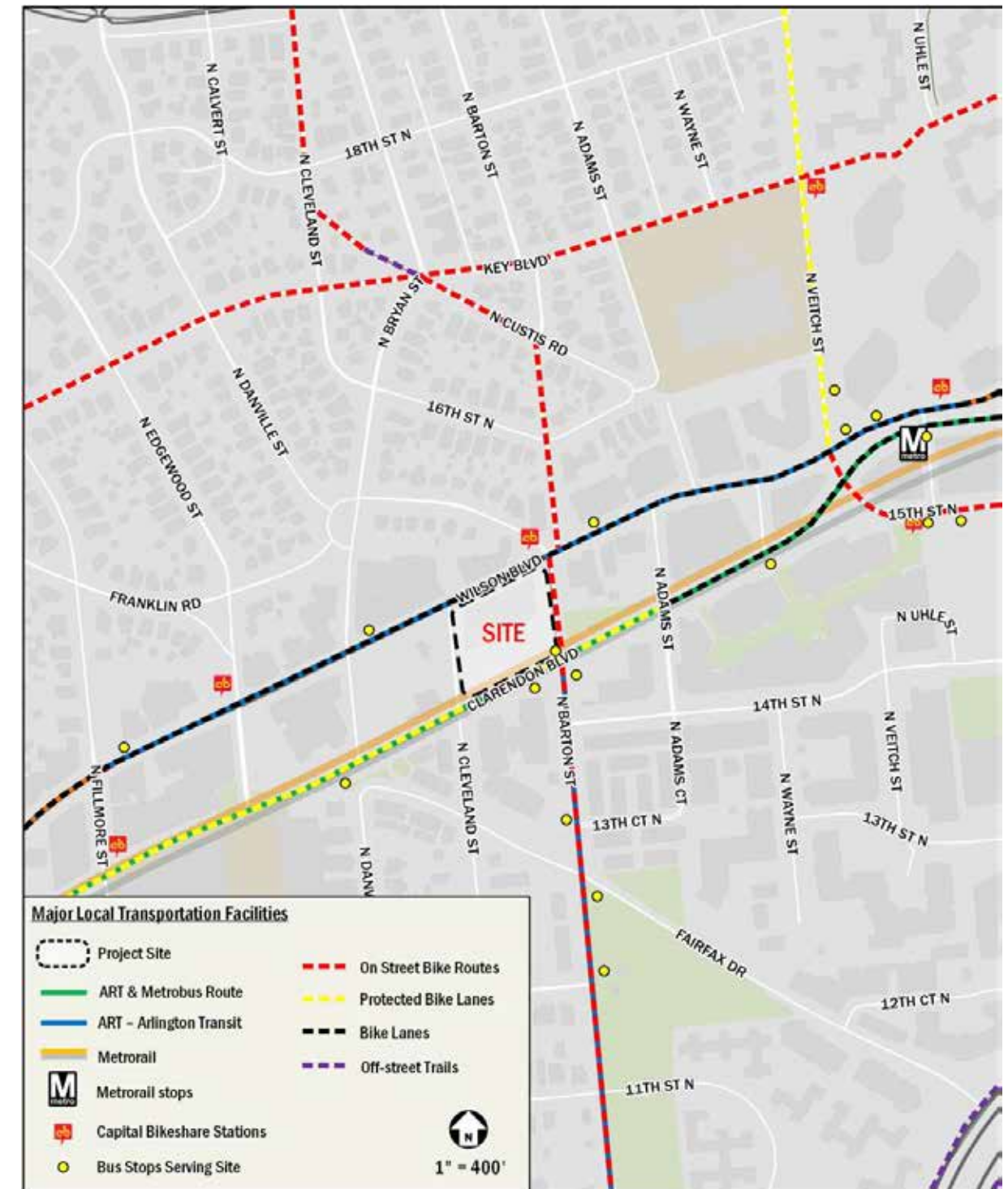
- 1 10' clear sidewalk zone
- 2 Pet relief area
- 3 Parking and Loading entrances
- 4 6' x 8' tree well with native canopy trees, and understory plantings that include shrubs, groundcovers and perennials that engage the senses with texture, color and/or fragrance. Special paving shall define the tree verge per the R-B Corridor streetscape plan.
- 5 Foundation planting consisting of groundcovers, perennials and shrubs that engage the senses with texture, color, and/or fragrance.
- 6 Required Arlington County streetlights

