



SPRC MEETING #2

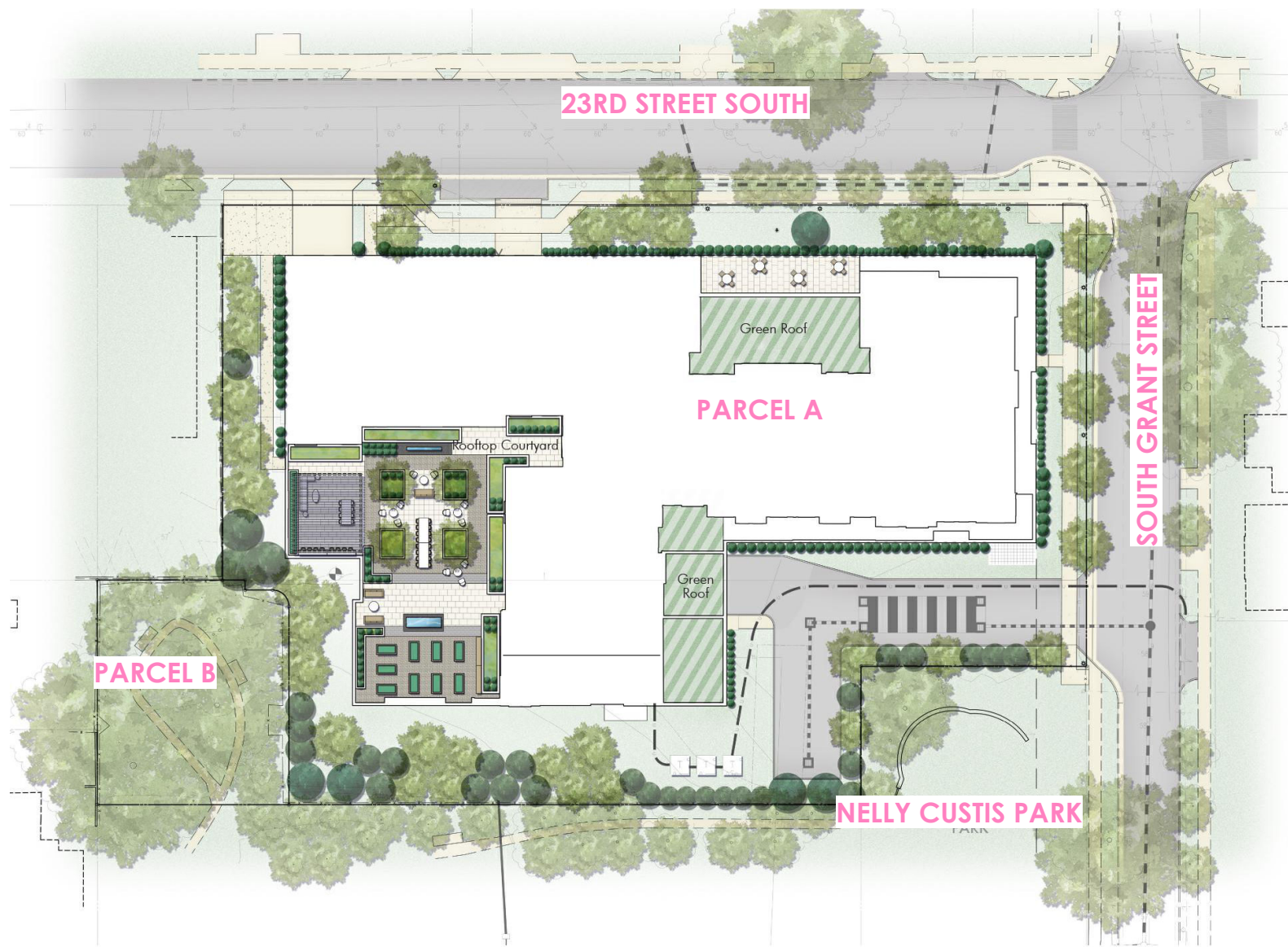
750 23RD STREET
ARLINGTON, VA 22202

COVER

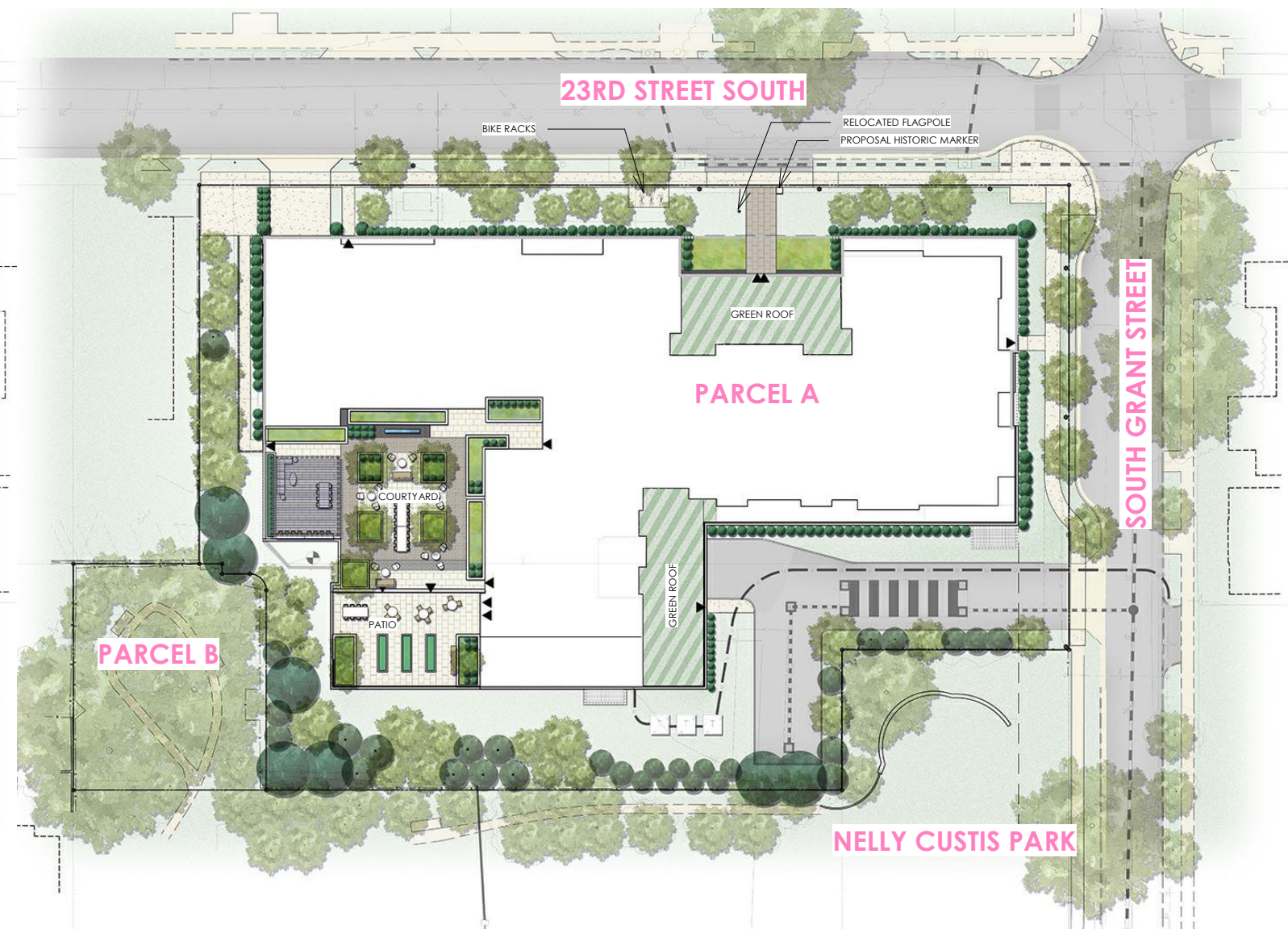
A-001

