



WELLS FARGO SITE CONCEPT SUBMISSION - DRAFT

November 18, 2020

This concept plan reflects preliminary design intent and is subject to change

AKRIDGE
Invested.

 **JAG**
MANAGEMENT COMPANY



3140 N WASHINGTON BLVD.

ARLINGTON, VA

DRAWING LIST

- 3 **EXISTING CONTEXT** SITE PHOTOS
- 4 **EXISTING CONTEXT** SITE PHOTOS
- 5 **EXISTING CONTEXT** SITE PHOTOS
- 6 **EXISTING CONDITIONS + BUILD TO LINE** SITE PLAN
- 7 **MASSING** BUILDING FORM - SECTOR PLAN
- 8 **SITE DIAGRAM**
- 9 **MASSING** BUILDING FORM - PROPOSED CONCEPT
- 10 **DENSITY CALCULATIONS**
- 11 **MASSING** PROGRAM STACKING - PROPOSED CONCEPT
- 12 **SITE PLAN** PROPOSED CONCEPT
- 13 **GROUND FLOOR PLAN** LEVEL 01 - PROPOSED CONCEPT
- 14 **SECTION** NORTH/SOUTH - PROPOSED CONCEPT
- 15 **SECTION** EAST/WEST- PROPOSED CONCEPT

EXISTING CONTEXT SITE PHOTOS



LOOKING NORTH EAST - N IRVING ST



LOOKING SOUTH EAST - WASHINGTON BLVD AND WILSON BLVD



LOOKING WEST - WASHINGTON BLVD AND N HIGHLAND ST



LOOKING EAST - WASHINGTON BLVD

EXISTING CONTEXT SITE PHOTOS



LOOKING EAST - N IRVING ST (VERIZON)



LOOKING WEST - CLARENDON BLVD (CLARENDON METRO)



LOOKING SOUTH EAST - WASHINGTON BLVD AND WILSON BLVD (SILVER DINER)



LOOKING NORTH WEST - WASHINGTON BLVD AND WILSON BLVD (O'SULLIVAN'S IRISH PUB)



LOOKING NORTH - WASHINGTON BLVD AND WILSON BLVD (THE LIBERTY TAVERN)



LOOKING SOUTH - N. IRVING ST.



LOOKING SOUTH WEST - CLARENDON BLVD AND N HIGHLAND ST

LOOKING EAST - U.S. POST OFFICE

EXISTING CONTEXT SITE PHOTOS



RETAIL FRONT @ WASHINGTON BLVD.



RETAIL FRONT @ CENTRAL PARK



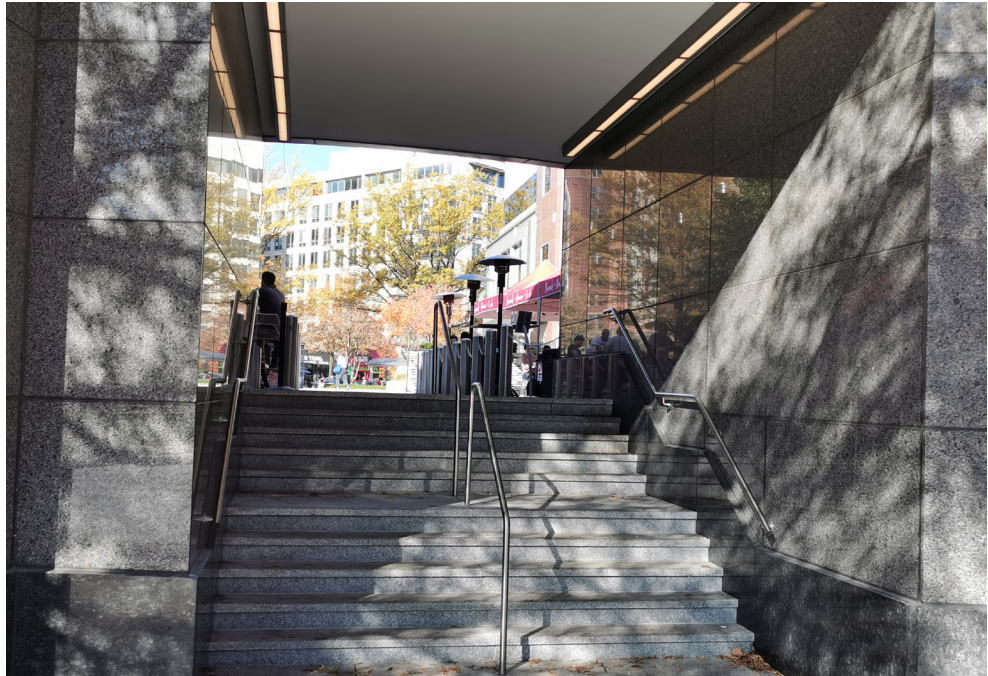
METRO STATION @ CENTRAL PARK



3000 WILSON BLVD



THE RESERVE AT CLARENDON



PEDESTRIAN PASSAGEWAY @ WASHINGTON BLVD AND CENTRAL PARK

EXISTING CONDITIONS + BUILD TO LINE SITE PLAN

AS BUILT CURB LINE (AS PER "CLARENDON CIRCLE" PROJECT)