Parking, Loading and Transportation

TRAFFIC

Transportation Overview

- Located in the Courthouse area of Arlington, Virginia.
- It is 0.2 miles from the Courthouse Metro Station and 0.4 miles from the Clarendon Metro Station
- 17 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 a below-grade garage
- Long- and Short-term bicycle parking will be provided
- Will include Transportation Management Plan

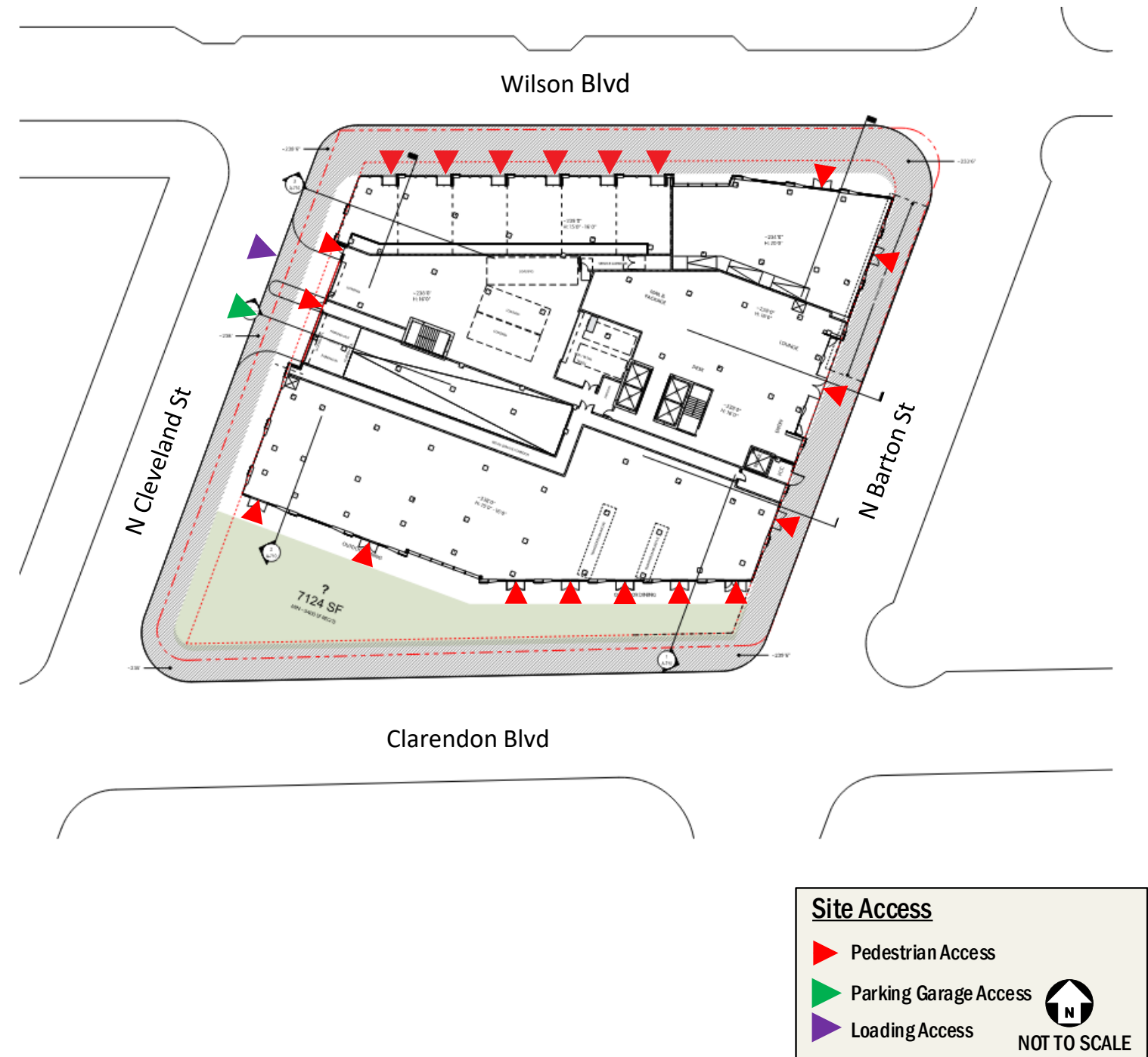


GOROVE SLADE
Transportation Planners and Engineers

TRAFFIC

Project Design

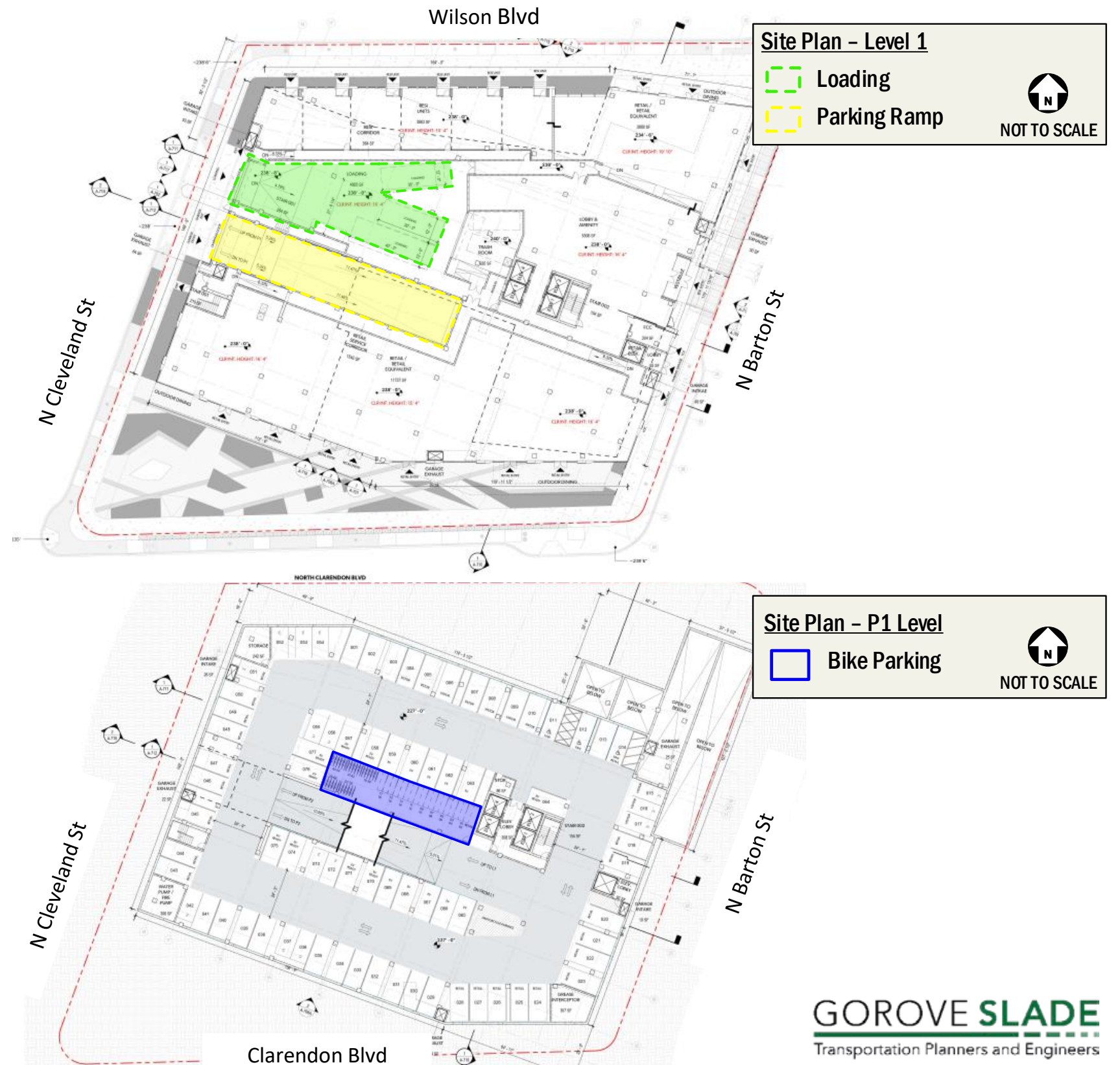
- Program
 - Approximately 296 residential units
 - Approximately 18,209 square feet of retail space
- Pedestrian Access
 - Residential access will be off N Barton St
 - Retail access will be off Clarendon Blvd
- Vehicular access
 - Access to below-grade parking garage will be via N Cleveland St
 - Separate access for loading access via N Cleveland St
- Bicycle Access
 - Bike parking will be in P1 level of below-grade garage and access will be via N Cleveland St
 - Short-term bicycle parking spaces will be placed along the site frontage in highly visible and accessible locations