12/13/2024 1:49:04 PM





PREVIOUS



CURRENT



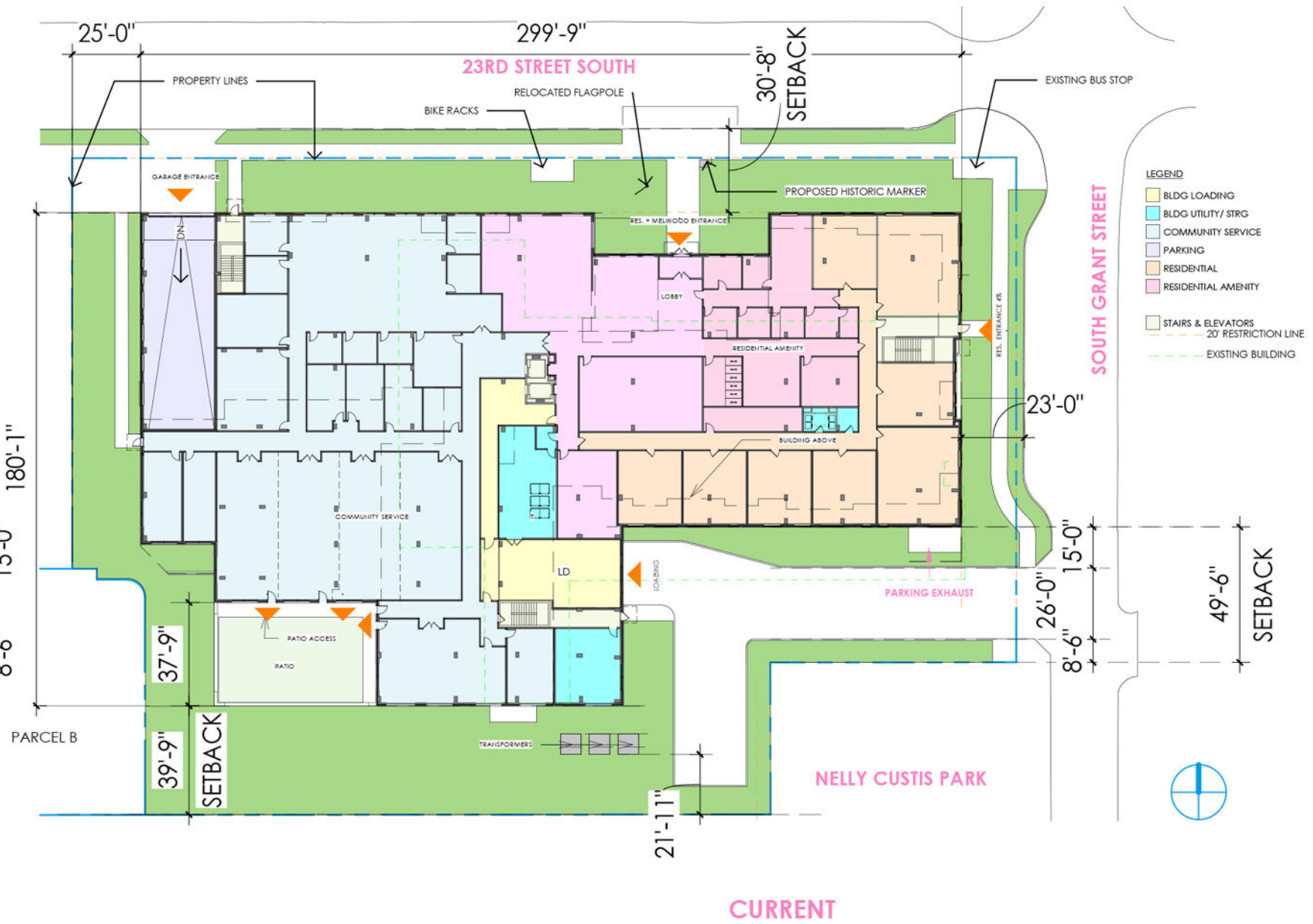
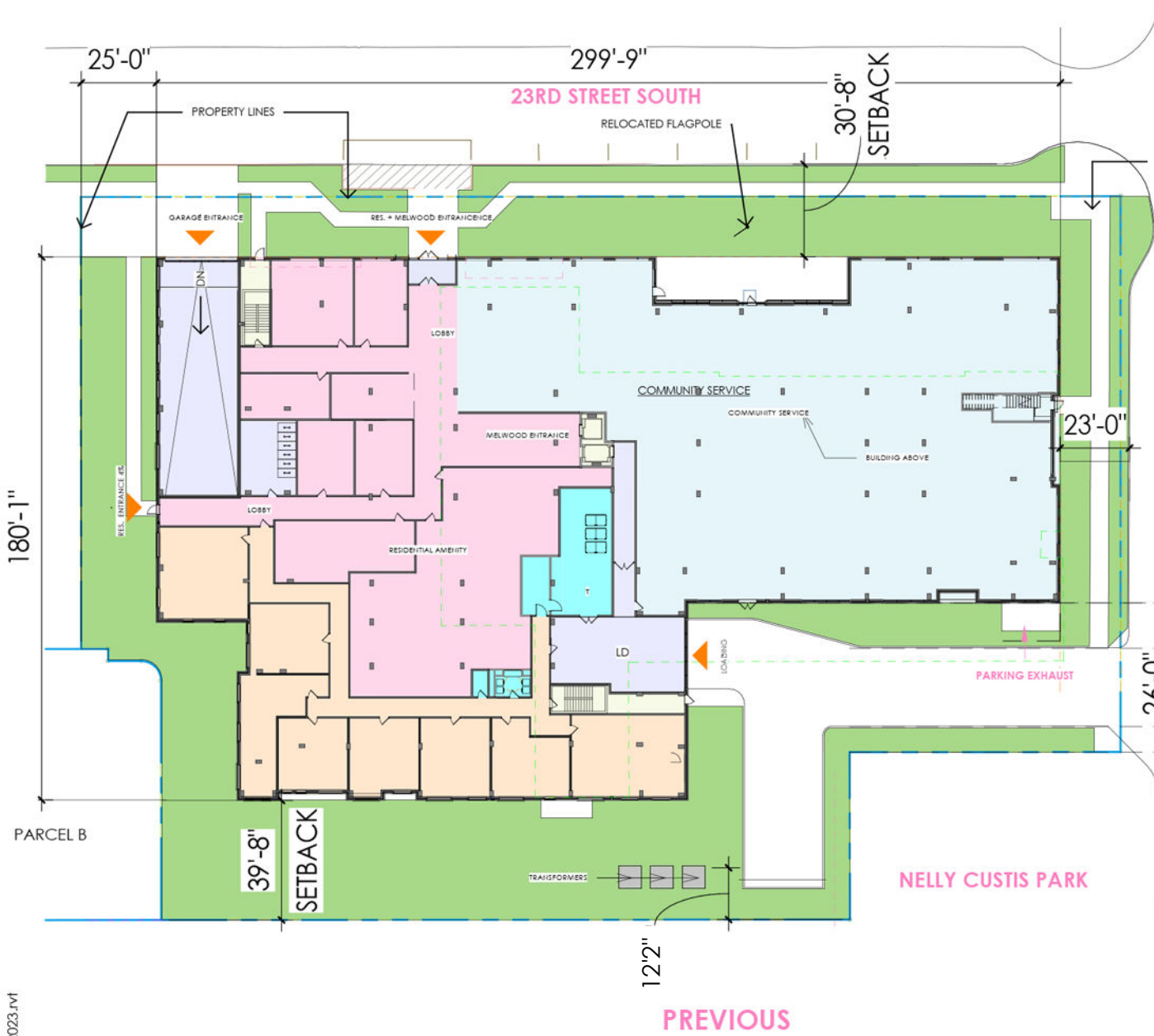
750 23RD STREET
ARLINGTON, VA 22202