SECONDARY STREET BUILD TO LINE

N. IRVING ST. CENTERLINE

PROPERTY LINE

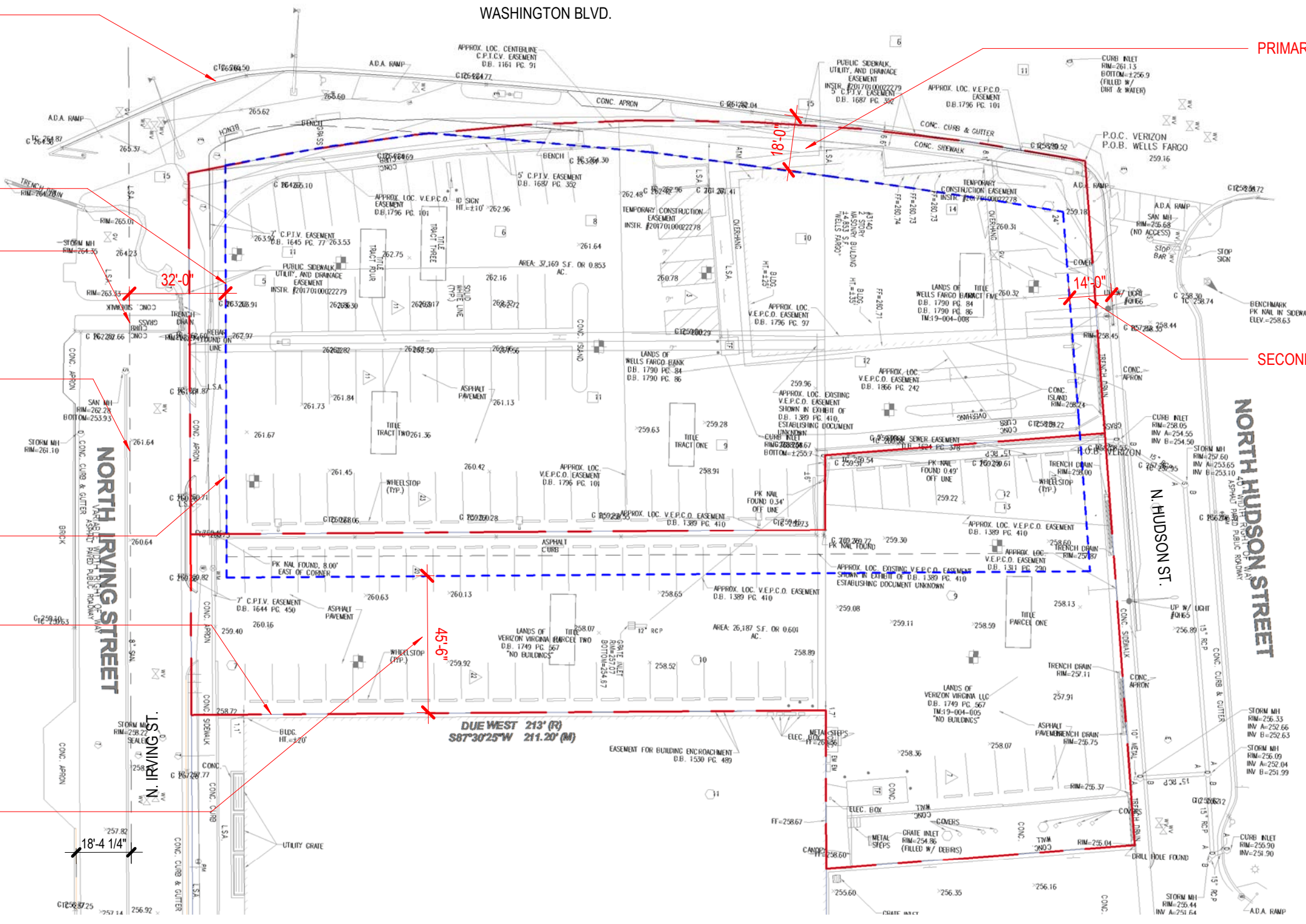
BUILD TO LINE

VERIZON BUILDING

TERTIARY STREET WIDTH (W/O PARALLEL PARKING)