TRAFFIC

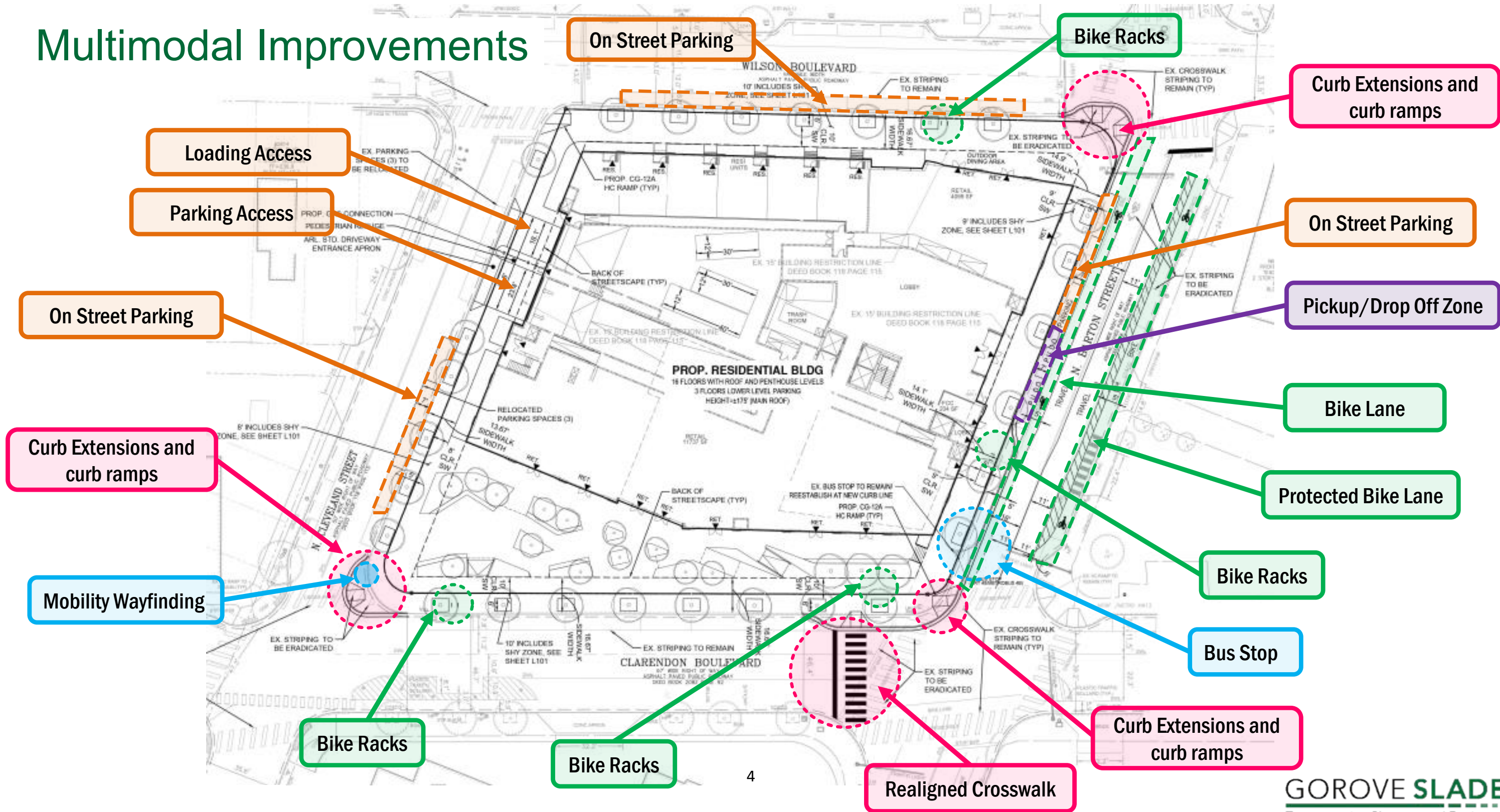
Parking and Loading

- Vehicular Parking
 - One level below-garage accessible via a driveway access on N Cleveland Street with 237 parking spaces
 - Parking ratio of 0.70 per dwelling unit for residential
 - Parking ratio of 0.05 per dwelling unit for visitors
 - Parking ratio of 1.10 space per 1,000 SF for retail
- Loading
 - One (1) 40-foot and two (2) 30-foot loading berths will be provided with access off N Cleveland Street
- Bicycle Parking
 - 156 long-term bike parking spaces located on the P1 level of the garage
 - 12 short-term bicycle racks placed around the site frontage



TRAFFIC

Multimodal Improvements



TRAFFIC

Transportation Management Plan

- Participation and Funding
 - ATP Membership
 - Designated PTC
 - Contribute to ACCS
- Facilities and Improvement
 - Information display in building lobbies
 - On-site bicycle facilities
 - Parking Management Plan
- Promotions, 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