CONCEPTUAL SITE PLAN

A-002

12/19/2024 1:11:47 PM

dcs
DESIGN
DAVIS
CARTER
SCOTT LLC



750 23RD STREET
ARLINGTON, VA 22202

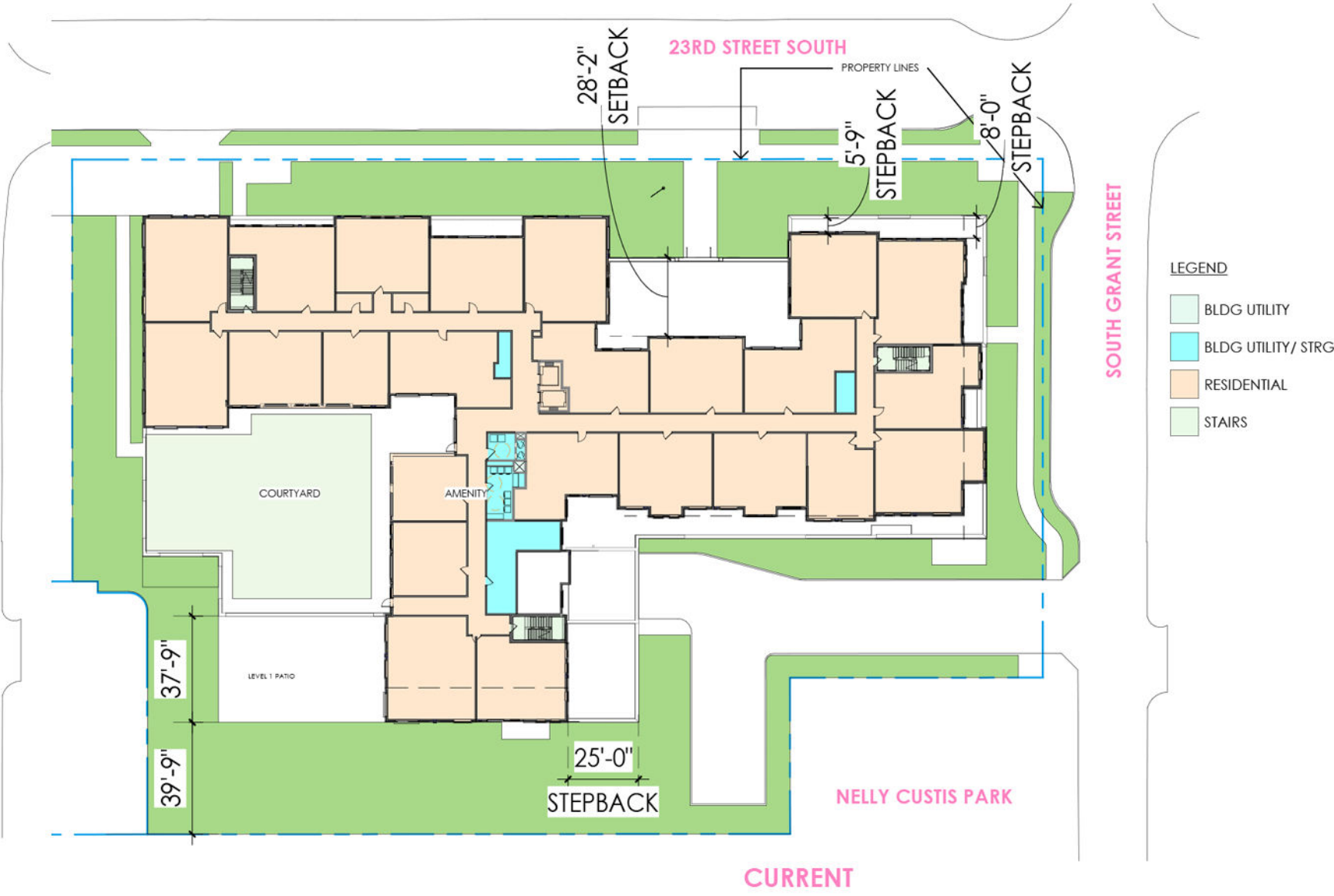
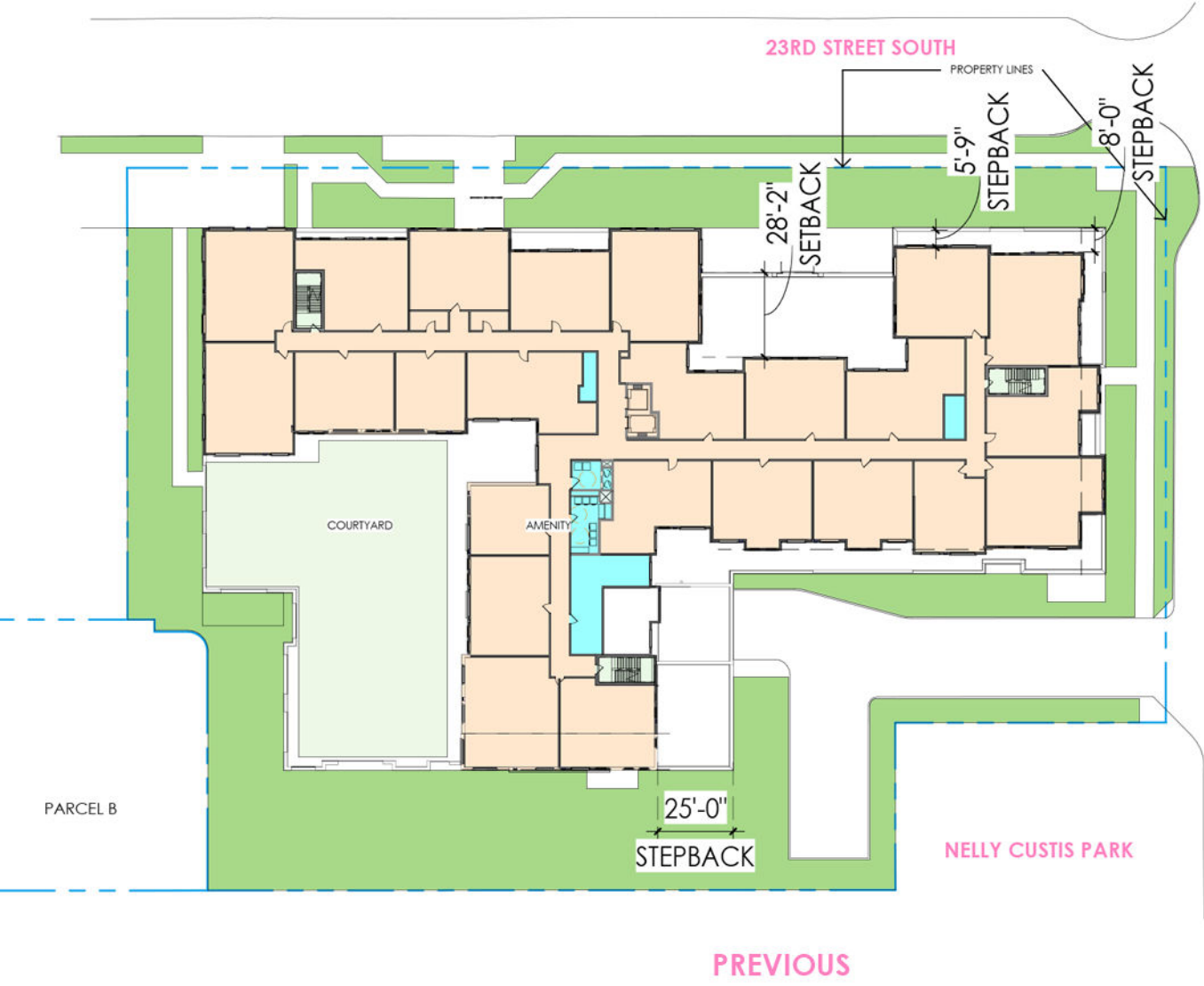
GROUND LEVEL

A-003

11/7/2024 7:22:41 PM

dcsc
DESIGN
DAVIS
CARTER
SCOTT Ltd

C:\Revit\Local\WESLEY V2023_tier171.rvt
© 2021 Davis Carter Scott, Ltd.

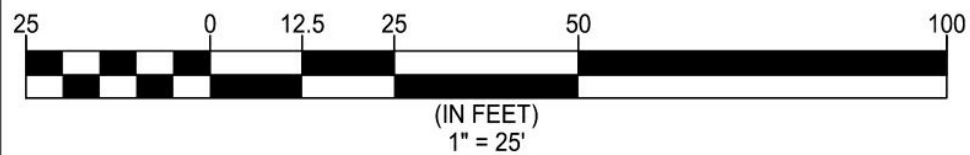
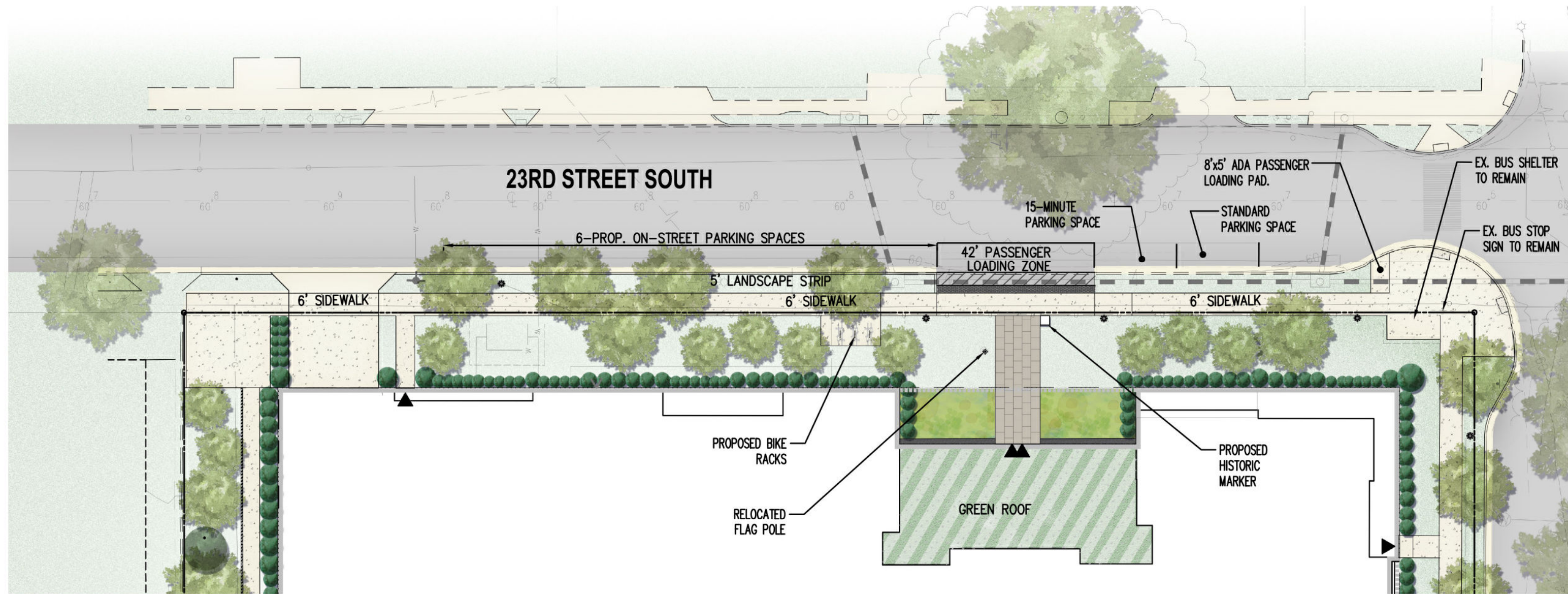


