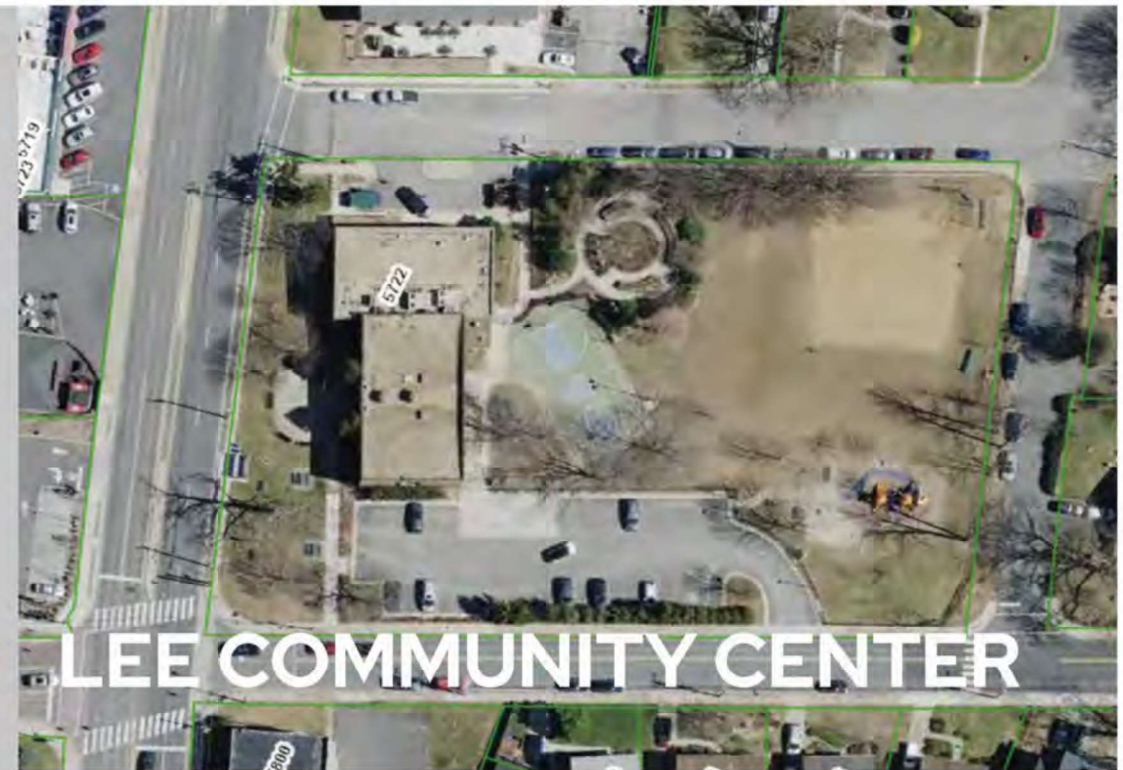




ARLINGTON
VIRGINIA

LEE COMMUNITY CENTER



BUILDING ASSESSMENT and
FEASIBILITY STUDY

Volume Two: Feasibility Study

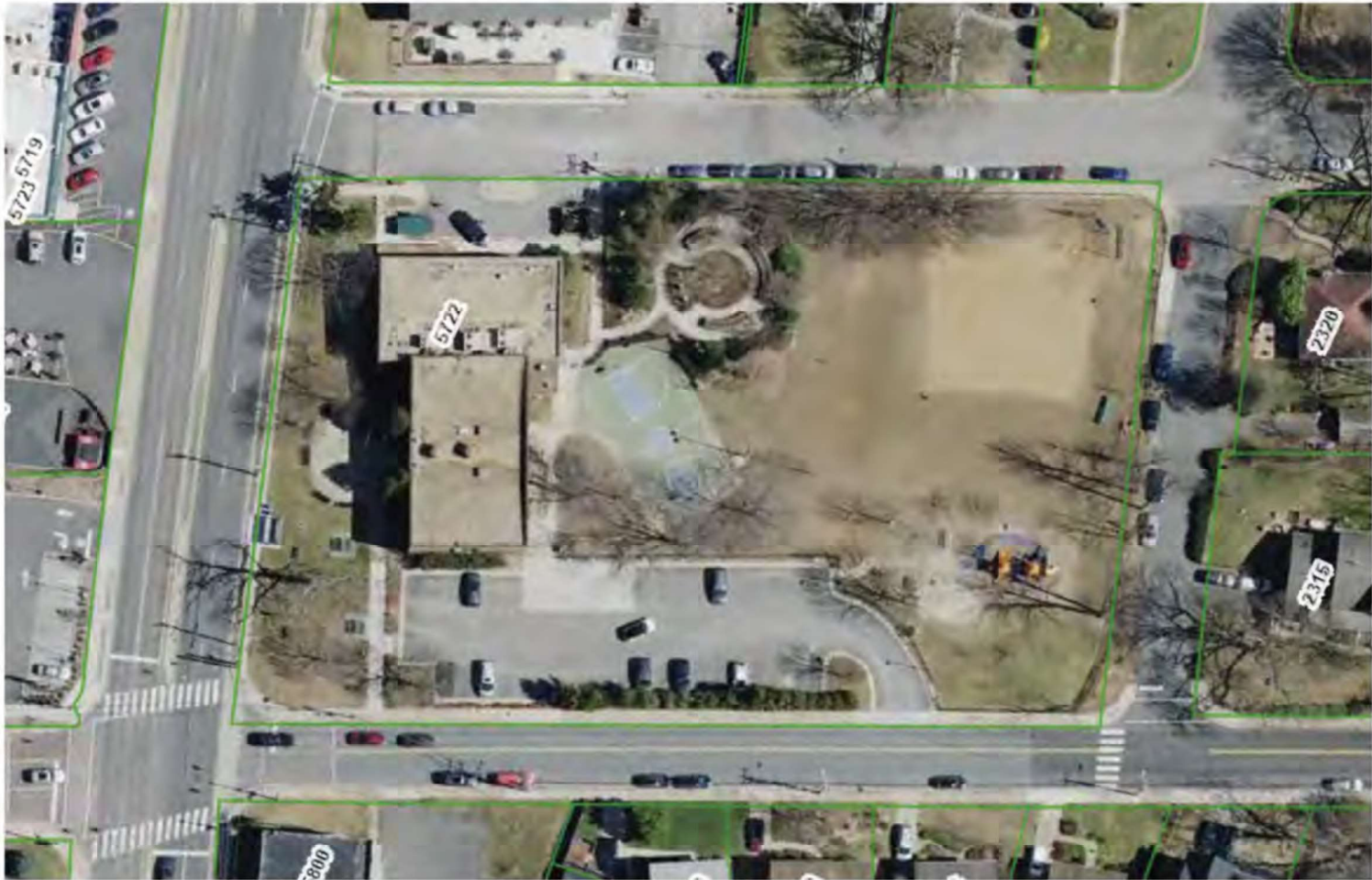
CGS ARCHITECTS
2025 August 18



2

architecture for communities. **design for people**

Table of Contents
Volume Two



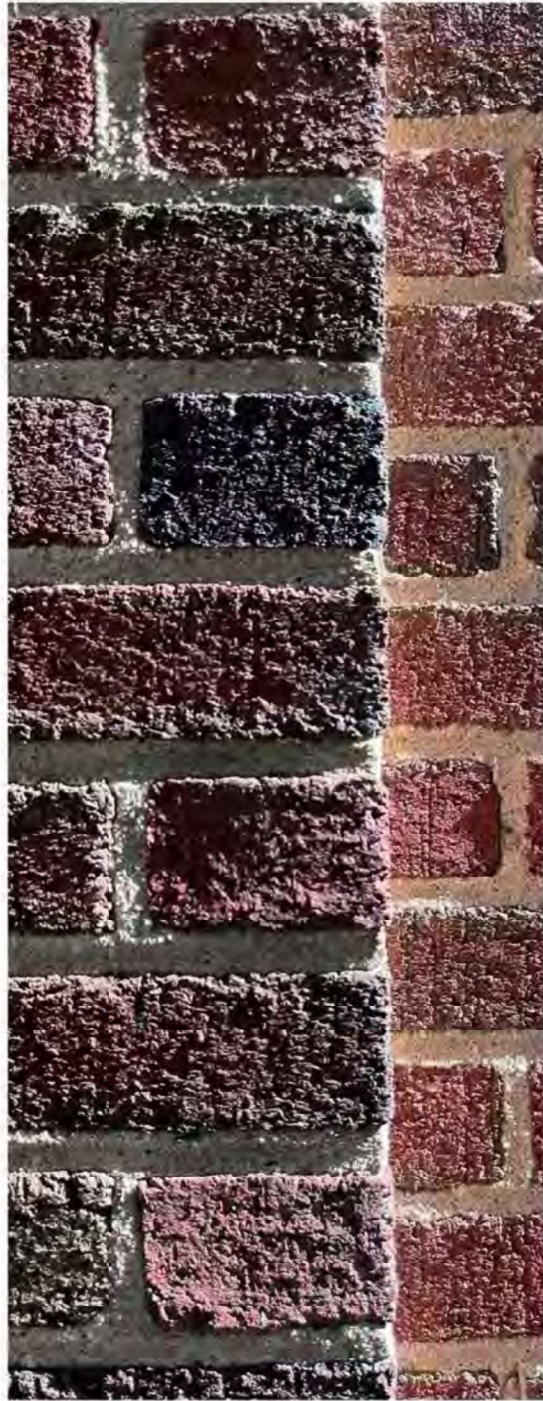
LEE COMMUNITY CENTER

5722 Langston Boulevard, Arlington, VA 22207
VOLUME TWO: FEASIBILITY STUDY

2025 August 18

Cover	
Parameters	
Project Understanding	01
Program Understanding	02
Current Conditions	
Community Aerial Photo	03
Site / Current Condition	04
Solar/Topographical/Arboreal Site Plan	05
Current Architectural Site Plan	06
Current Lower Level Plan	07
Current Upper Level Plan	08
Current Roof Plan	09
Development Options - Overview	10
Option 01	
Option 01 - Site Study	11
Option 01 - Lower Level Plan	12
Option 01 - Upper Level Plan	13
Option 01 - Massing Study	14
Option 02A	
Option 02A - Site Study	15
Option 02A - Lower Level Plan	16
Option 02A - Upper Level Plan	17
Option 02A - Elevation Study	18
Option 02A - Massing Study	19
Option 02B	
Option 02B - Site Study	20
Option 02B - Lower Level Plan	21
Option 02B - Upper Level Plan	22
Option 02B - Roof Level Plan	23
Option 02B - Elevation Study	24
Option 02B - Massing Study	25
Option 03A	
Option 03A - Site Study	26
Option 03A - Elevation Study	27
Option 03A - Massing Study	28
Option 03B	
Option 03B - Site Study	29
Option 03B - Elevation Study	30
Option 03B - Massing Study	31
Option 03C	
Option 03C - Site Study	32
Option 03C - Elevation Study	33
Option 03C - Massing	34
Option 03D	
Option 03D - Site Study	35
Option 03D - Elevation Study	36
Option 03D - Massing	37
Development Options Summary/Assessment	
Summary of Options	38
Quantitative Comparison	39
Qualitative Comparison	40
Relative Merits (Pros / Cons)	41





The Challenge:

The Lee Community Center (LCC) is currently housed in a well-regarded early twentieth century red brick building facing Langston Boulevard, with parking, green and play spaces on a single county block, bordered by N. Kentucky, 24th Street, North, and N. Lexington Streets in the Leeway Overlee neighborhood of western Arlington. Though incremental updates and improvements have been implemented over the years since its original construction in 1925, significant building systems are now in great need of repair and/or replacement. The presence of other limitations and inefficiencies, including accessibility shortcomings, recommended a comprehensive and thoughtful review of how the LCC might better serve the evolving needs of a diverse and inclusive-minded community, moving forward. This planning document is one of the components of that review.

This package considers three possible core planning strategies, and the potential merits of each, ever mindful of the need to balance civic and community priorities, the opportunities and constraints presented by this unique site, and, as always, likely available resources.