Green Building & Sustainability

SUSTAINABILITY - GREEN BUILDING INCENTIVE POLICY + 3 EXTRAS (.35 FAR)



LEED v4 Multifamily Midrise - Gold



Bird Friendly Facade & Dark Sky Friendly



24% Energy Performance & ENERGY STAR Benchmarking



DEI on Design Team



WaterSense Plumbing Fixtures & ENERGY STAR Appliances



3 “Extras” - 0.35 FAR



Electric Vehicle Charging
(EV Spaces 4%/ Infrastructure 15%)



Life Cycle Assessment (LCA)



Refrigerant Charge Oversight



Offsite Renewable Energy Credit (REC) Purchase



Biophilic Design



Envelope Commissioning



SUSTAINABILITY - ENERGY PERFORMANCE**Local HVAC**

- Air-Cooled VRF
- Heat Pump
- No auxiliary heat

Ventilation HVAC (DOAS)

- Heat Pump with Electric-Resistance Auxiliary

Domestic Hot Water

- In-Unit Electric Storage

Low Flow Plumbing Fixtures

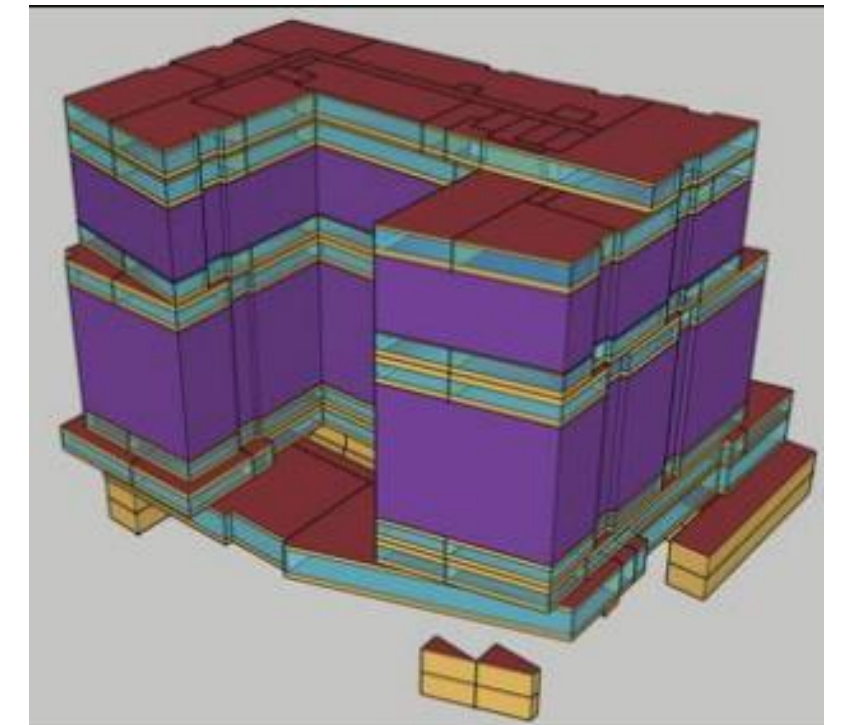
- WaterSense
- Targeting 1.75 gpm showers

Unit Appliances

- All Electric
- ENERGY STAR

Compartmentalization

- Air sealing
- Blower Door



Thank you!