- LEGEND
- BLDG UTILITY
 - BLDG UTILITY/ STRG
 - RESIDENTIAL
 - STAIRS

750 23RD STREET
ARLINGTON, VA 22202

LEVEL 2
A-004
10/14/2024 3:18:37 PM

dcsc
DESIGN
DAVIS
CARTER
SCOTT Ltd



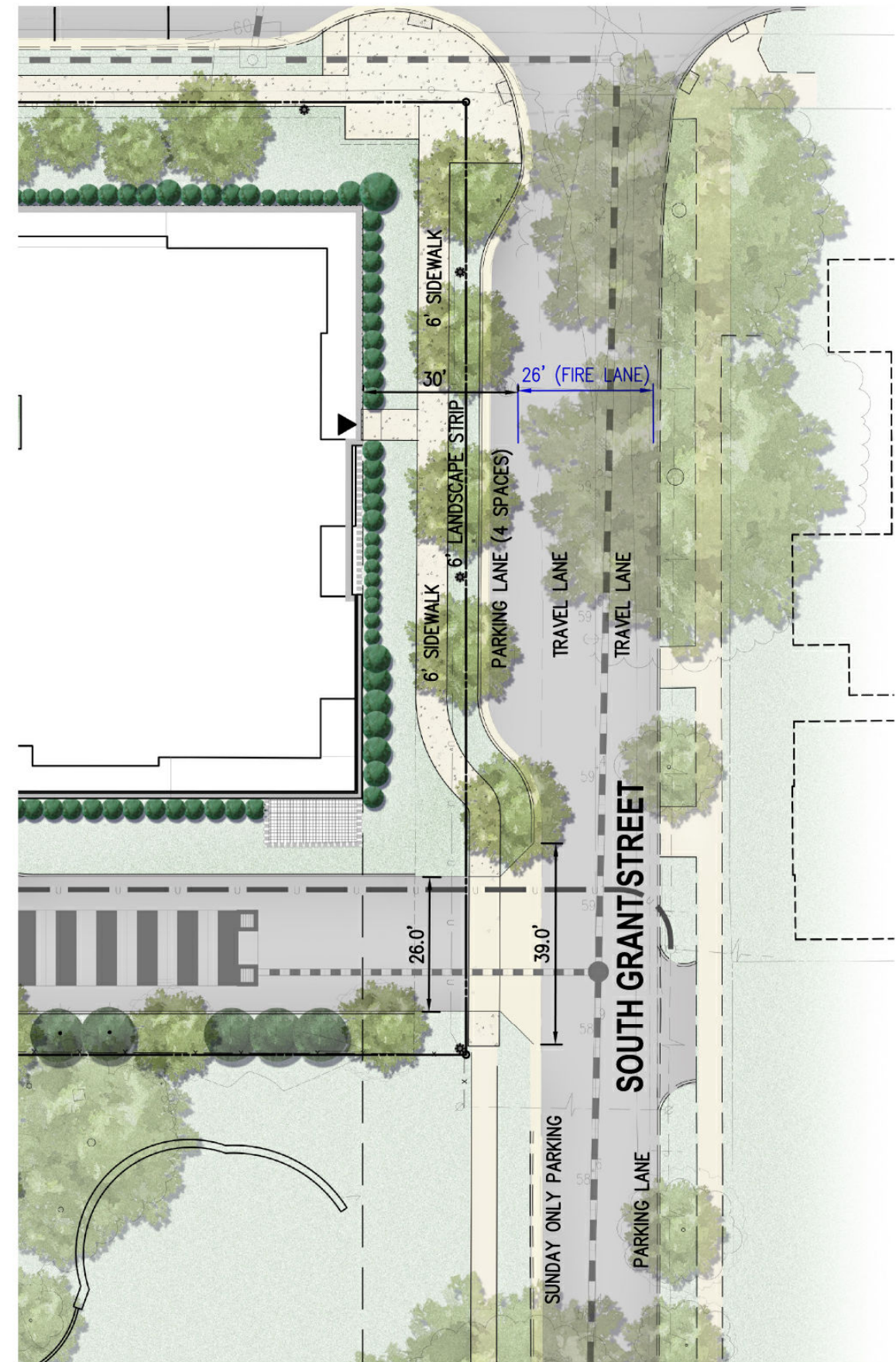
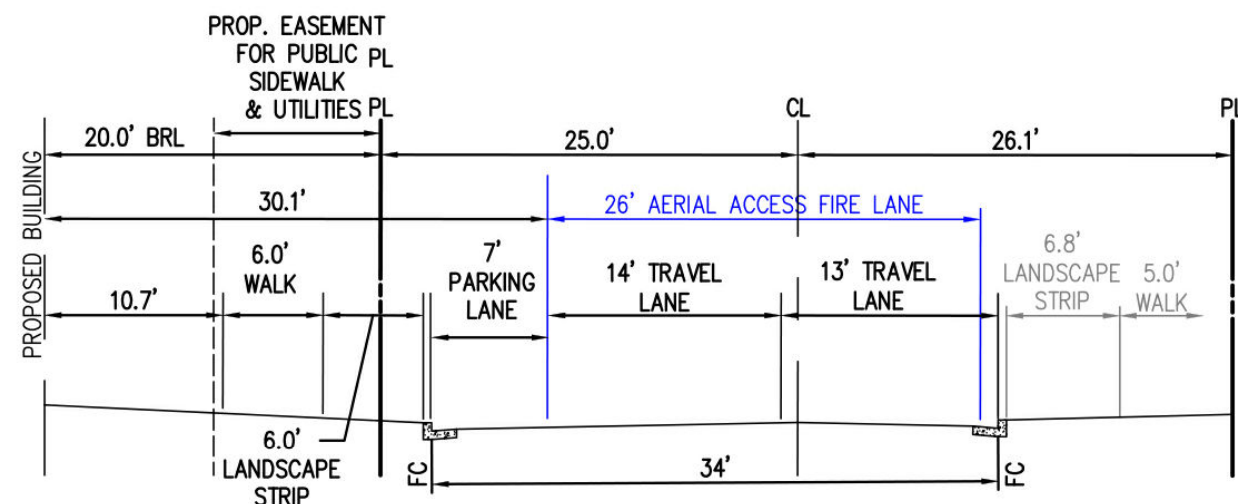
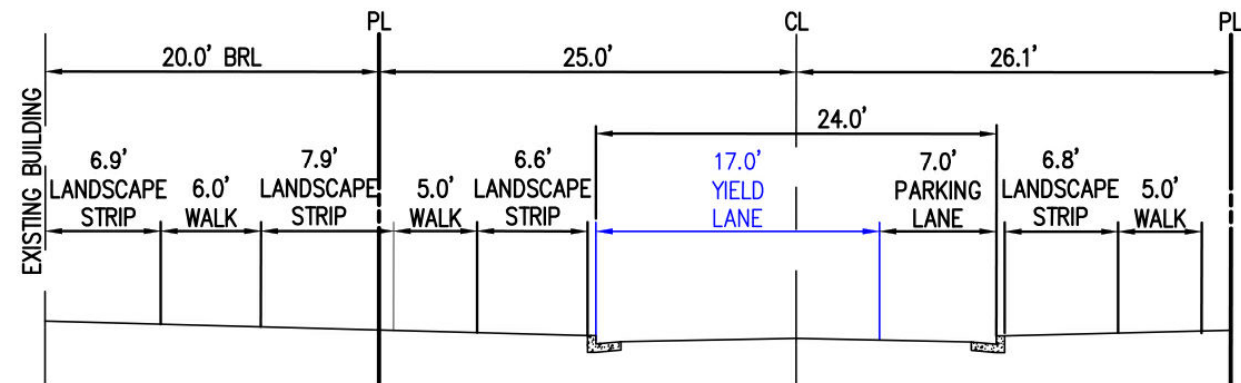
750 23RD STREET
ARLINGTON, VA 22202