These include:

- 1) Retaining the existing building, implementing only the improvements needed to extend and/or achieve the useful and code-compliant life of the building for the near term. Provide on-site surface parking as required by zoning.
- 2) Preserve only the original 1925 façade and otherwise replace/expand the facility with new construction. Provide on-site surface parking as required by zoning.
- 3) Replace the existing building and expand with new construction, with a residential development above a new community center component. Alternatively consider providing a residential development or additional community center facilities along the east (N. Kentucky St.) edge of the site. Provide underground/on-site surface parking as required by zoning.

This effort seeks to provide an appropriate range of responses to the basic challenge: How might a modernized, expanded, or replacement facility and grounds best meet and anticipate future County community and needs efficiently, and equitably, and in a manner that's a source of pride for the neighborhood for generations to come.

Purpose

Arlington County Lee Community Center

Project Understanding

August 18, 2025



Approaching the Program:

Inherent to the success of any building effort is the prior development of a clear and complete building program.

What is the building's purpose? How will it be used and by whom....and what are the greater aspirations of the community/communities supporting its construction?

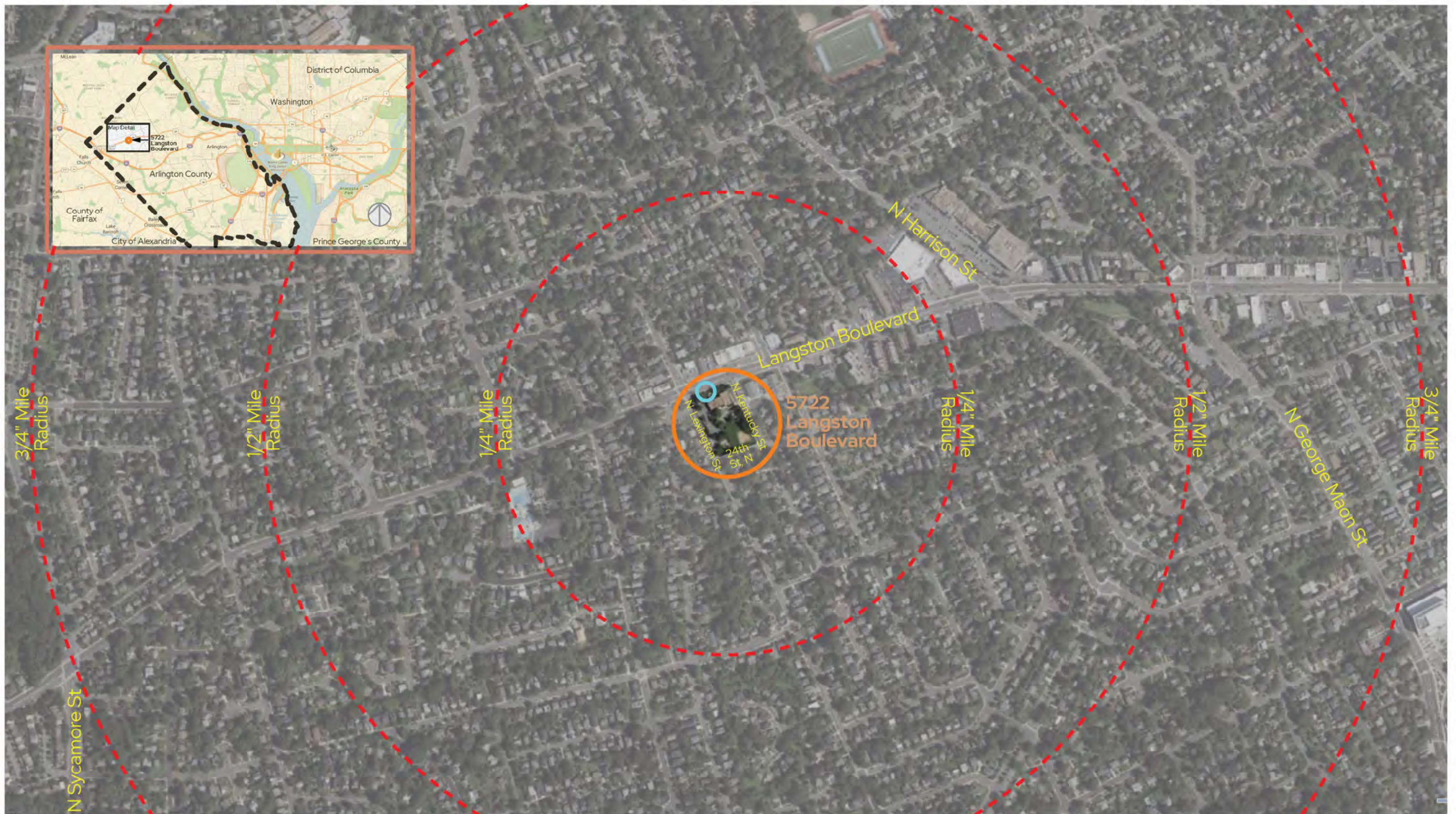
Establishing and documenting these core components early in the life of a project is essential to its ultimate success. Towards that end, and with an appreciation for the direction, formal and otherwise, already provided by County representatives in this regard, we include an initial list of possible uses to help inform this process:

Program

Arlington County Lee Community Center

Program Understanding

August 18, 2025



Community

Arlington County Lee Community Center

Community Aerial Photo

August 18, 2025

printed on: Monday, August 18, 2025

- Transit (ART/ Metrobus) Stop
- Area of Study: 5722 Langston Boulevard

CURRENT CONDITION

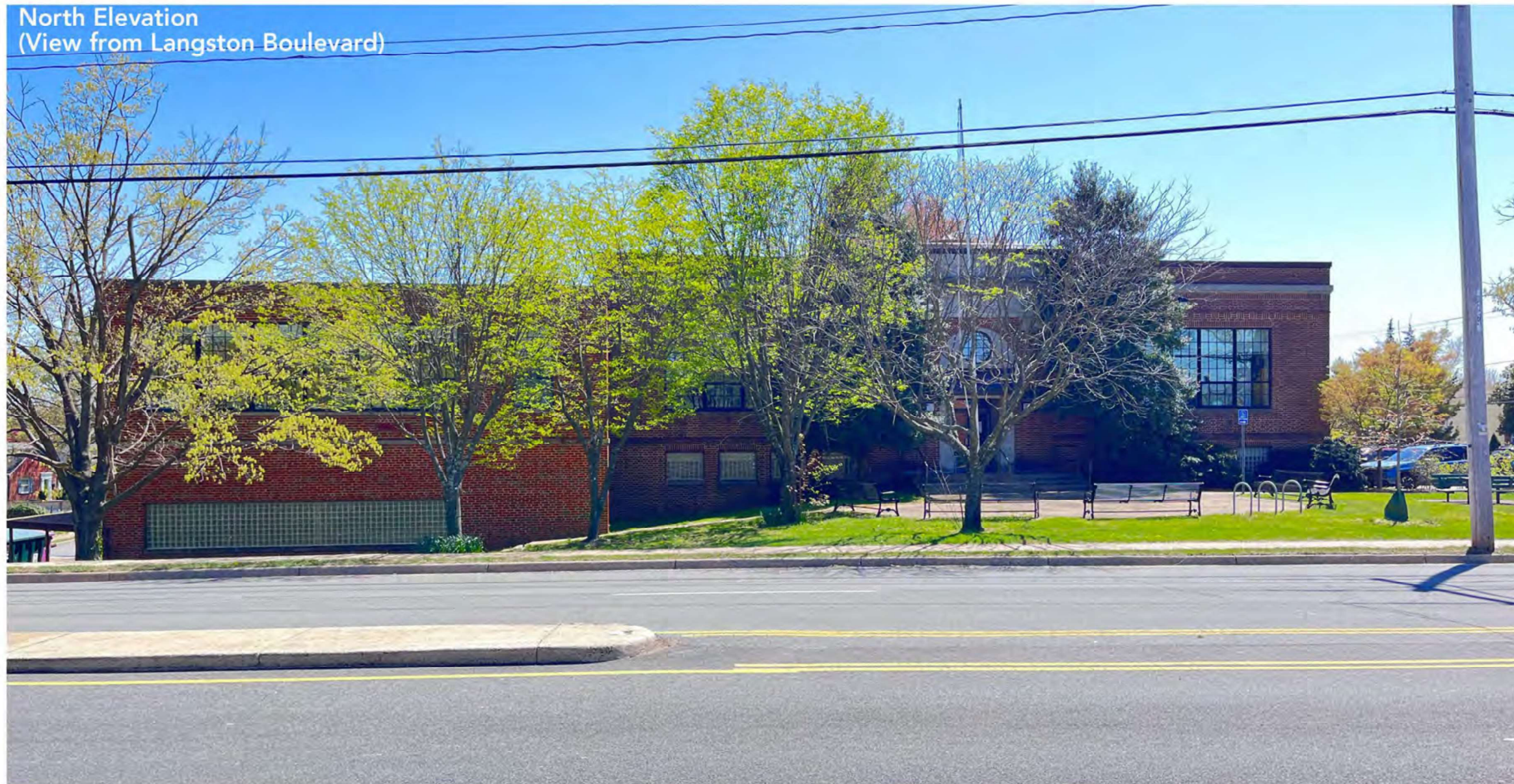


V2 03



copyright © CGSArchitects 2025 ARCHITECTS

North Elevation
(View from Langston Boulevard)