PRIMARY STREET SIDEWALK

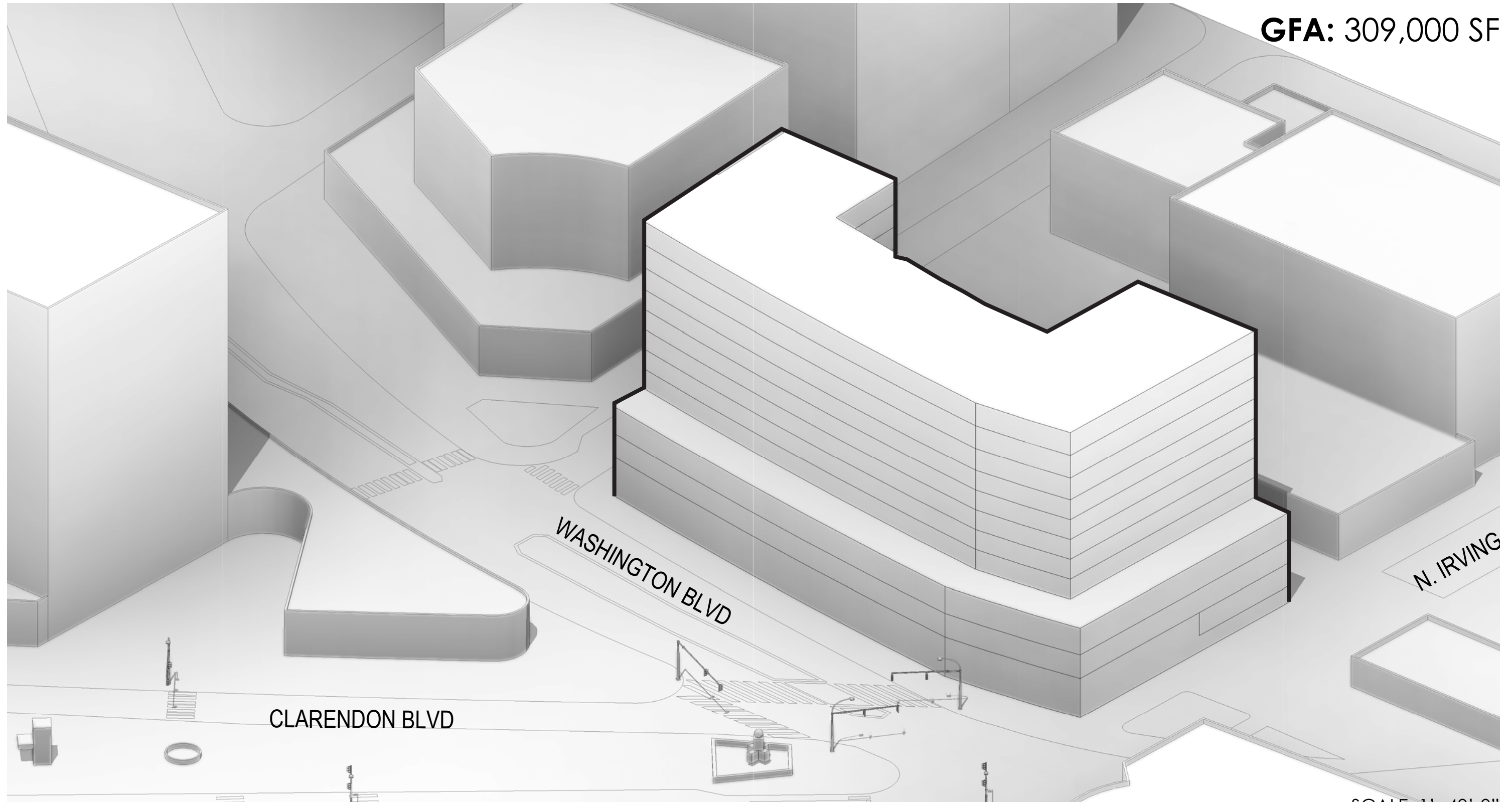
SECONDARY STREET SIDEWALK



SCALE: 1"=40'-0"