23RD STREET - STREETSCAPE

A-005

12/19/2024 10:03:36 AM





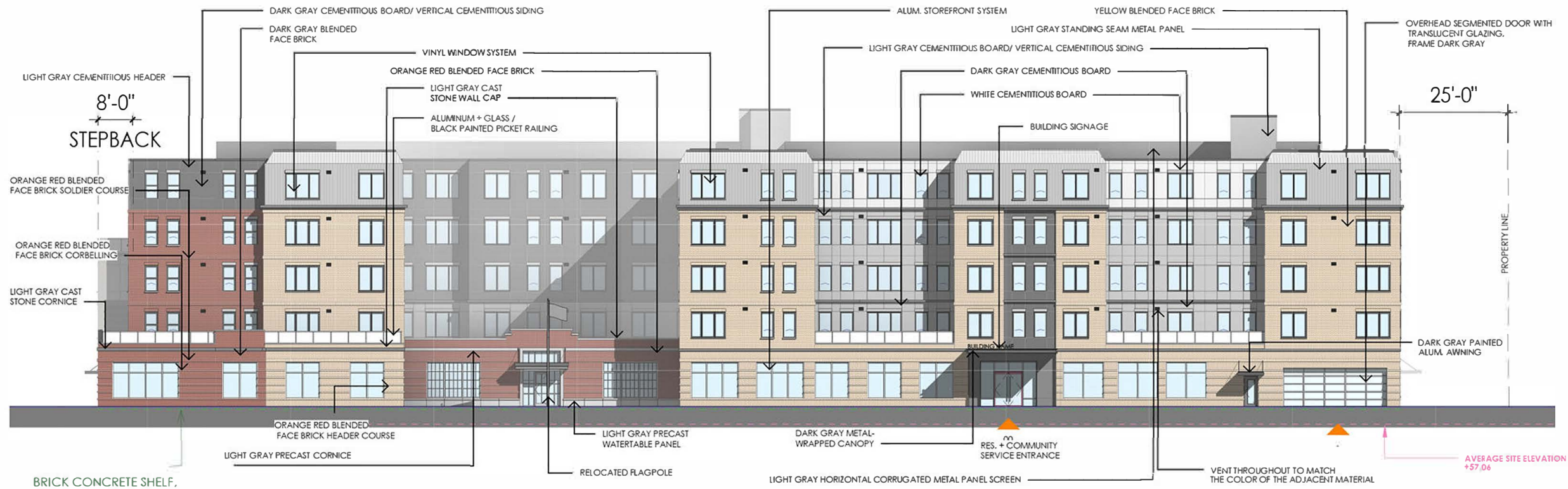
750 23RD STREET
ARLINGTON, VA 22202

S. GRANT STREET - STREETSCAPE



A-006

12/19/2024 10:04:19 AM



PREVIOUS



CURRENT



KEY PLAN



750 23RD STREET
ARLINGTON, VA 22202

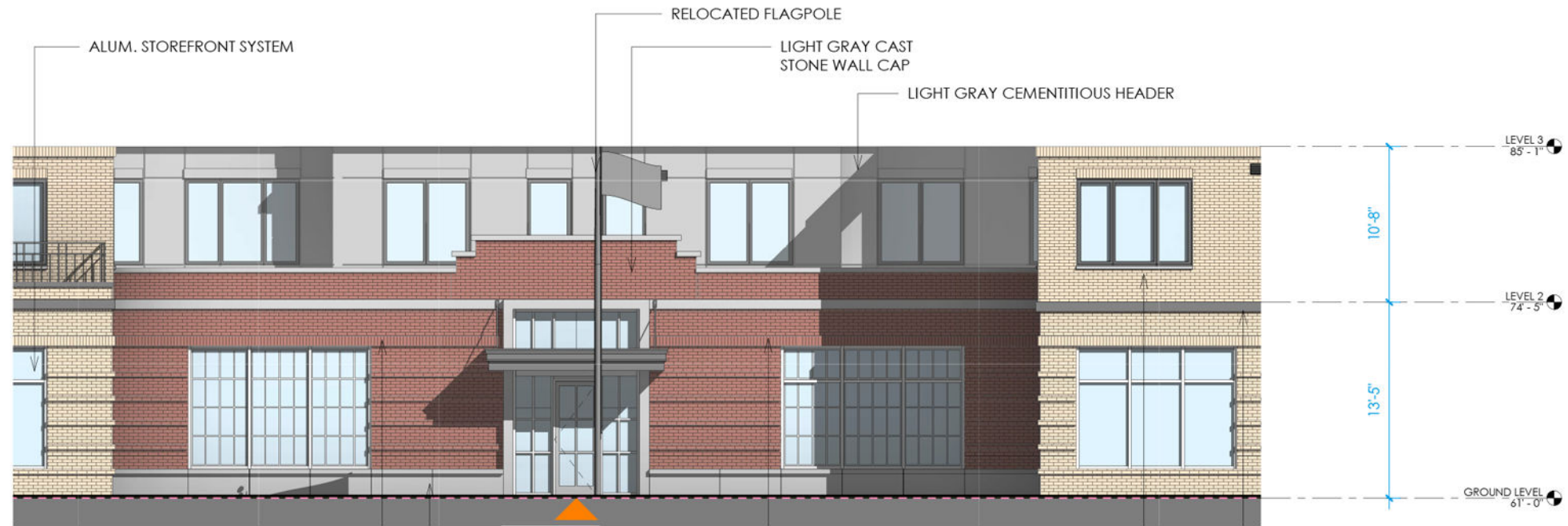
NORTH ELEVATION



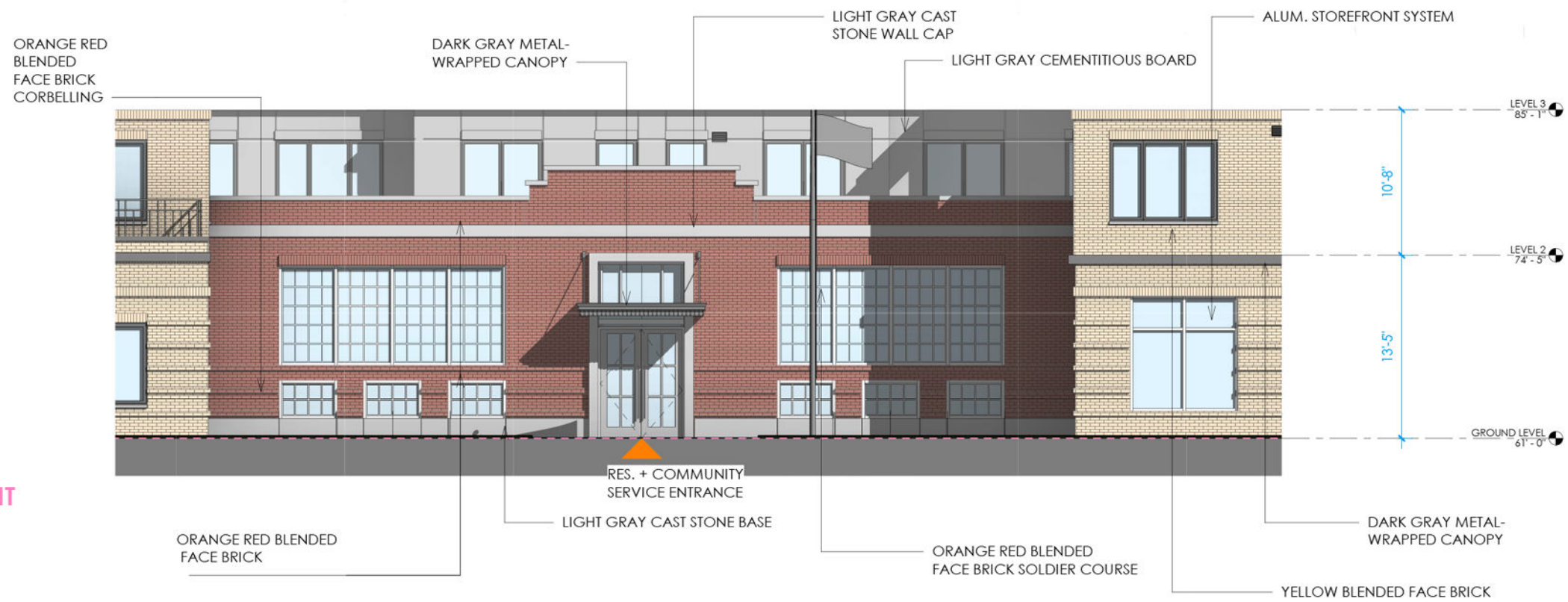
A-007
12/12/2024 2:59:27 PM

C:\Revit\Local\WESLEY V2023_Intel71.rvt
© 2021 Davis Carter Scott, Ltd.