West Elevation



South Elevation



East Elevation



Lee Community Center

Arlington County Lee Community Center
Site / Existing Condition

August 18, 2025

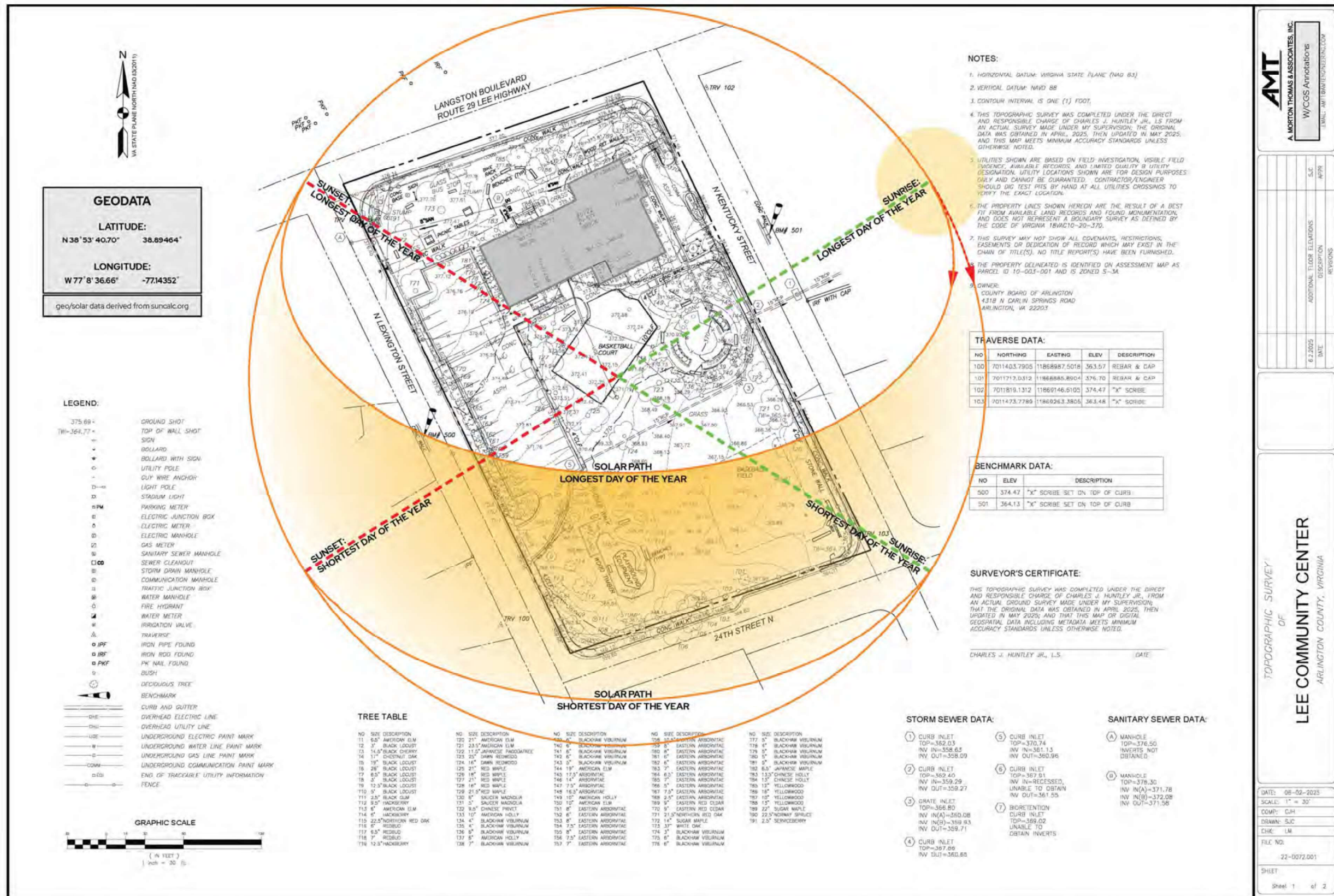
printed on: Monday, August 18, 2025

CURRENT CONDITION

V2 04



copyright © CGS Architects 2025



Solar / Topographical / Arboreal Site Plan

Arlington County Lee Community Center

Solar/Topo/Arboreal Plan Data

August 18, 2025

CURRENT CONDITION



V2 05

CGS
ARCHITECTS



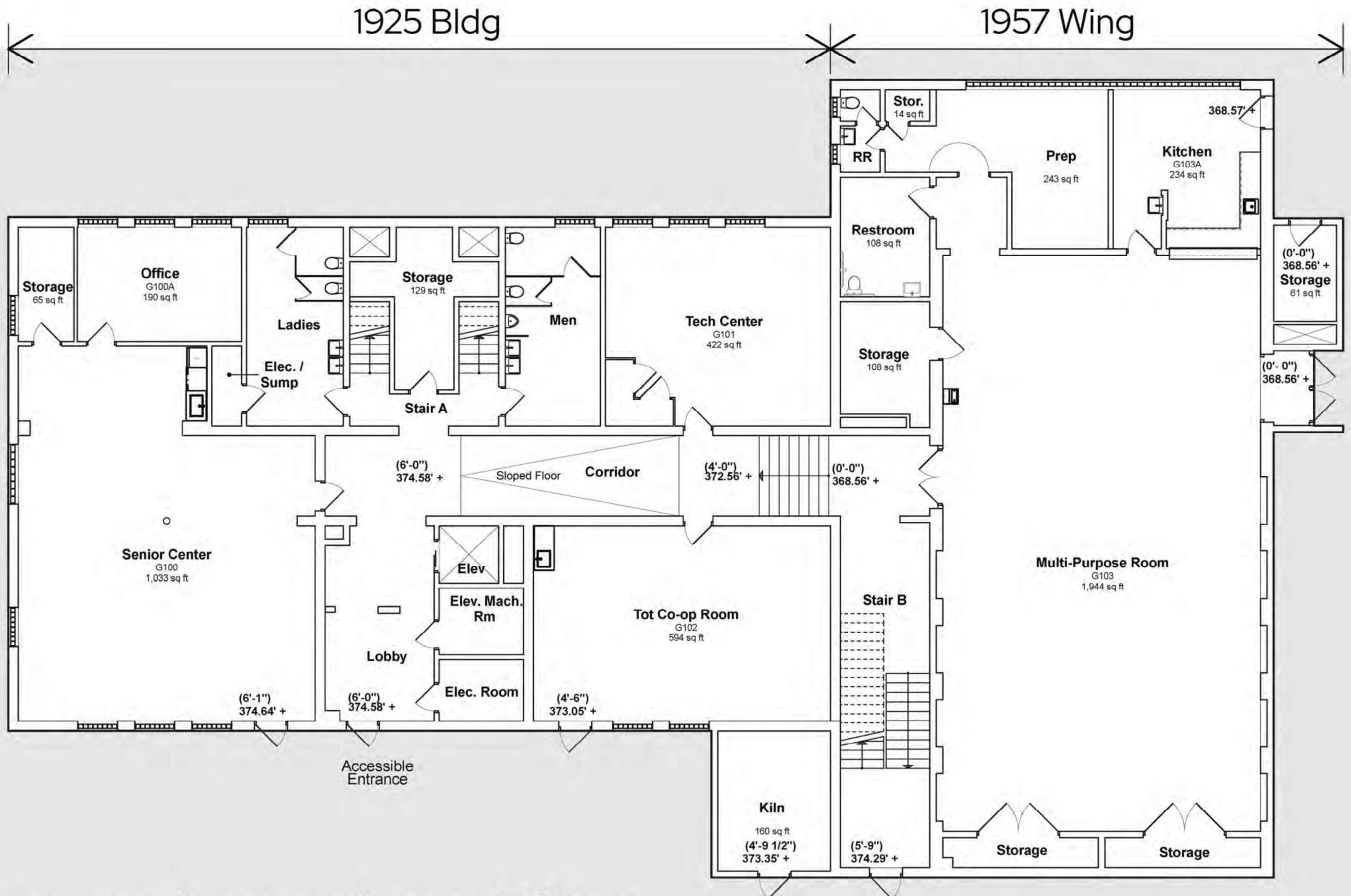
Current Site Plan

Arlington County Lee Community Center
 Current Architectural Site Plan

August 18, 2025

(Drawing not for construction. Page 1 of 1)

CURRENT CONDITION



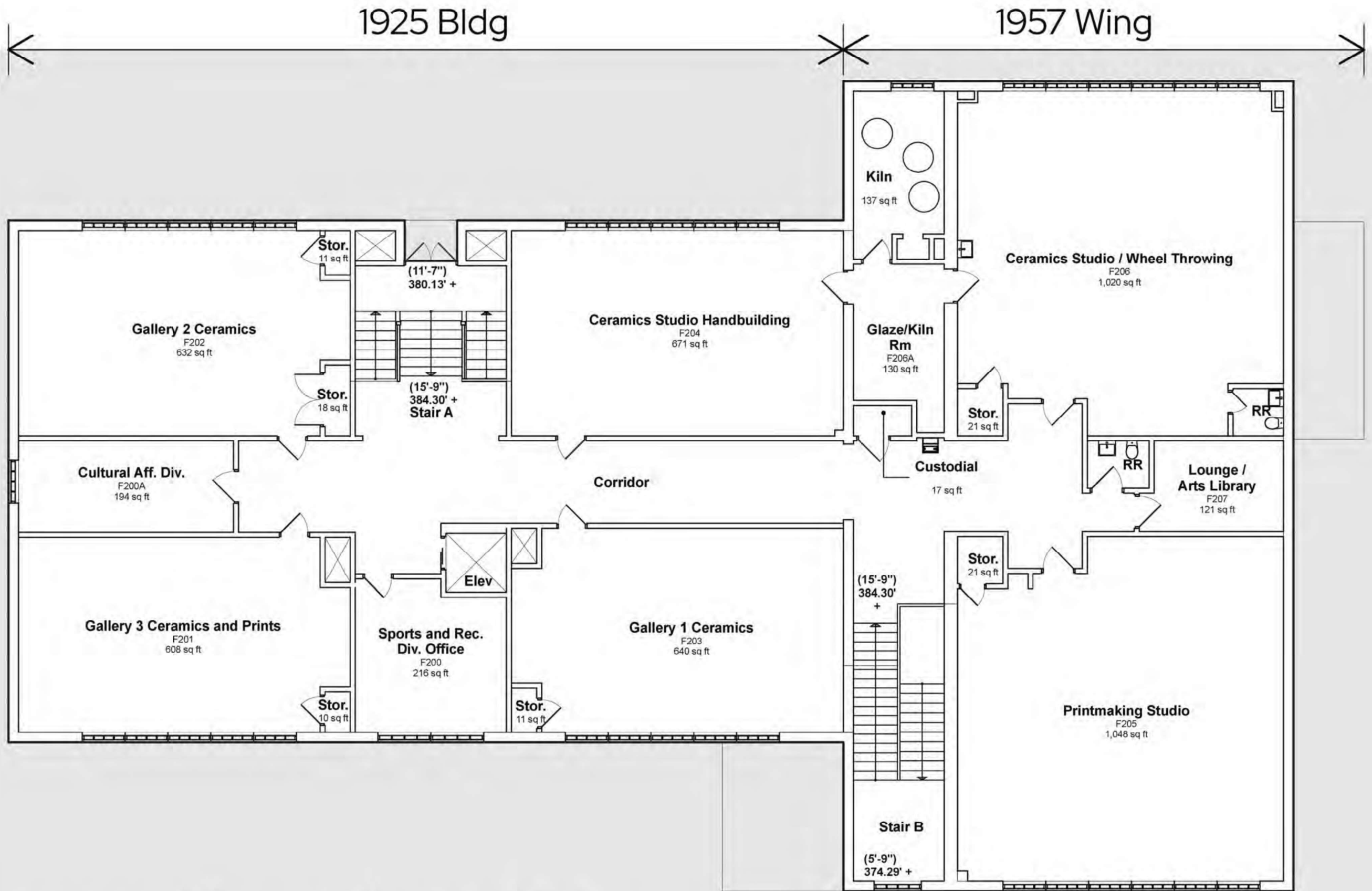
Current Lower Level Plan

Arlington County Lee Community Center

Current Lower Level Floor Plan (existing)

August 18, 2025

CURRENT CONDITION



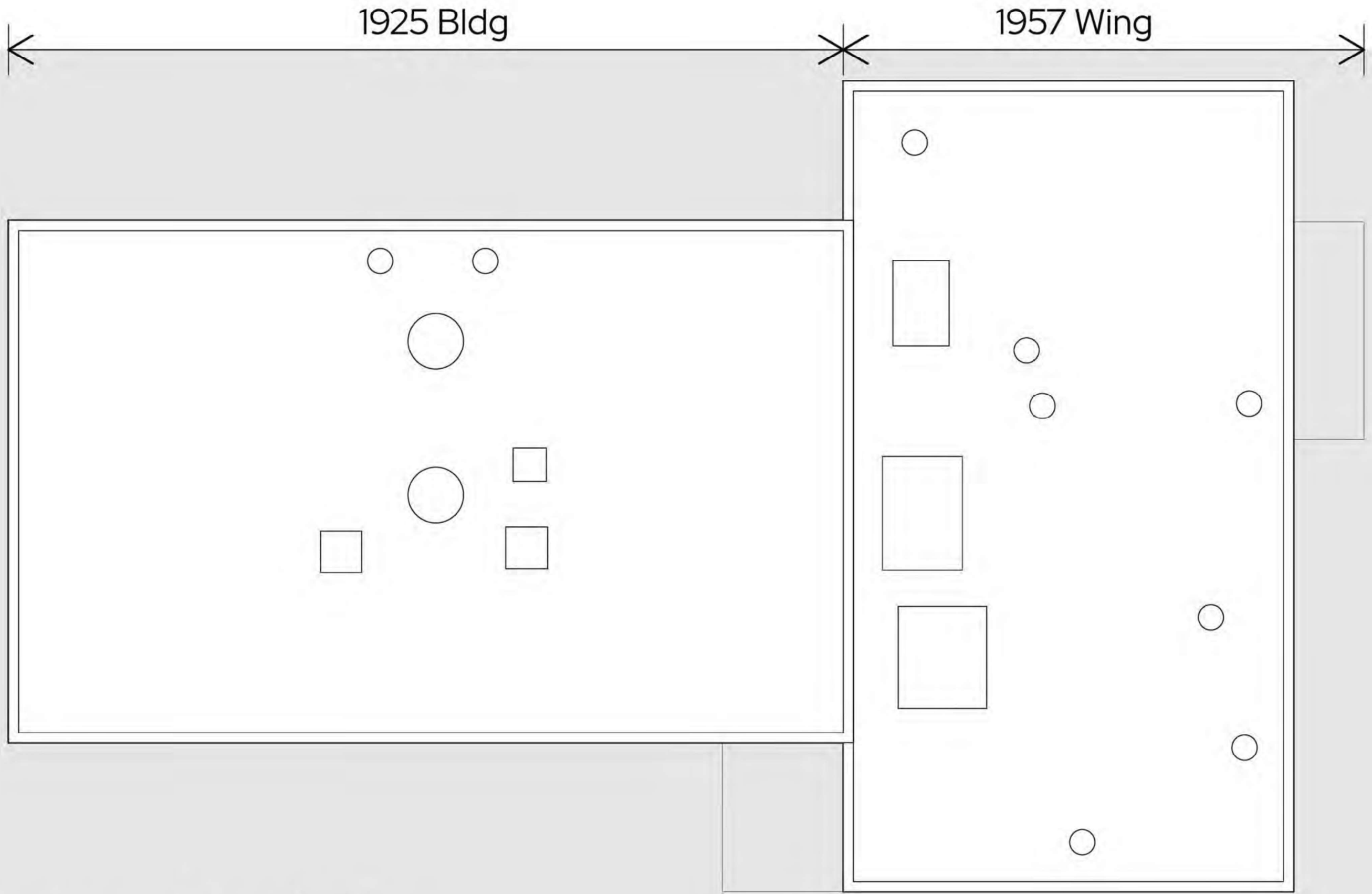
Current Upper Level Plan

Arlington County Lee Community Center

Current Upper Floor Plan (existing)