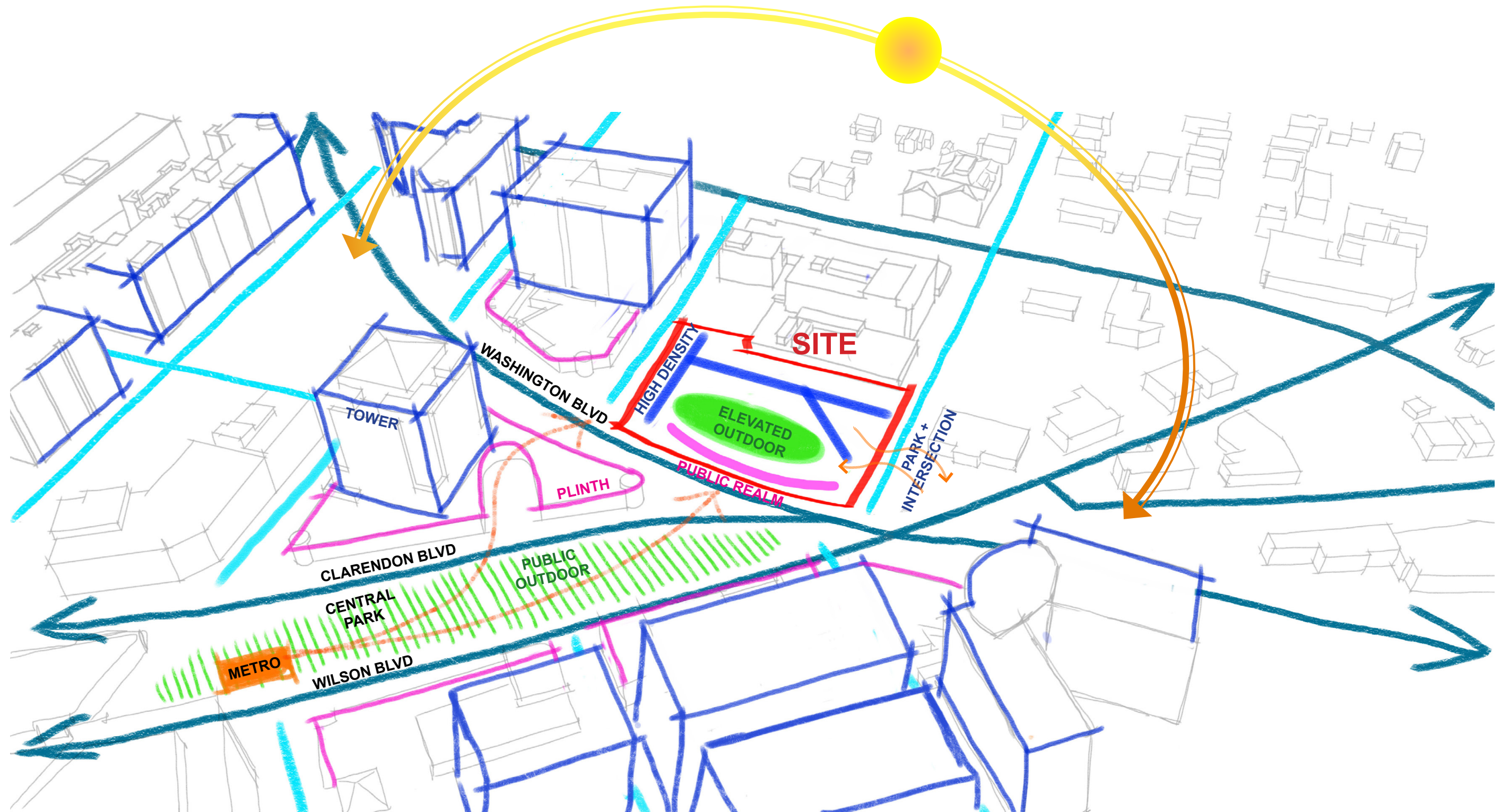
MASSING BUILDING FORM - SECTOR PLAN

GFA: 309,000 SF



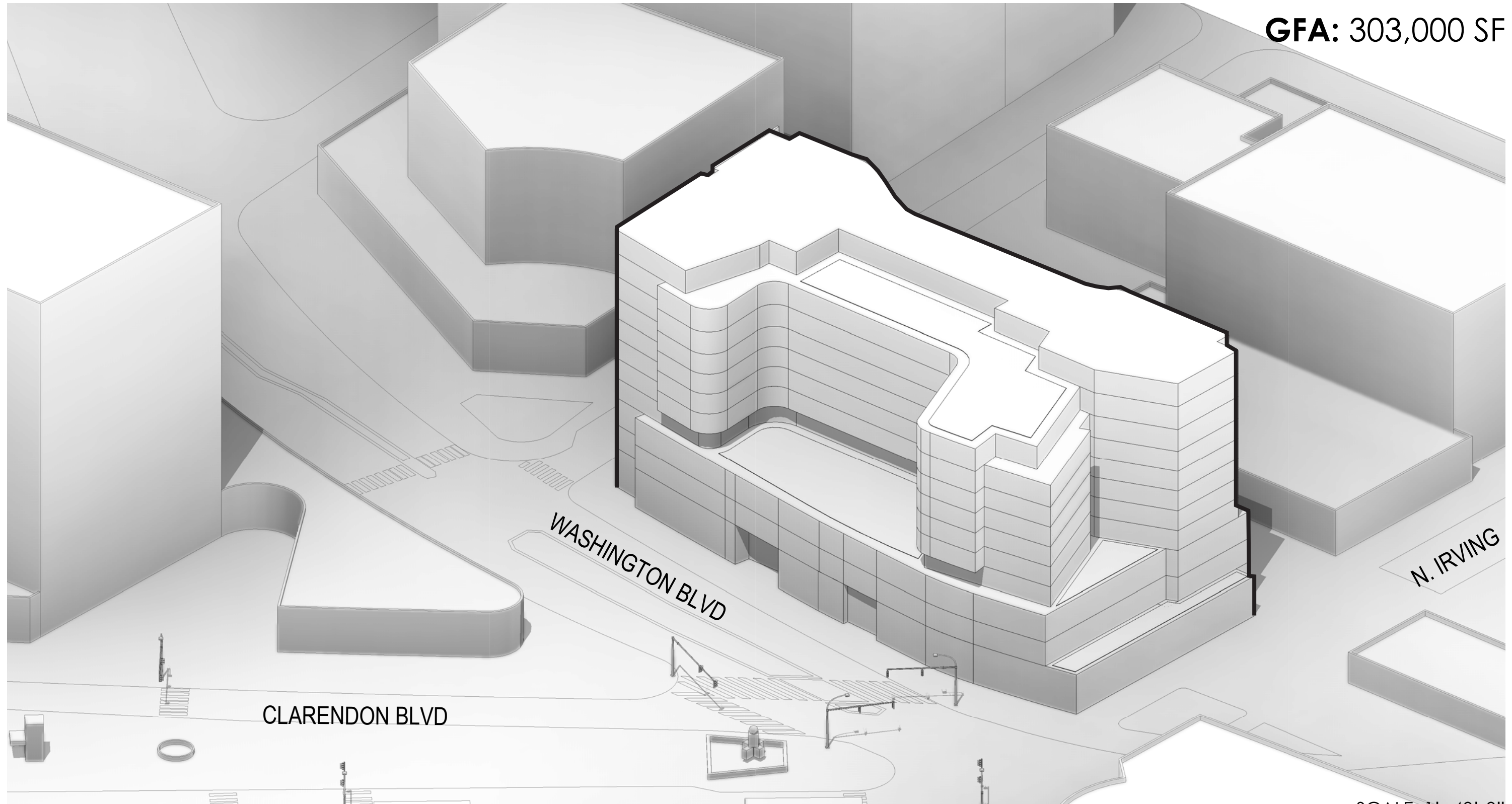
SCALE: 1' = 40'-0"