PREVIOUS



CURRENT



750 23RD STREET
ARLINGTON, VA 22202

HISTORIC ELEVATION STUDY

A-008

12/19/2024 9:33:56 AM

dcs
DESIGN
DAVIS
CARTER
SCOTT LLC



PREVIOUS



CURRENT



KEY PLAN



750 23RD STREET
ARLINGTON, VA 22202

FOR ILLUSTRATIVE PURPOSES ONLY

PERSPECTIVES

A-009

12/19/2024 10:15:31 AM





PHOTOS OF BUILDING

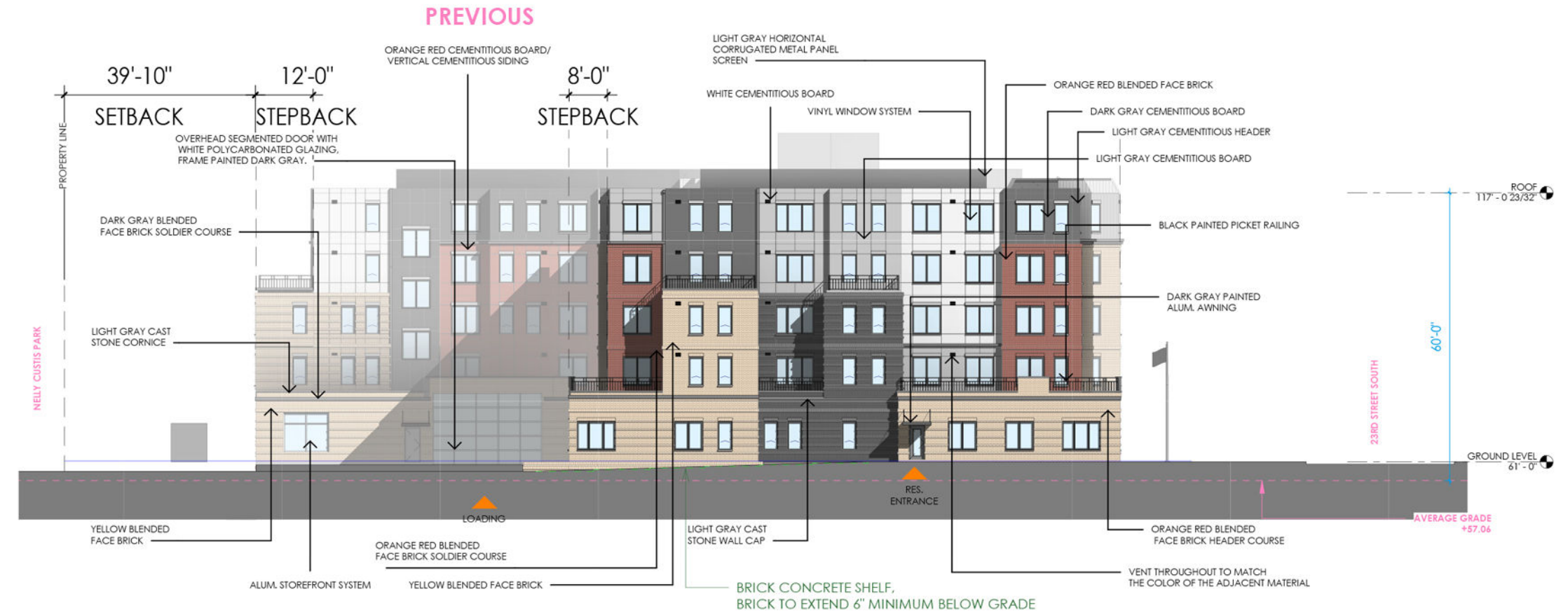
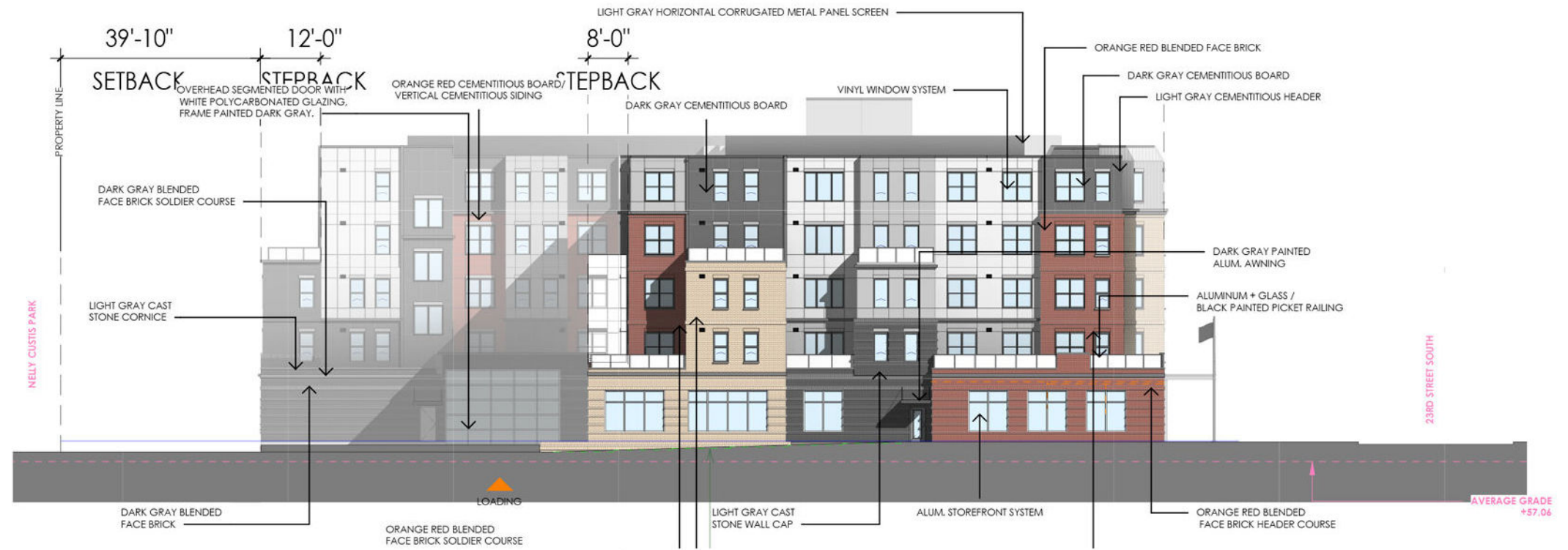