August 18, 2025

CURRENT CONDITION



Current Roof Plan

Arlington County Lee Community Center

Current Roof Plan (existing)

August 18, 2025

CURRENT CONDITION

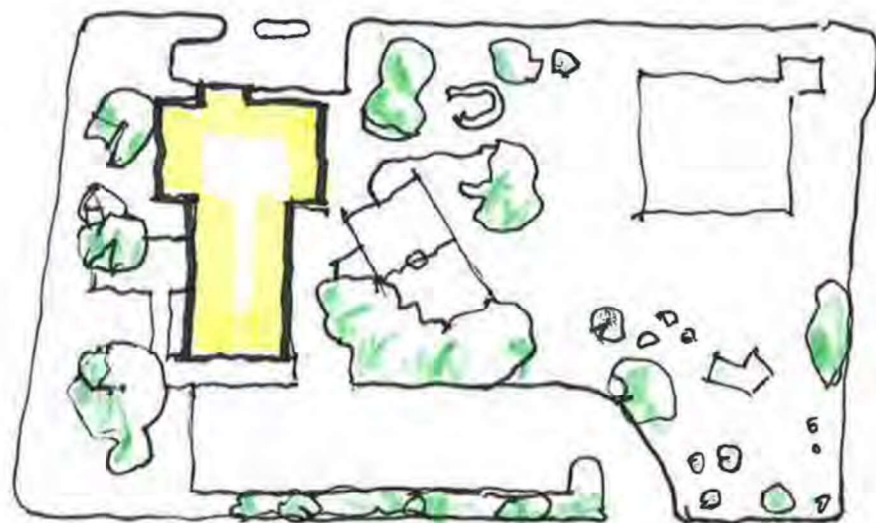


V2 09

0 5' 10' 20'

CGS

ARCHITECTS

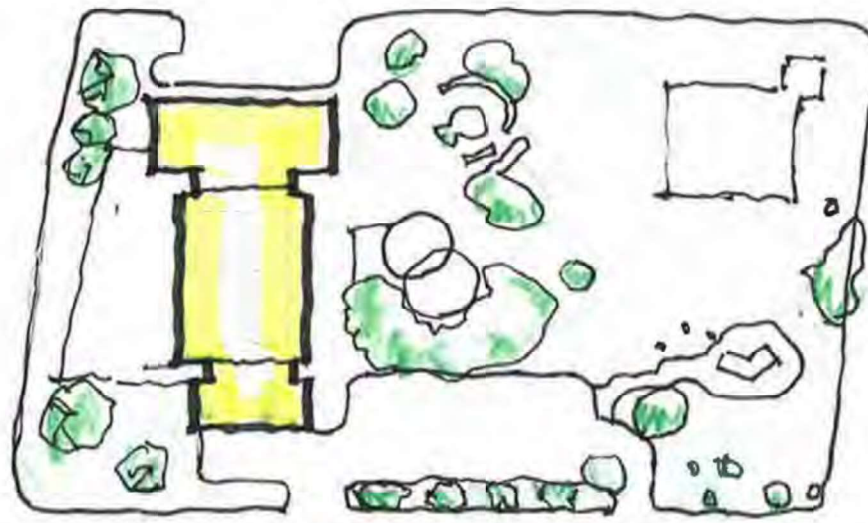


Option 01

Retain/Renovate to align with contemporary code/needs. Minimize impact on open space.

Key Features:

- Retain contributing community building.
- Replace outdated equipment/systems.
- Prioritize building accessibility.
- Enhance site access/Parking.
- No expansion of existing Building Footprint
- Modernize, but minimize expenditure.

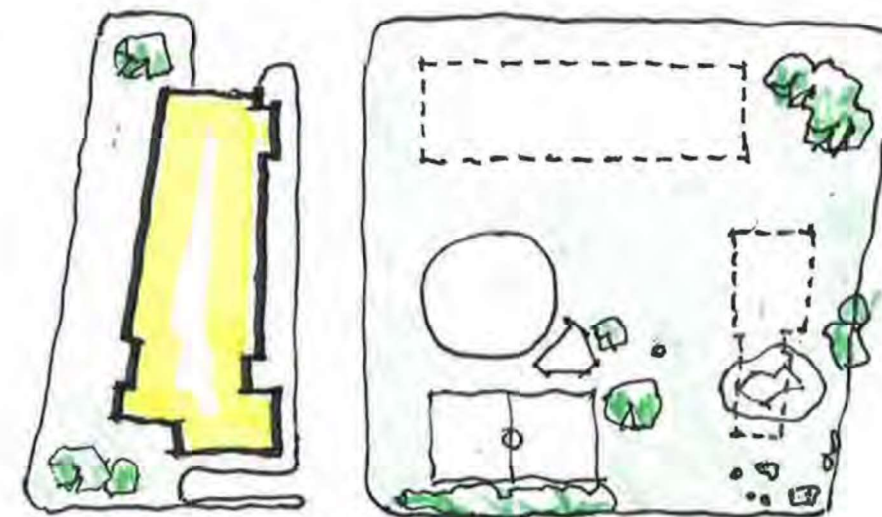


Option 02

Retain 1925 façades, with limited expansion along Langston Blvd to enhance range/flexibility of uses.

Key Features:

- Preserve most-admired building elements.
- Replace outdated equipment/systems.
- Prioritize building accessibility.
- Enhance Site access/Parking.
- Improve ability to meet evolving program needs.
- Expand Community/Neighborhood Services.
- Manage cost by concentrating activity.



Option 03

Replace with all new construction to better anticipate and address County/Community needs.

Key Features:

- Provide contemporary, code-compliant facility.
- Consider potential affordable housing component.
- Provide underground parking to ease congestion.
- Improve ability to meet evolving program needs.
- Expand Community/Neighborhood Services.
- Maximize use of allowable zoning envelope.
- Increased potential to best serve future generations.

Development Options

Arlington County Lee Community Center

Development Options - Overview

August 18, 2025

DRAFT



LIGHT TOUCH

Priorities:

- Preserve Legacy Features
- Restore Look and Feel of Building
- Embrace "Four Square" Program Core
- Enhance Building Accessibility
- Upgrade Systems, Modernize Interiors
- Minimize Construction Impacts, Cost
- Preserve Open Spaces
- Explore Stormwater Retention options

Accessibility Upgrades:

SITE:

- Replace non-compliant site pathways with code-conforming paths, ramps, treads and risers, landings, hand- and guard-rails, and signage, as required.
- Replace/Repair cracked site concrete.
- At primary entrances, provide ADA-compliant entrance openings w/ accessible door actuators.
- At existing entrance facing Langston Boulevard, provide accessible path from existing Bus Stop and off-street parking lot.

BLDG:

- Provide Elevators/Lifts for universal access at both levels.
- Replace non-compliant existing interior paths and interior stairs with code-conforming paths, ramps, treads and risers, landings, hand- and guard-rails, and signage, as required.
- ADA-compliant restrooms, and water stations, both levels.

Parking:
36 Surface spaces

Option 01

Arlington County Lee Community Center

Site Study (option 01)

August 18, 2025

DRAFT

01 Envelope Preservation
Systems Modernization
Code Compliance



V2 11



1957 Wing

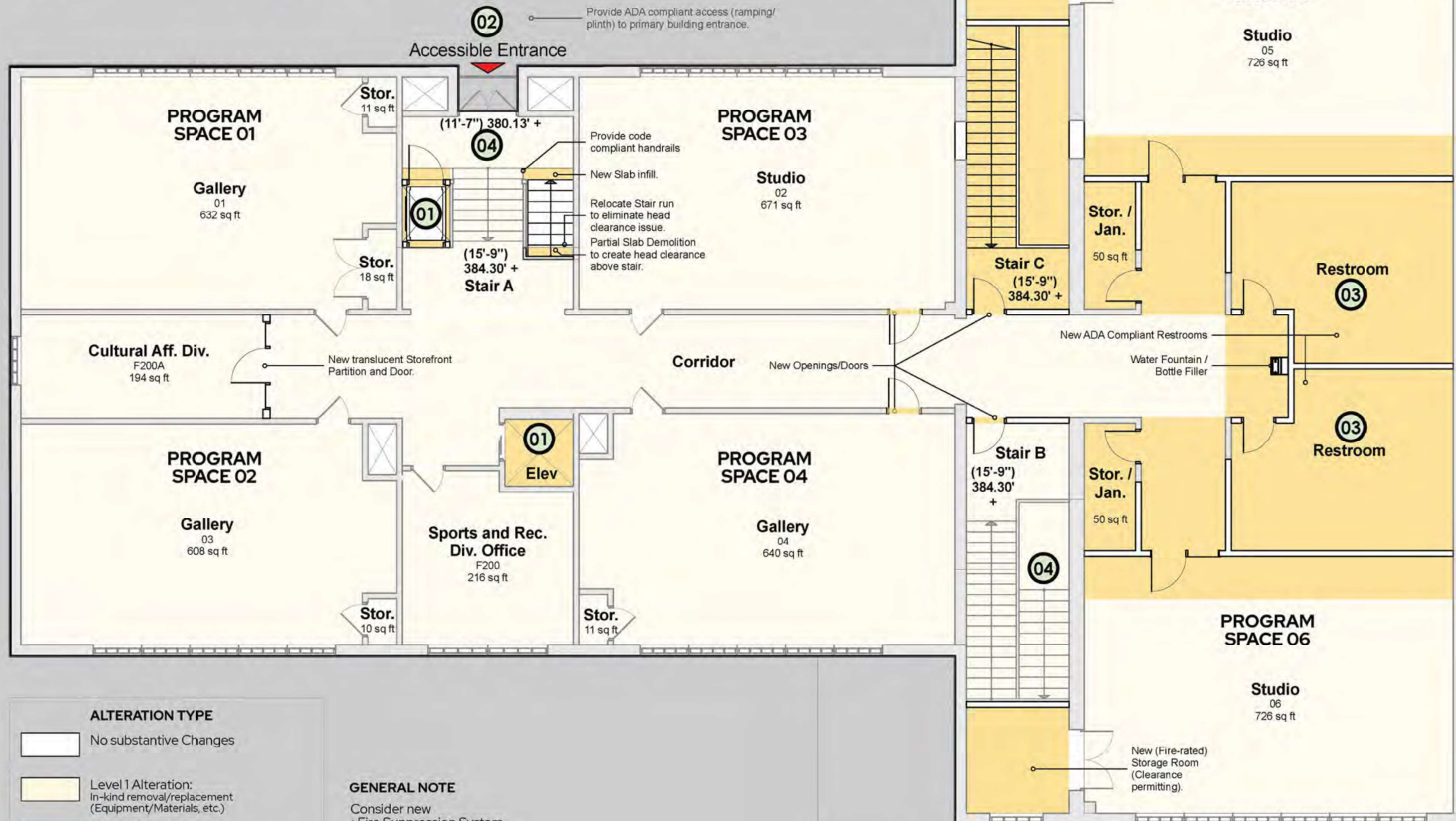


1925 Bldg

1957 Wing

ACCESSIBILITY UPGRADES

- 01** New two-stop Lift/Elevator
- 02** New Accessible Entrance w/Auto Door Actuator
- 03** New Accessible Universal Restroom
- 04** Replace existing with code-compliant Handrails



ALTERATION TYPE

- No substantive Changes
- Level 1 Alteration: In-kind removal/replacement (Equipment/Materials, etc.)
- Level 2 Alteration: Reconfiguration/Extension of Existing (New Layout, Equipment/Materials, etc.)