SITE DIAGRAM



MASSING BUILDING FORM - PROPOSED CONCEPT

GFA: 303,000 SF



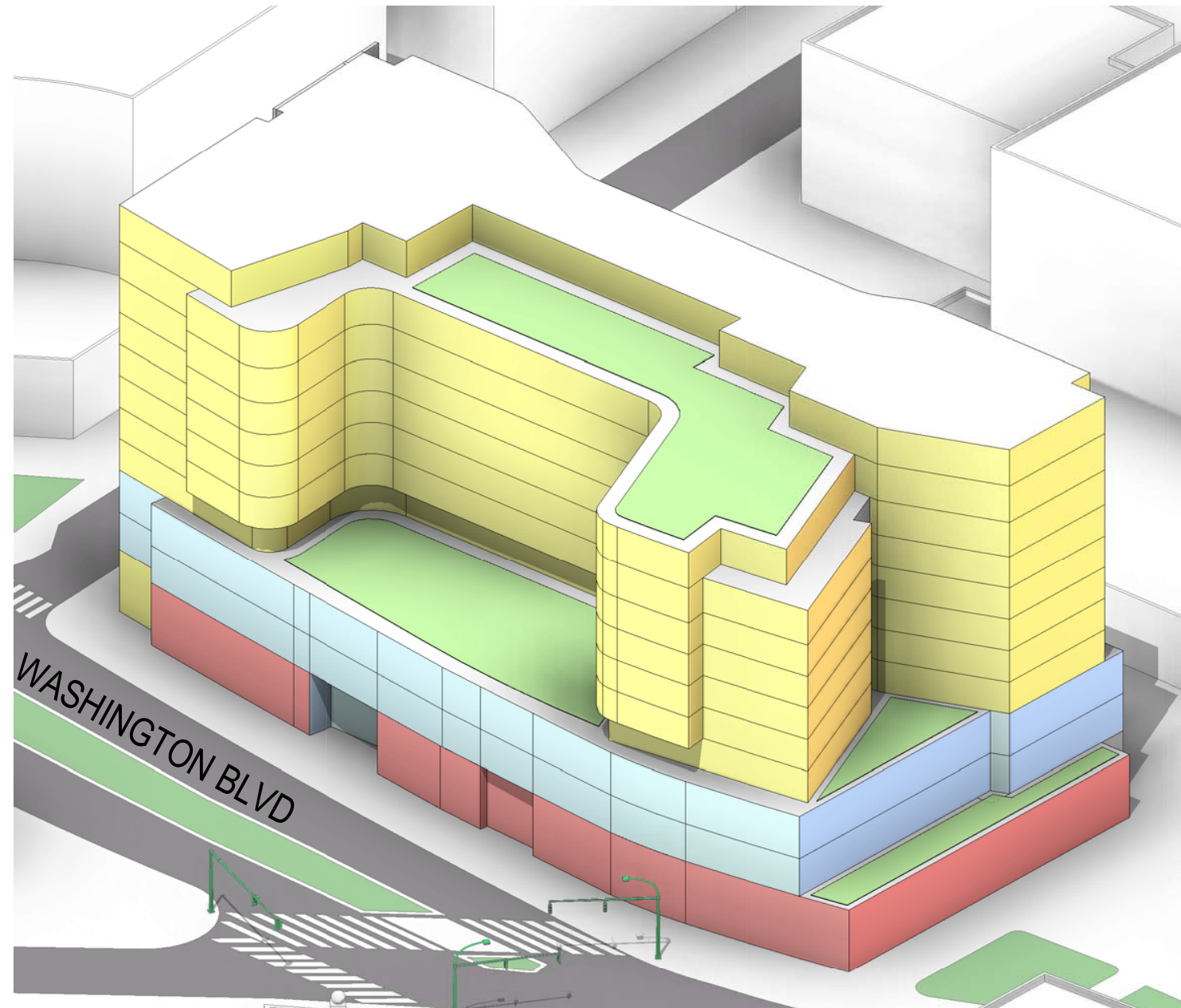
SCALE: 1' = 40'-0"

DENSITY CALCULATION

WELLS FARGO		TOTAL SF	RESIDENTIAL	COMMERCIAL
LOT AREA		38,347		
FAR	3			
FAR RESIDENTIAL	40%			
FAR COMMERCIAL	60%			
GFA		115,041	46,016	69,025
VERIZON		TOTAL	RESIDENTIAL	
LOT AREA		68,535		
FAR	BY RIGHT CALCULATION			
FAR RESIDENTIAL	100%			
GFA		481,032		
EXISTING VERIZON BUILDING FAR		97,039		
AVAILABLE GFA		383,993		
COMBINED CALCULATION				
WELLS FARGO GFA		115,041	46,016	69,025
GFA ALLOCATED FROM VERIZON SITE		187,959	187,959	
TOTAL GFA		303,000	233,975	69,025

NOTE: IN ADDITION TO THE EXISTING BUILDING, A GFA OF 196,034 SF WILL REMAIN FOR FUTURE DEVELOPMENT OF THE VERIZON SITE, FOR A TOTAL GFA OF 293,073 SF