KEY PLAN



750 23RD STREET
ARLINGTON, VA 22202

FOR ILLUSTRATIVE PURPOSES ONLY



750 23RD STREET
ARLINGTON, VA 22202

EAST ELEVATION

A-011

12/12/2024 2:59:50 PM





PREVIOUS



CURRENT



KEY PLAN

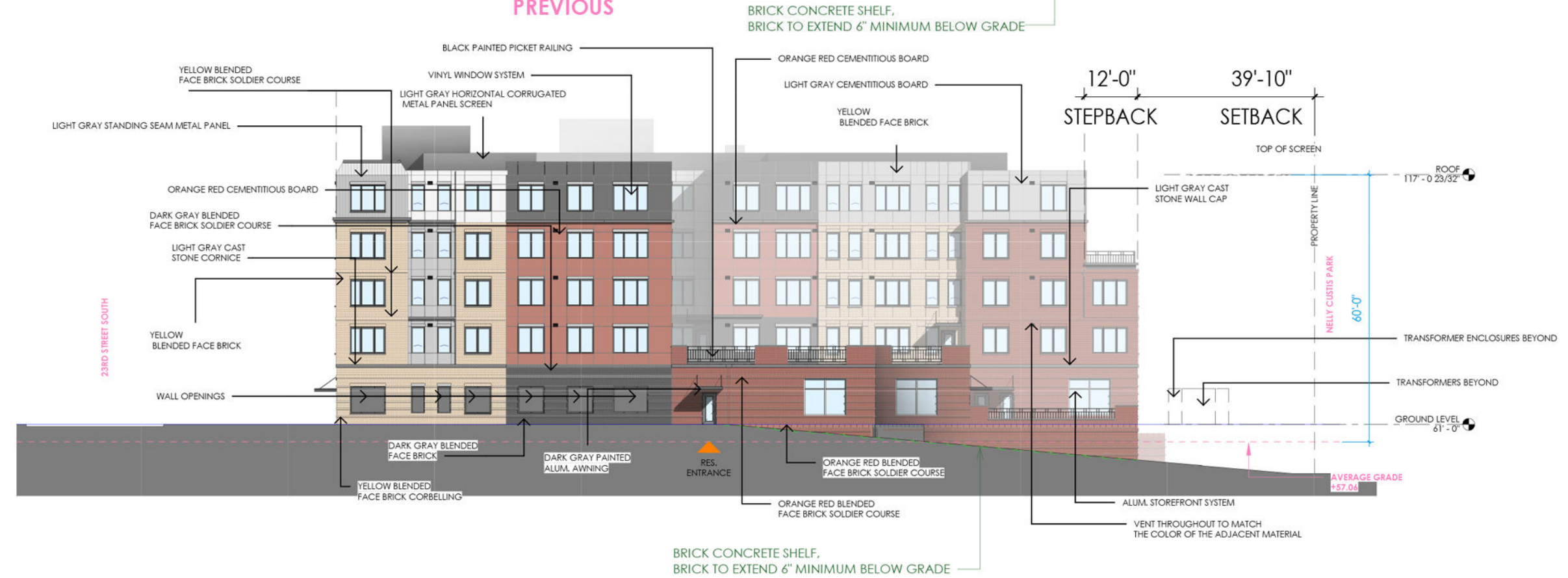


750 23RD STREET
ARLINGTON, VA 22202

SOUTH ELEVATION



A-012
12/12/2024 3:27:23 PM



750 23RD STREET
ARLINGTON, VA 22202

WEST ELEVATION

A-013

12/12/2024 3:31:51 PM





PREVIOUS



CURRENT



KEY PLAN



750 23RD STREET
ARLINGTON, VA 22202

FOR ILLUSTRATIVE PURPOSES ONLY

PERSPECTIVES

A-014

12/13/2024 1:51:20 PM





PREVIOUS



CURRENT



KEY PLAN

750 23RD STREET
ARLINGTON, VA 22202

FOR ILLUSTRATIVE PURPOSES ONLY

PERSPECTIVES

A-015

12/13/2024 1:51:20 PM





PREVIOUS

CURRENT



KEY PLAN



750 23RD STREET
ARLINGTON, VA 22202

FOR ILLUSTRATIVE PURPOSES ONLY

PERSPECTIVES

A-016

12/13/2024 1:51:20 PM





PREVIOUS



CURRENT



KEY PLAN

750 23RD STREET
ARLINGTON, VA 22202

FOR ILLUSTRATIVE PURPOSES ONLY

PERSPECTIVES

A-017

12/13/2024 1:51:21 PM





PREVIOUS



CURRENT



KEY PLAN



750 23RD STREET
ARLINGTON, VA 22202

FOR ILLUSTRATIVE PURPOSES ONLY

PERSPECTIVES

A-018

12/13/2024 1:51:21 PM





PREVIOUS



CURRENT



KEY PLAN



750 23RD STREET
ARLINGTON, VA 22202

FOR ILLUSTRATIVE PURPOSES ONLY

PERSPECTIVES

A-019

12/13/2024 1:51:22 PM





PREVIOUS



CURRENT



KEY PLAN



750 23RD STREET
ARLINGTON, VA 22202

FOR ILLUSTRATIVE PURPOSES ONLY

PERSPECTIVES

A-020

12/19/2024 4:45:01 PM



Transportation Overview

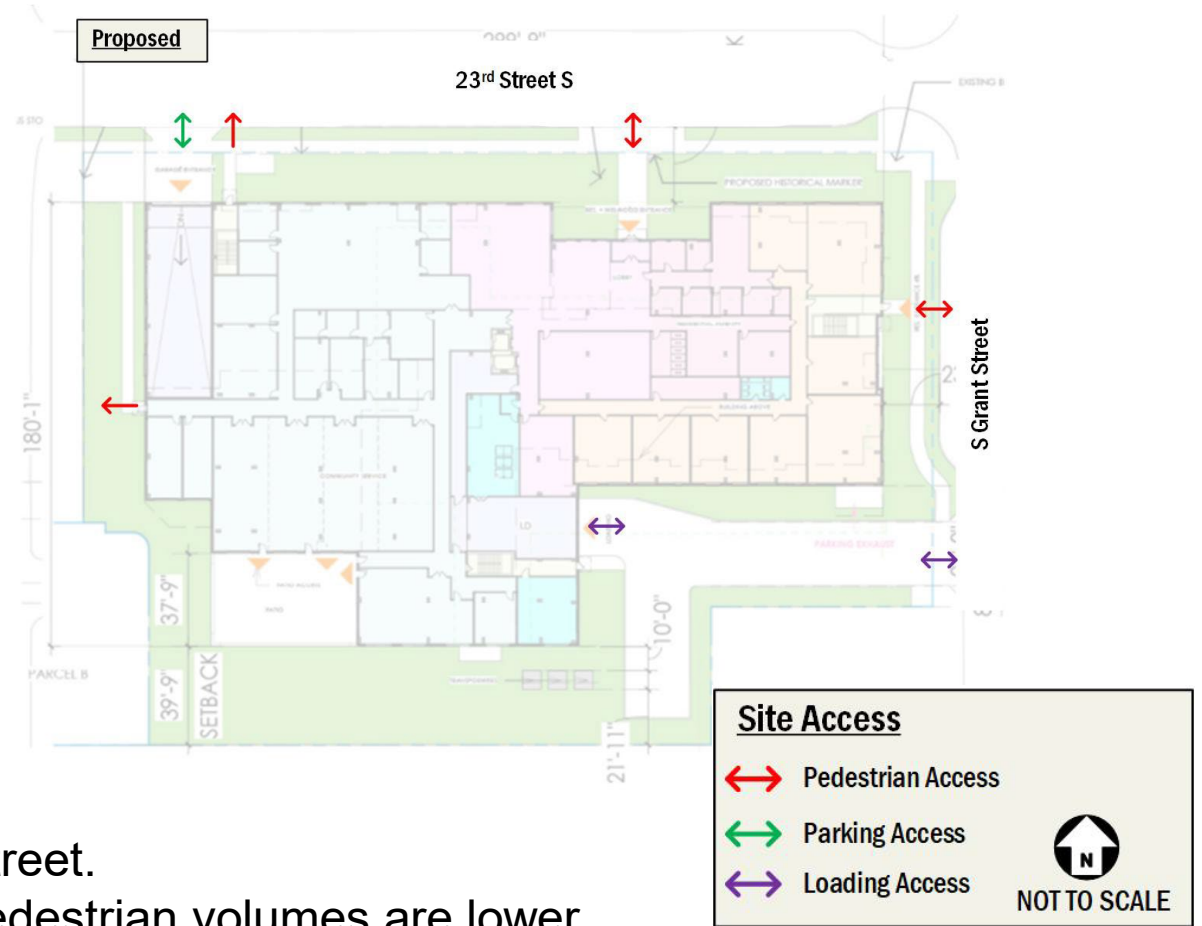
- 0.6 miles from the Crystal City Metro Station (14-minute walk).
- 0.8 miles from the Pentagon City Metro Station (17-minute walk).
- Bicycle routes along 23rd Street S, S Fern Street and S Joyce Street.
- Bicycle lanes along S Eads Street.
- Nine (9) bus stops within a ¼-mile of the site
 - These stops are directly served by WMATA (Metrobus).
- Future planned transit improvements in the vicinity of the site as part of the Better Bus project include:
 - Updated transit network and longer operating hours.
 - Two bus stops in the vicinity of the site will be consolidated with nearby stops to make service faster and more direct.



Site Access



- One (1) curb cut removed along 23rd Street.
- Separate loading access provided along Grant Street.
- Parking access located on 23rd Street S where pedestrian volumes are lower.

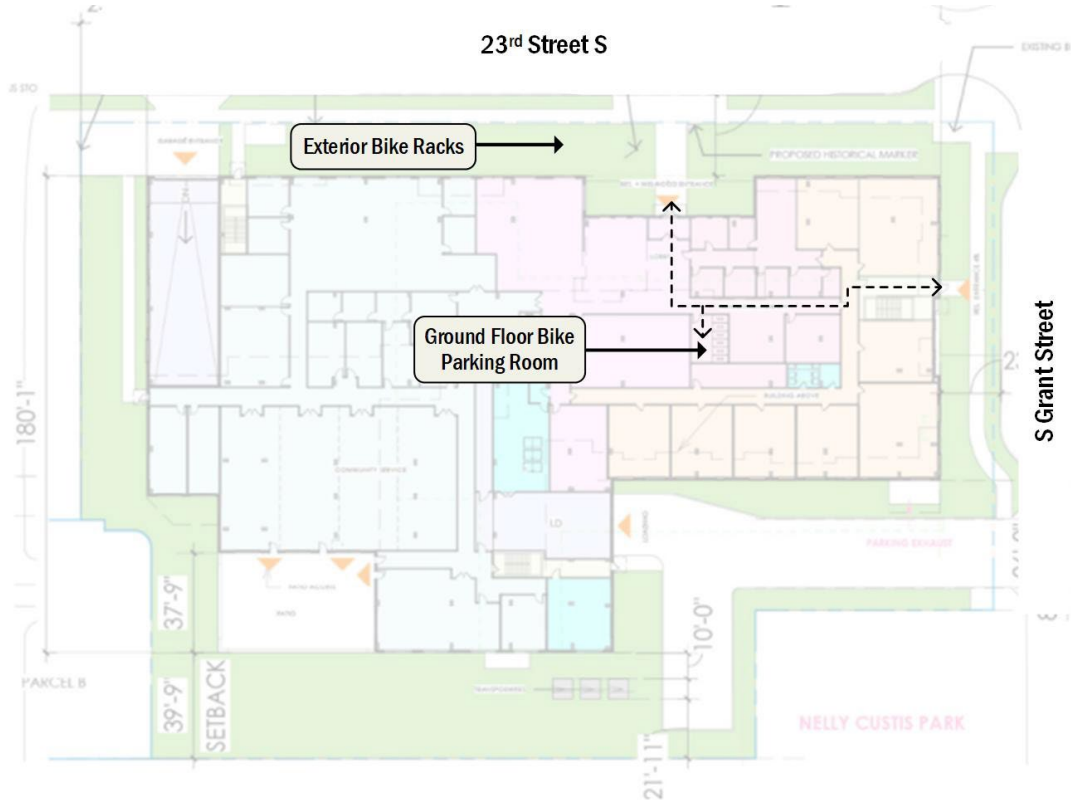


Bicycle Parking

- Two (2) secured bike rooms.