GENERAL NOTE

- Consider new
- Fire Suppression System,
- Mechanical
- Elevator
- Roof Replacement

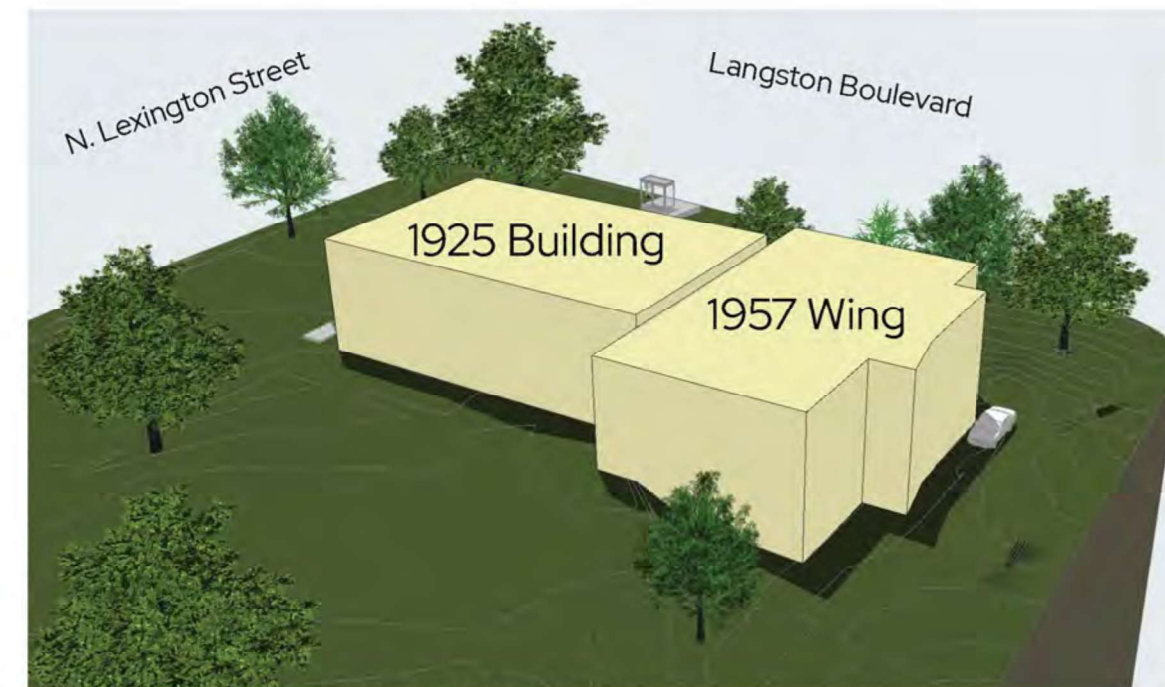
Arlington County Lee Community Center
Upper Level Floor Plan (option 01)

August 18, 2025

DRAFT



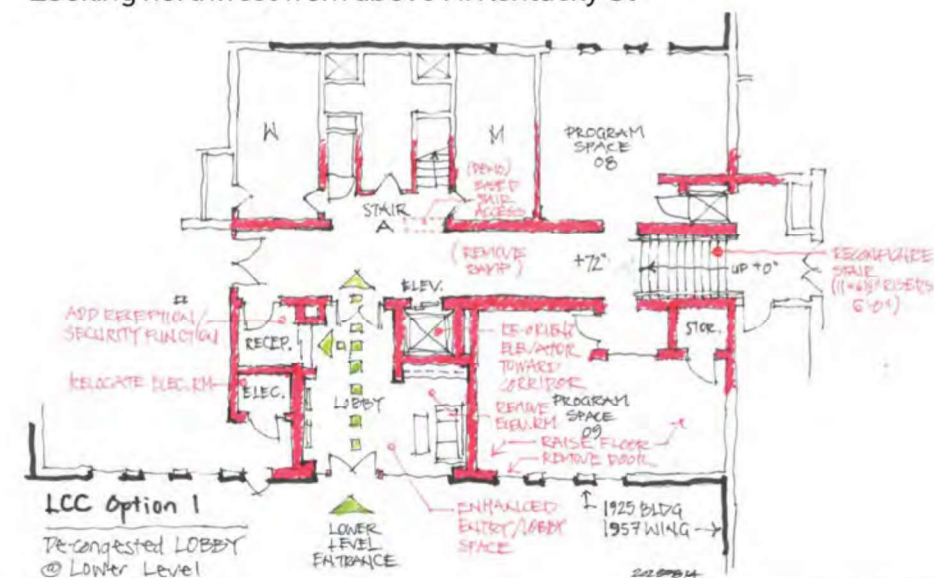
Vantage from intersection of Langston Blvd and N. Lexington St



Looking northwest from above N. Kentucky St



Vantage from above intersection of Langston Blvd and N. Lexington St



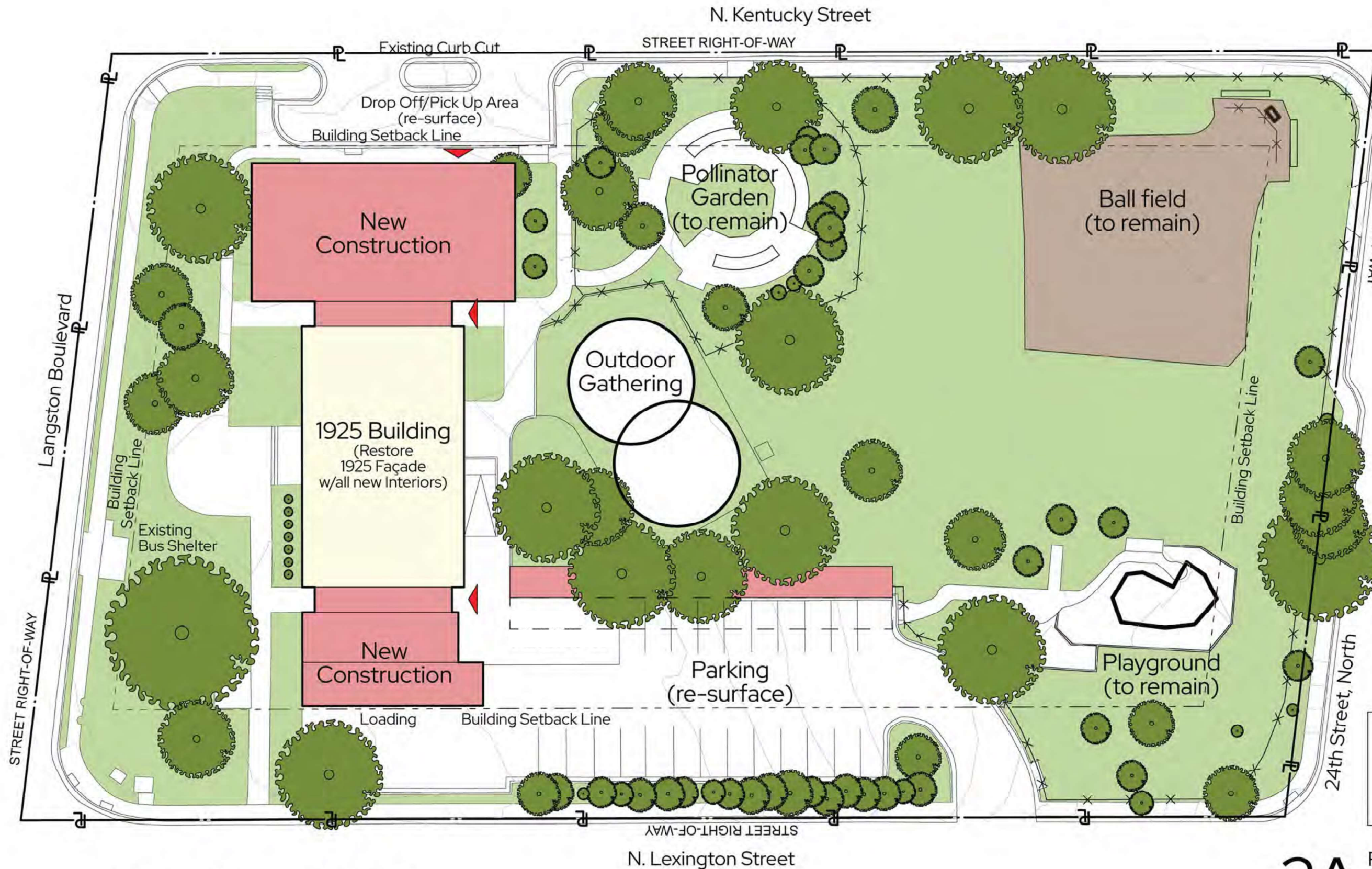
Option 01

Arlington County Lee Community Center
Site Study (option 01: massing)

August 18, 2025
printed on: Monday, August 18, 2025

DRAFT

01



RENOVATE, REBUILD

Priorities:

- Retain Character-defining Elements
- New Entrances/Invite Engagement
- Embrace "Four Square" Program Core
- Enhance Building Accessibility
- Upgrade Systems, Modernize Interiors
- Balance Construction Impacts, Cost
- Preserve Open Spaces
- Explore Stormwater Retention

Accessibility Upgrades:

SITE:

- Replace non-compliant site pathways with code-conforming paths, ramps, treads and risers, landings, hand- and guard-rails, and signage, as required.
- Replace/Repair cracked site concrete.
- At primary entrances, provide ADA-compliant entrance openings w/ accessible door actuators.

BLDG:

- New Elevator for universal access at both levels.
- New code-conforming interior paths, treads and risers, landings, hand- and guard-rails, and signage, as required.
- ADA-compliant restrooms, and water stations, both levels.

Parking (approx.):
23 Surface spaces

Option 02A

Arlington County Lee Community Center

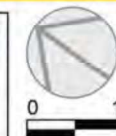
Site Study (option 02A)

August 18, 2025

DRAFT

2A

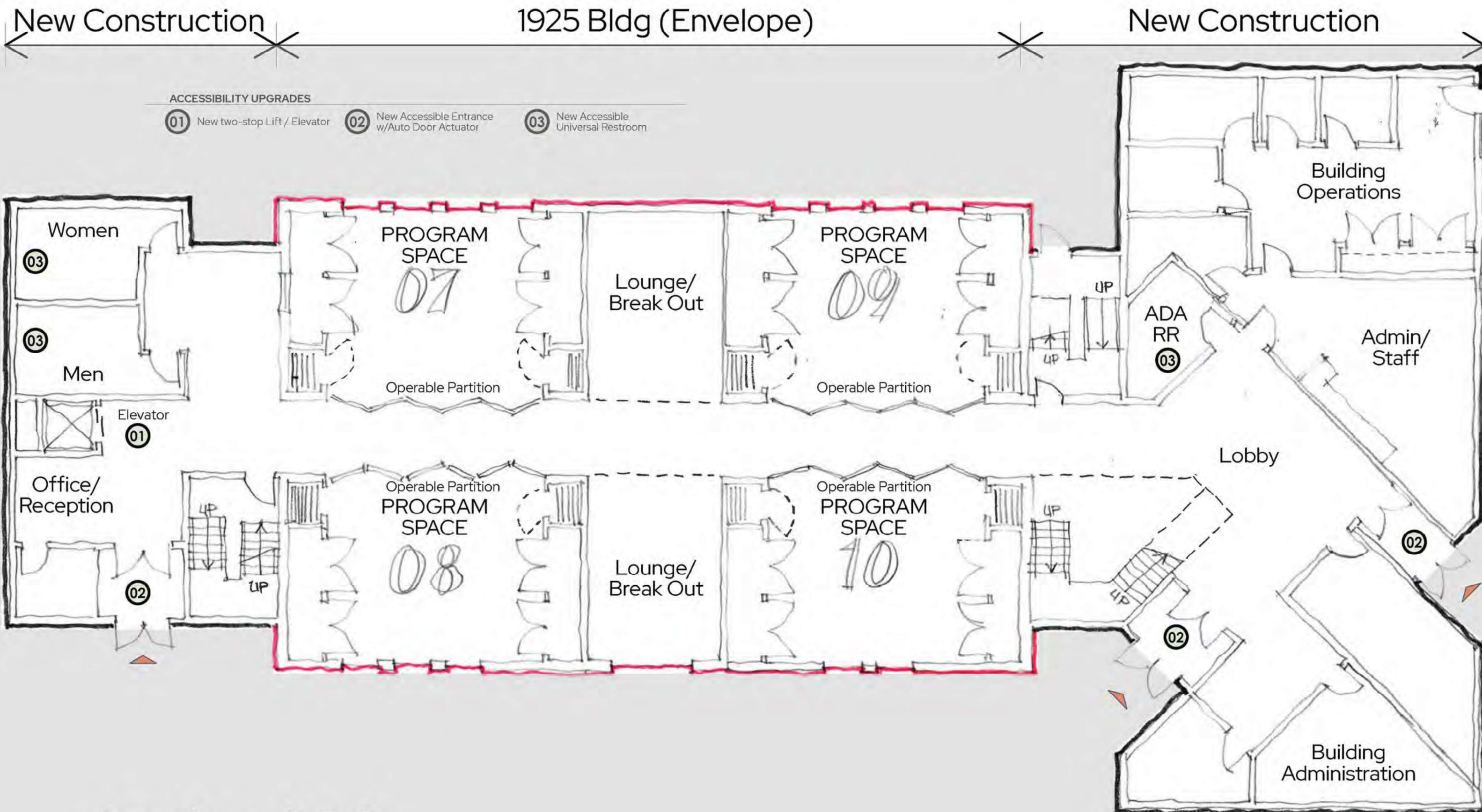
Replace east wing w/New
Systems Modernization
Code Compliance