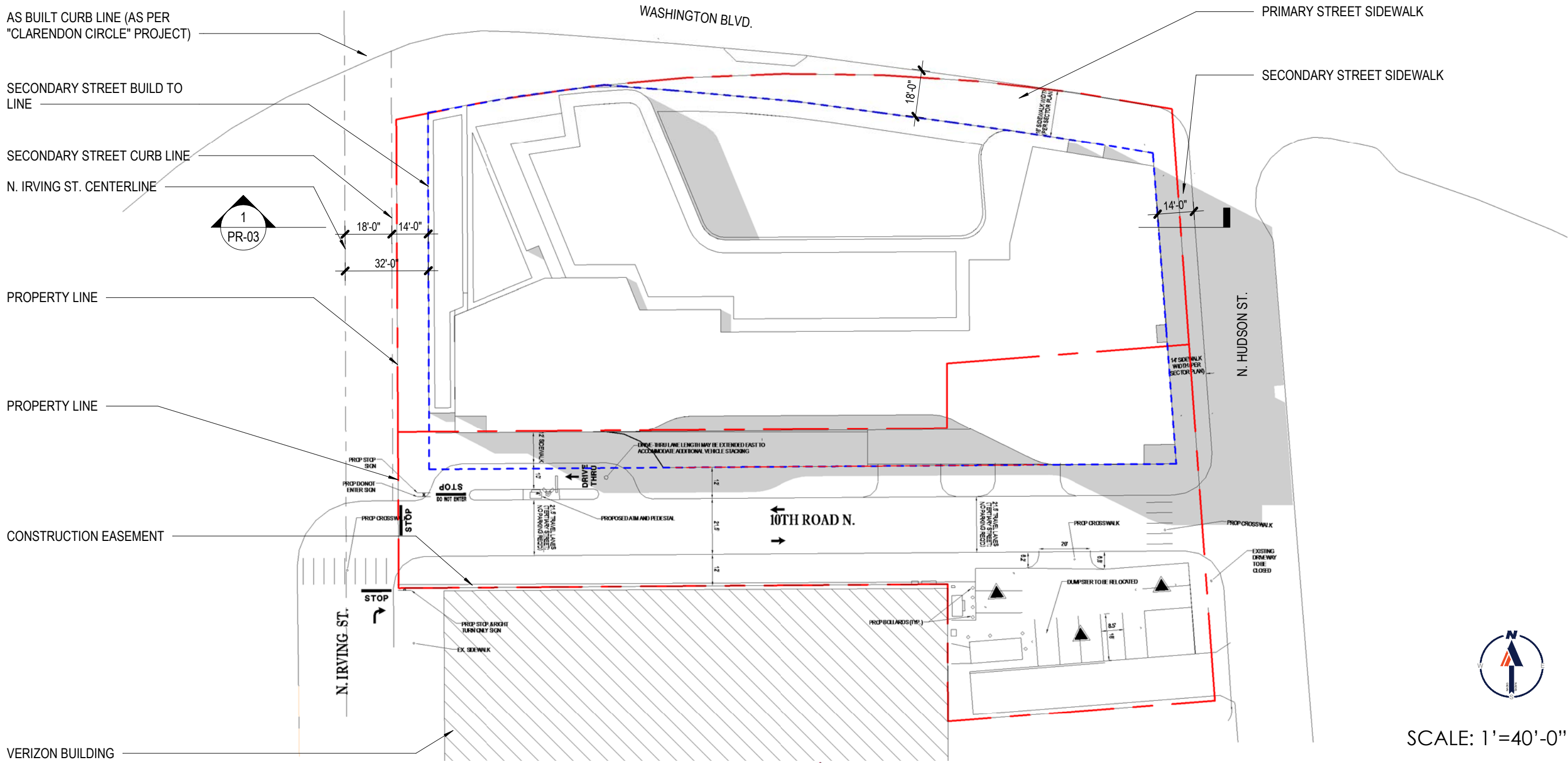
MASSING PROGRAM STACKING - PROPOSED CONCEPT



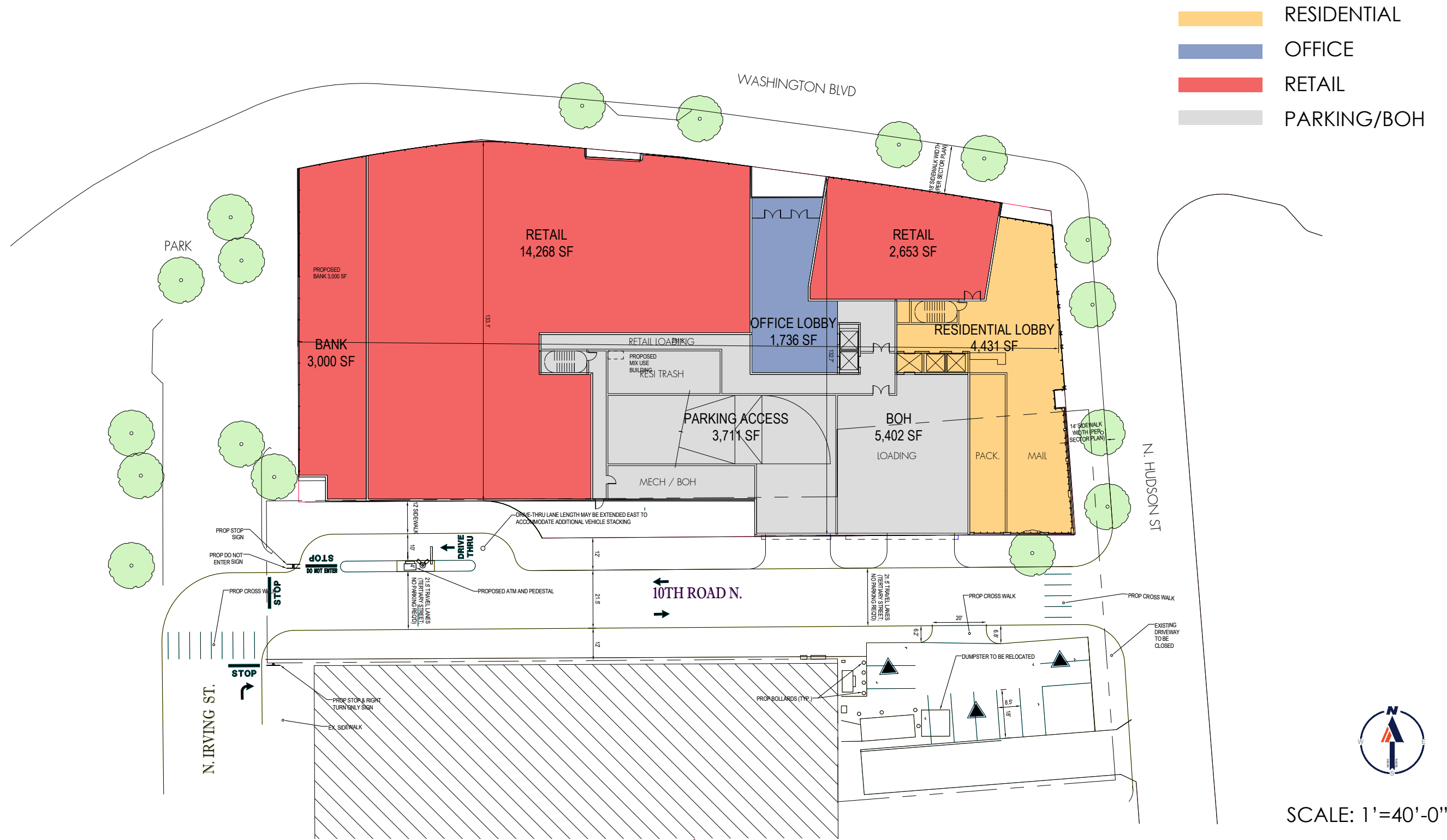
- RESIDENTIAL
- OFFICE
- RETAIL
- PARKING/BOH
- OUTDOOR AMENITY

SCALE: 1'=40'-0"