Location	Class I	Class III
Ground Floor	22	6
P1 Level	25	-
Total	47	6

Ground Floor



Garage Level



Vehicle Parking

- Single-level, below-grade garage accessible from 23rd Street S.
 - Melwood Parking:
 - 20 spaces (0.33 spaces/seat)
 - Residential parking:
 - 75 spaces (0.71 spaces/unit)
 - 0.71 residential parking ratio is in line with other recently approved affordable projects.



Comparable Affordable Projects Residential Parking Ratios

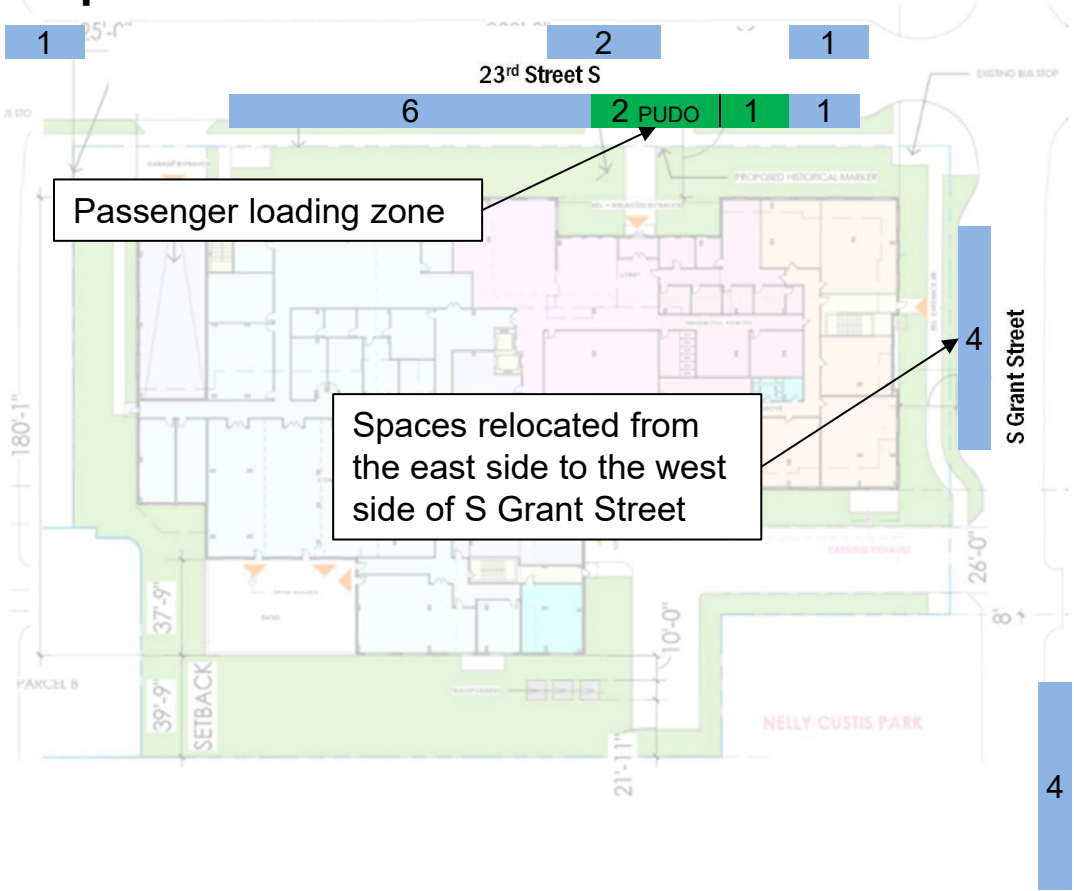
Project Name	Total Units	Supply		Demand	
		Total Parking Spaces	Parking Ratio	Spaces Utilized at Max. Occupancy	Parking Occupancy- Cars Parked/Unit
Courthouse Crossings	112	93	0.83	73	0.65
Parc Rosslyn (Affordable Only)	100	64	0.64	46	0.46
The Springs	104	104	1.00	74	0.71
		Average	0.82	53	0.61
Proposed 750 23rd Street S	105	75	0.71		

Curbside Management (Non-Sunday)

Existing



Proposed



On-Street Parking

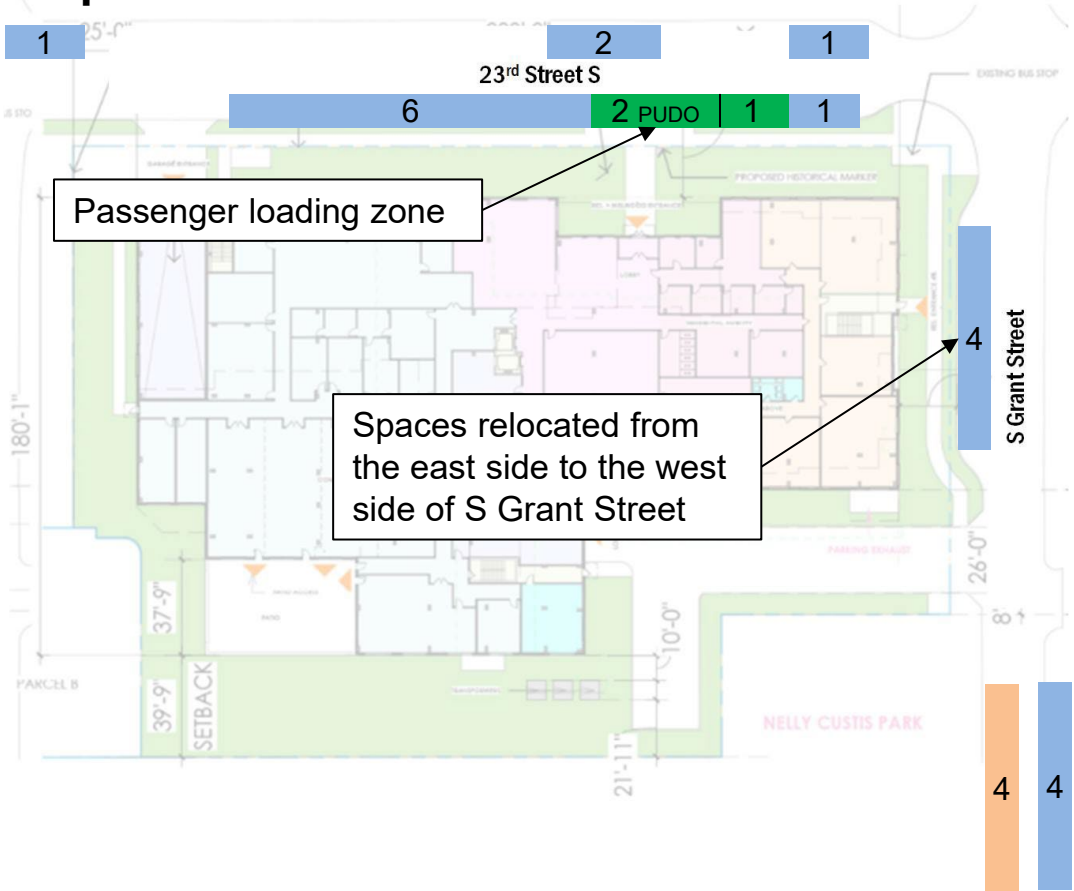
Short-Term Parking

Curbside Management (Additional Sunday Parking)

Existing



Proposed



On-Street Parking

Short-Term Parking

Additional Sunday Parking

Transportation Management Plan (TMP)

- Participation and Funding
 - ATP Membership
 - Designate PTC
 - Contribute to ACCS
- Facilities and Improvements
 - Transportation information display in building lobbies
 - On-site bicycle facilities
 - Parking Management Plan
- Promotions, Services, Policies
 - Provide site-specific transit information
 - Provide one-time SmarTrip cards, bikeshare membership or carshare membership
 - Provided sustainable commuter benefit program for employees
 - Provide links to transportation resources on website
- Performance and Monitoring
 - Annual report to the County
 - Transportation performance monitoring

Parking Management Plan (PMP)

- Garage will be access controlled for Melwood and residents
- Shared Parking
 - The garage will be managed to allow visitors to use Melwood parking spaces as determined by Melwood during and outside of operating hours
- Garage will include EV parking spaces and ADA parking spaces

- Building will be 2020 National Green Building Standard Silver Certified (equivalent to LEED Gold Certification)
- Building will target Zero Energy Ready Home Certification
- Key sustainability measures include
 - All-electric building
 - ENERGY STAR appliances
 - WaterSense features & efficient water heating
 - Fresh-air ventilation and EPA Indoor AirPlus certification
 - High level of insulation & high performance windows to reduce energy consumption
 - Minimum 4% EV parking spaces