V2 15



ARCHITECTS



Option 02A

Arlington County Lee Community Center
Lower Level Floor Plan (option 02A)

August 18, 2025
printed on 8/18/2025, 10:48 AM

DRAFT



V2 16



New Construction

1925 Bldg (Envelope)

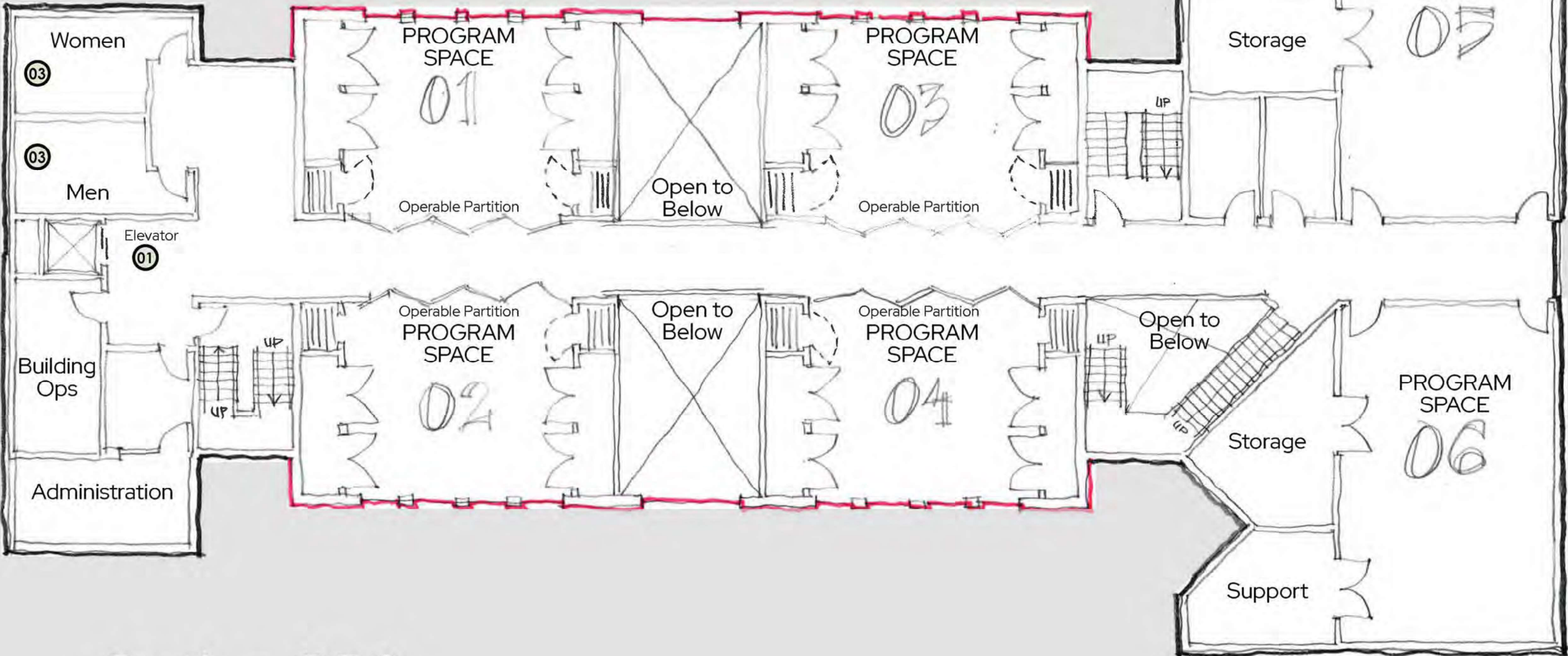
New Construction

ACCESSIBILITY UPGRADES

01 New two-stop Lift / Elevator

02 New Accessible Entrance w/Auto Door Actuator

03 New Accessible Universal Restroom



Option 02A

Arlington County Lee Community Center

Upper Level Floor Plan (option 02A)

August 18, 2025

Version 02.00

DRAFT

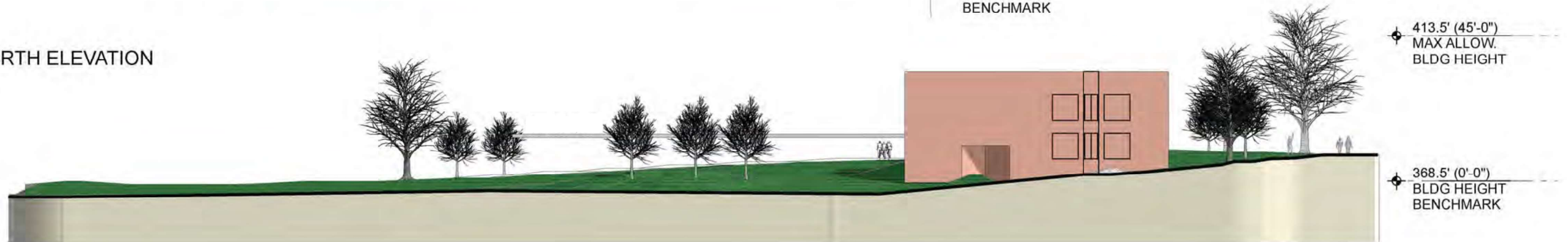


V217

AGS
ARCHITECTS



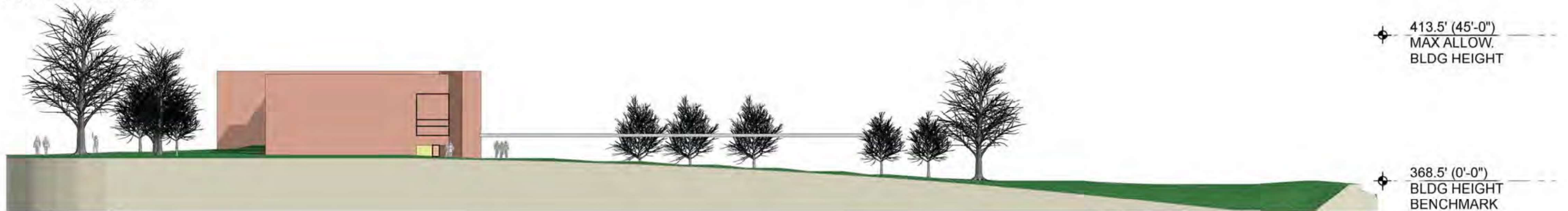
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



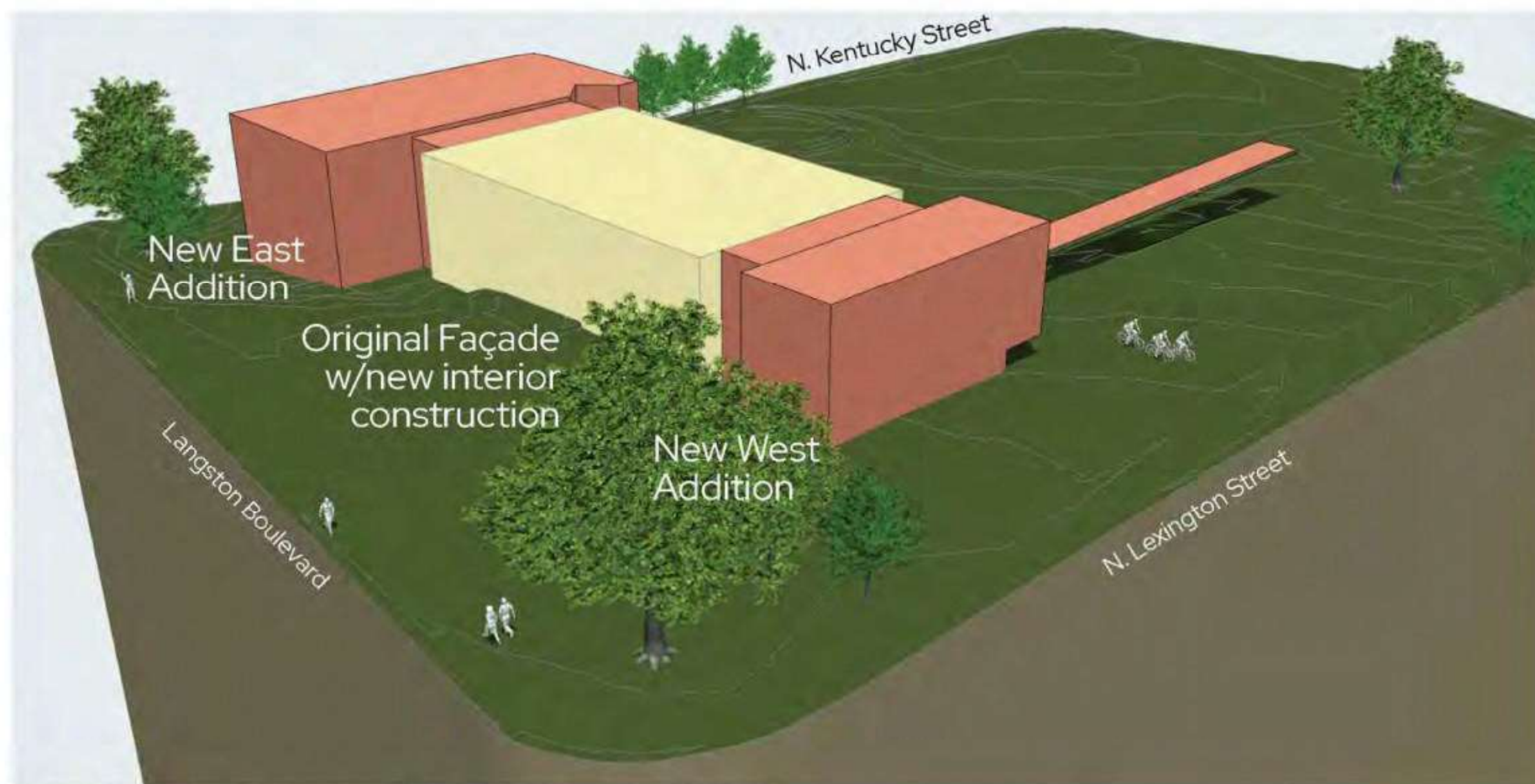
WEST ELEVATION



Looking Northeast from above Lexington St towards south elevation, w/Market Space in foreground



Looking Northwest towards south elevation



Vantage from above intersection of Langston Blvd and N. Lexington St

PROGRAM USE	
	Renovated 1925 Building - Community / County Use
	New Construction - Community / County Use