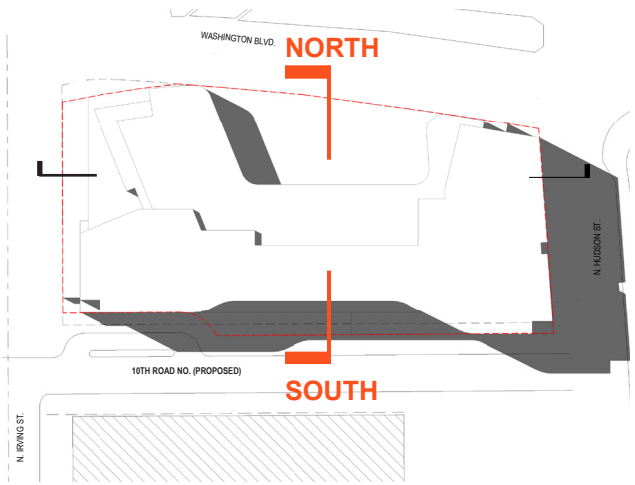
SITE PLAN - PROPOSED CONCEPT



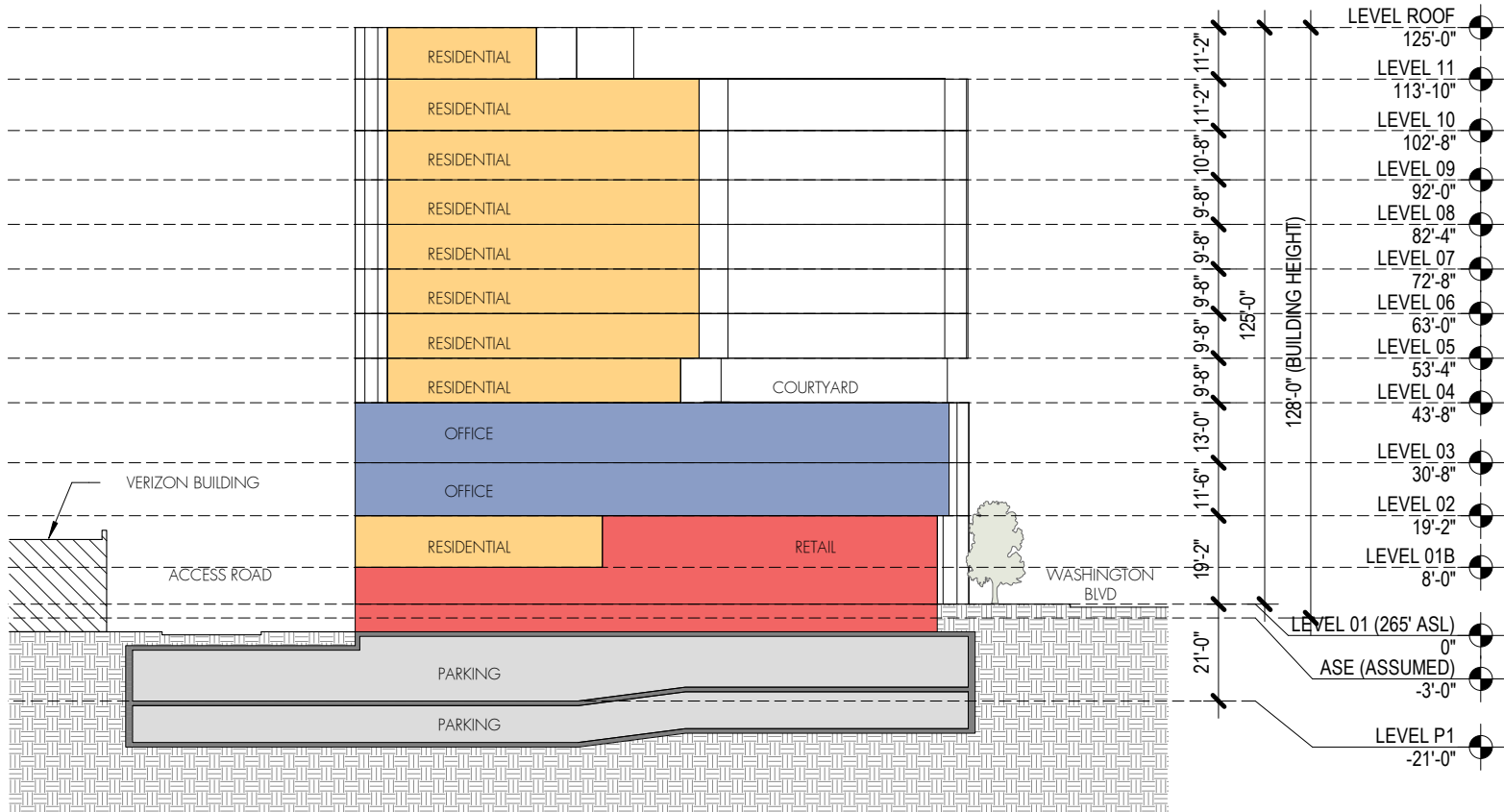
GROUND FLOOR PLAN LEVEL 01 - PROPOSED CONCEPT



SECTION - NORTH-SOUTH - PROPOSED CONCEPT

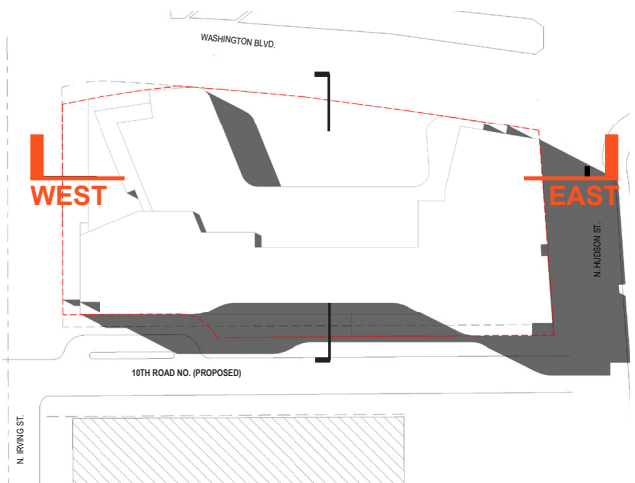


- RESIDENTIAL
- OFFICE
- RETAIL
- PARKING/BOH

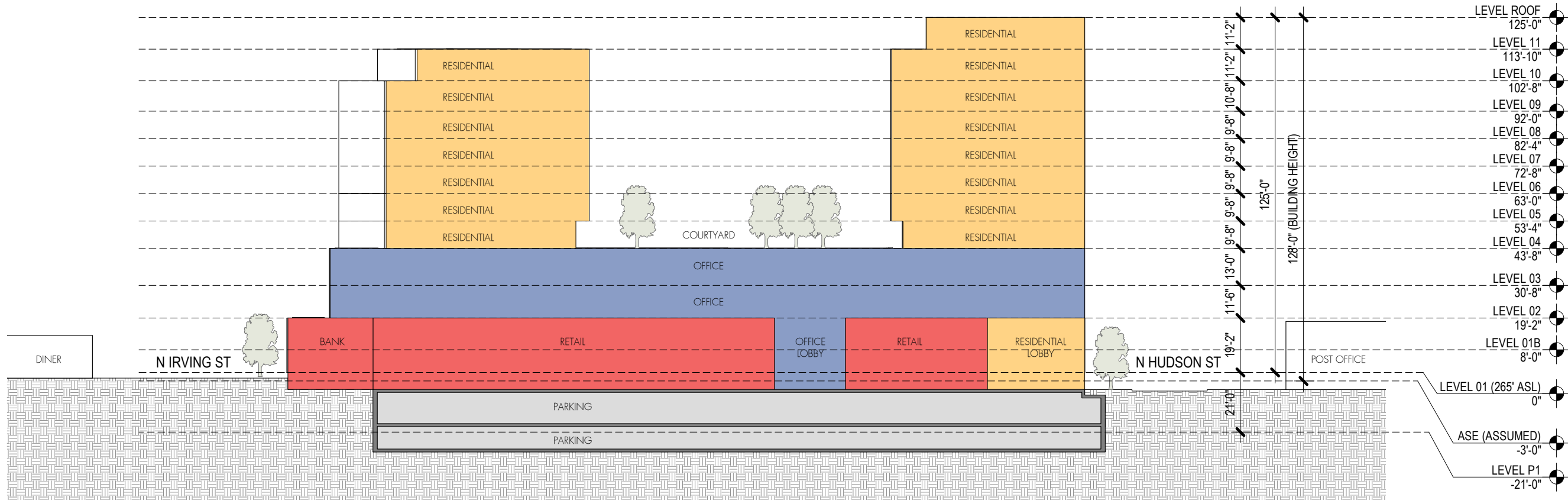


SCALE: 1'=40'-0"

SECTION - WEST -EAST - PROPOSED CONCEPT



- RESIDENTIAL
- OFFICE
- RETAIL
- PARKING/BOH



SCALE: 1' = 40'-0"