Option 02A

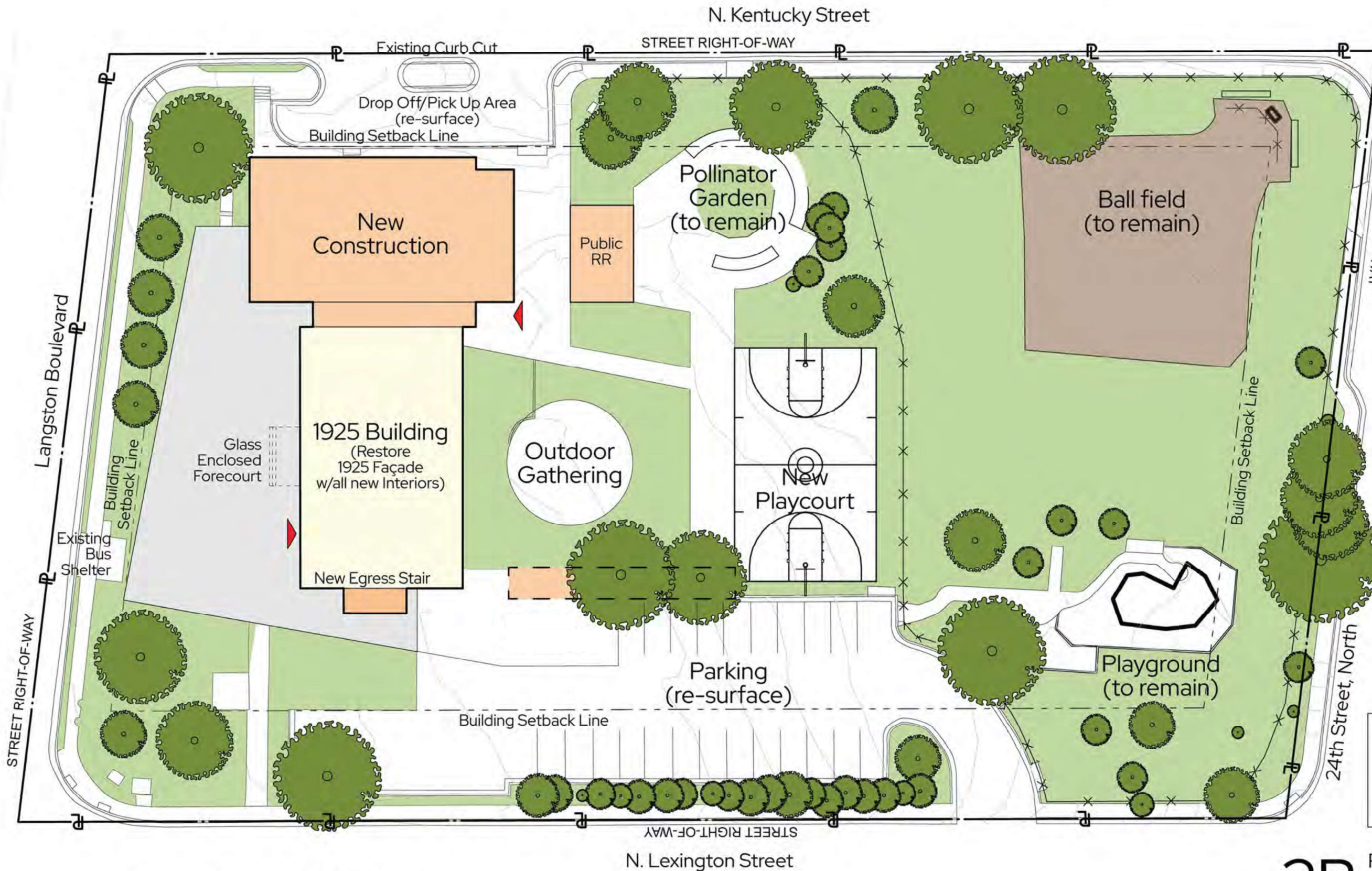
Arlington County Lee Community Center
Site Study (option 02A: massing)

August 18, 2025

© 2025 CGS Architects, August 18, 2025

DRAFT

2A



EMBRACE FOUND SPACE

Priorities:

- Retain Character-defining Elements
- New Entrances/Invite Engagement
- Bright/Modern glass-enclosed front
- Embrace "Four Square" Program Core
- Enhance Building Accessibility
- Upgrade Systems, Modernize Interiors
- Balance Construction Impacts, Cost
- Preserve Open Spaces
- Explore Stormwater Retention

Accessibility Upgrades:

SITE:

- Replace non-compliant site pathways with code-conforming paths, ramps, treads and risers, landings, hand- and guard-rails, and signage, as required.
- Replace/Repair cracked site concrete.
- Provide ADA-accessible outdoor public restrooms and water stations.
- At primary entrances, provide ADA-compliant entrance openings w/ accessible door actuators.

BLDG:

- New Elevator for universal access at both levels.
- New code-conforming interior paths, treads and risers, landings, hand- and guard-rails, and signage, as required.
- ADA-compliant restrooms, and water stations, both levels.

Parking (approx.):
23 Surface spaces

Option 02B

Arlington County Lee Community Center

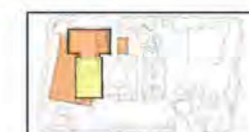
Site Study (option 02B)

August 18, 2025

DRAFT

2B

Restore Principle Elevations
Systems Modernization
Code Compliance



ACCESSIBILITY UPGRADES

01 New two-stop Lift / Elevator

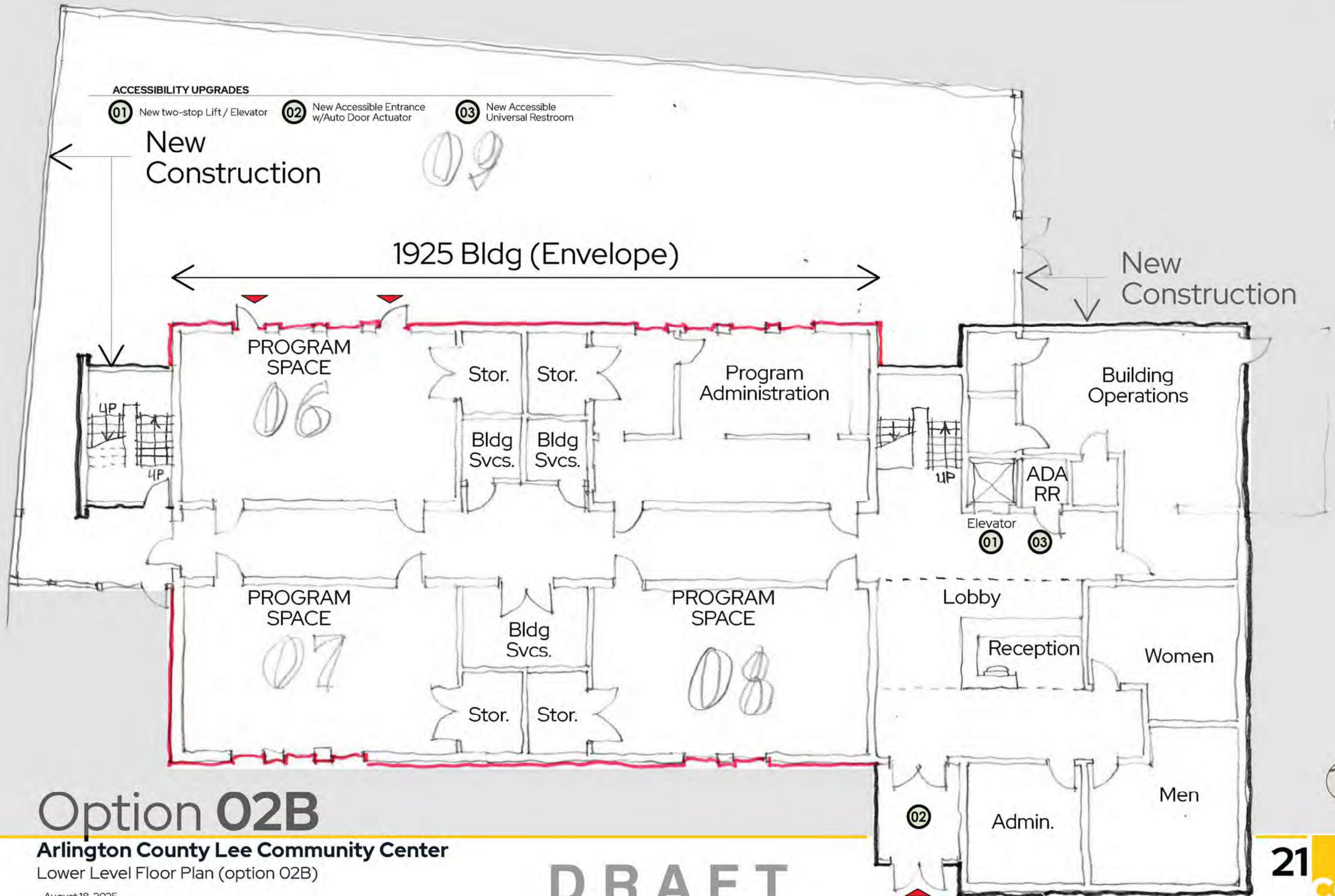
02 New Accessible Entrance w/Auto Door Actuator

03 New Accessible Universal Restroom

New Construction

1925 Bldg (Envelope)

New Construction



Option 02B

Arlington County Lee Community Center

Lower Level Floor Plan (option 02B)

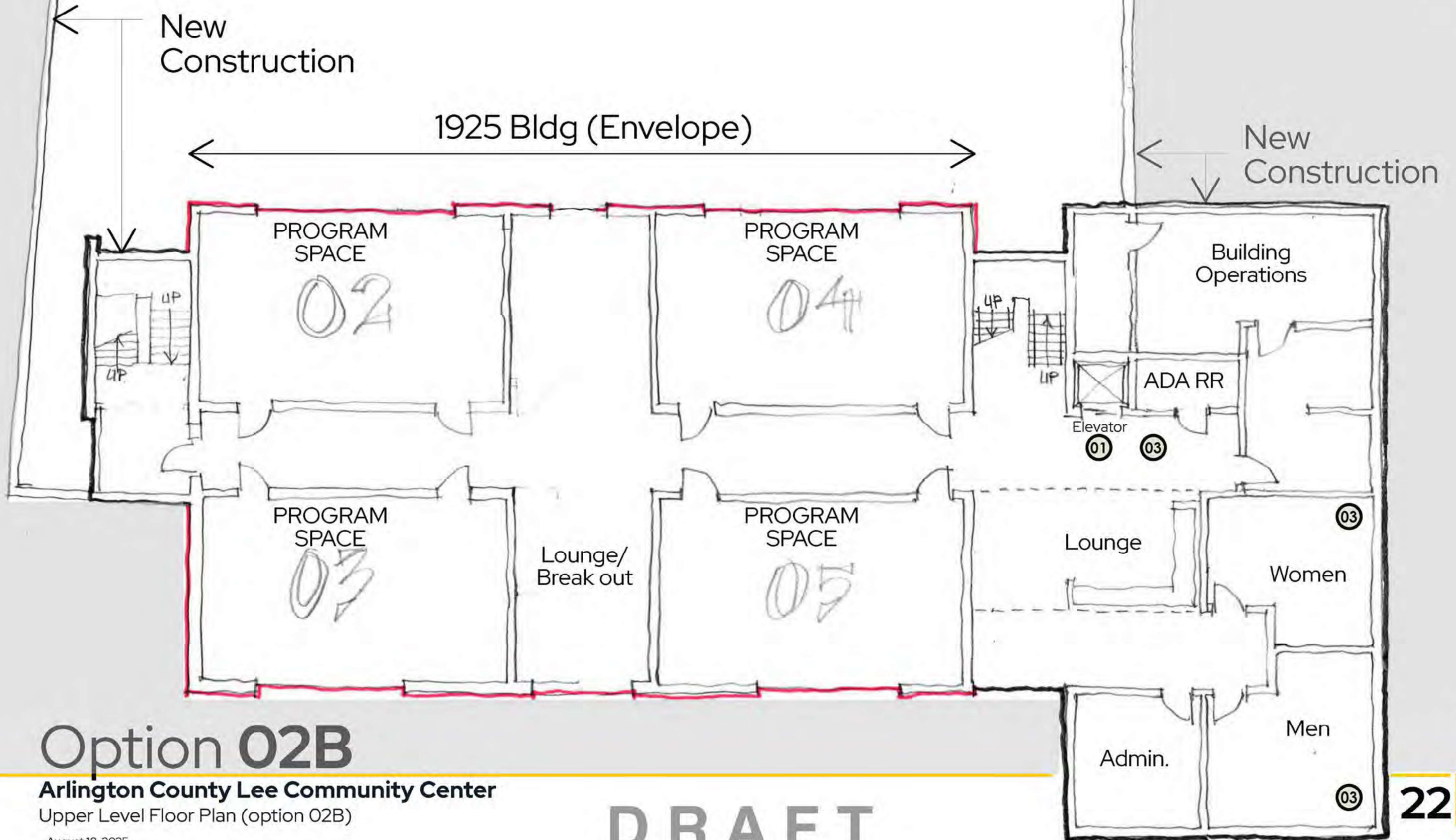
August 18, 2025

printed on 8/18/2025, August 18, 2025

DRAFT

ACCESSIBILITY UPGRADES

- 01 New two-stop Lift / Elevator
 02 New Accessible Entrance w/Auto Door Actuator
 03 Replace existing with code-compliant Handrails



Option 02B

Arlington County Lee Community Center

Upper Level Floor Plan (option 02B)

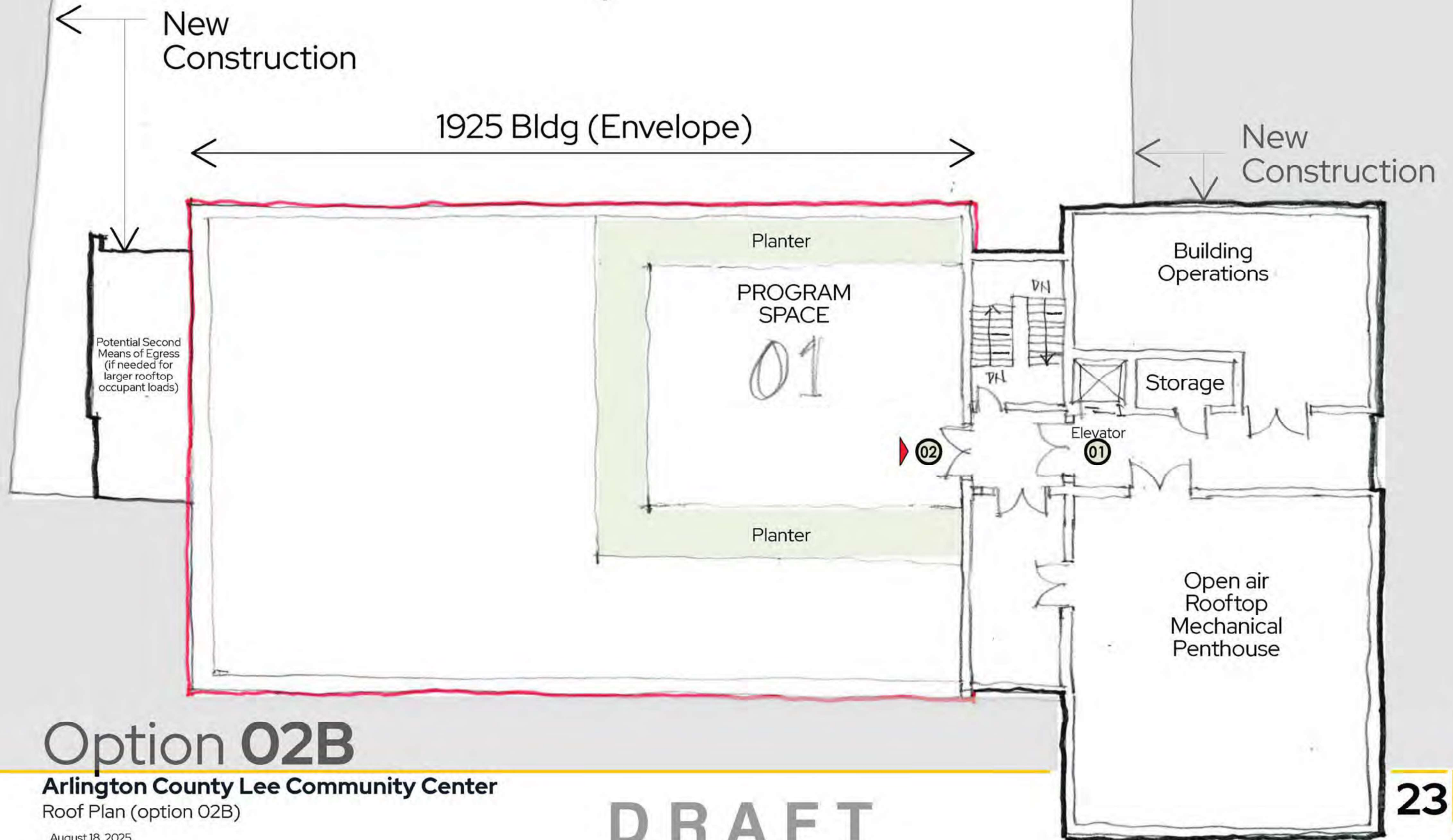
August 18, 2025

printed on 8/18/2025, August 18, 2025

DRAFT

ACCESSIBILITY UPGRADES

- 01 New two-stop Lift / Elevator
 02 New Accessible Entrance w/Auto Door Actuator
 03 New Accessible Universal Restroom

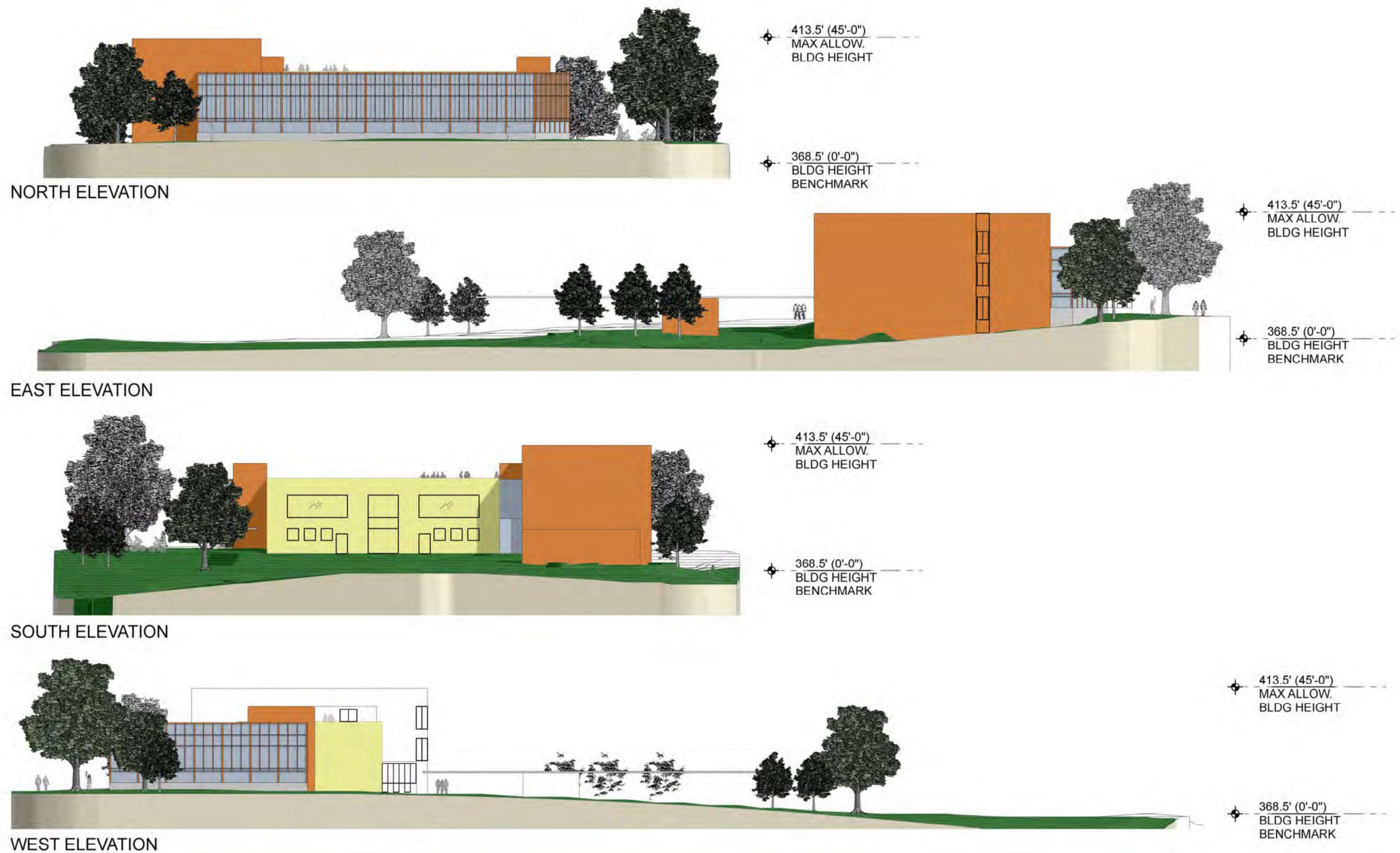


Option 02B

Arlington County Lee Community Center
Roof Plan (option 02B)

August 18, 2025
printed on 8/18/2025, 10:28 AM

DRAFT

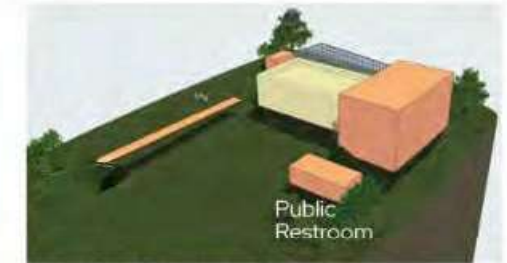




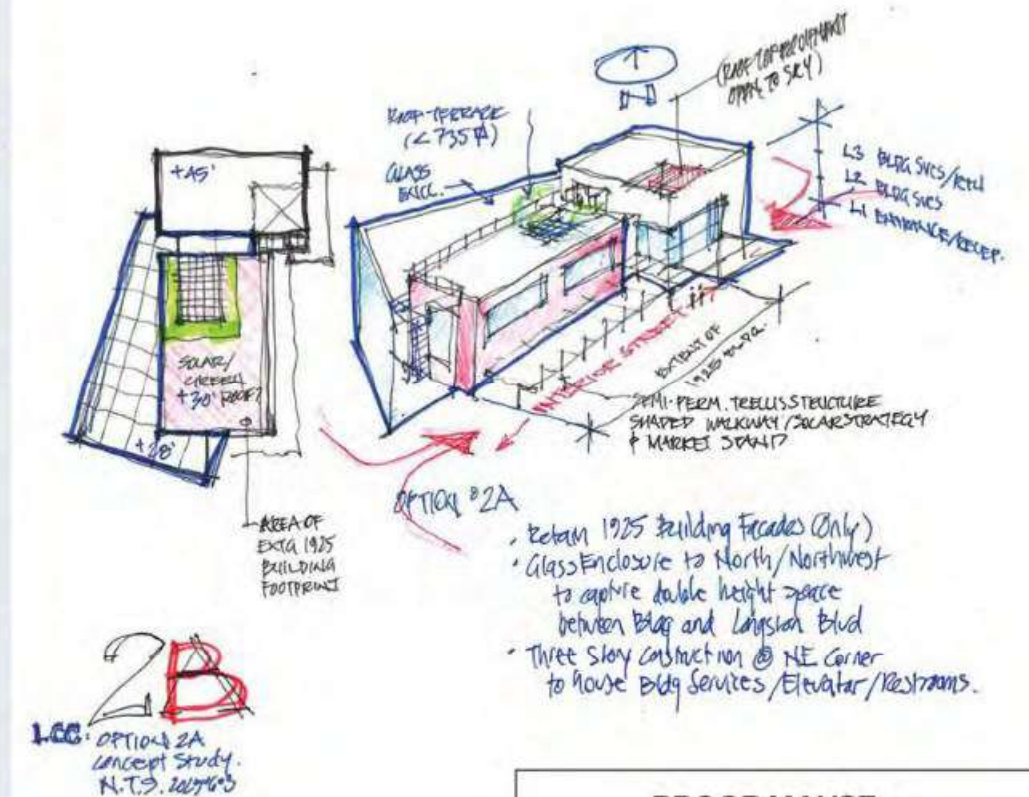
Vantage from intersection of Langston Boulevard and N. Kentucky St, looking southwest



View from intersection of Langston Boulevard and N. Lexington St, looking southeast



View looking northwest



PROGRAM USE

- Renovated 1925 Building - Community / County Use
- New Construction - Community / County Use

Option 02B

Arlington County Lee Community Center

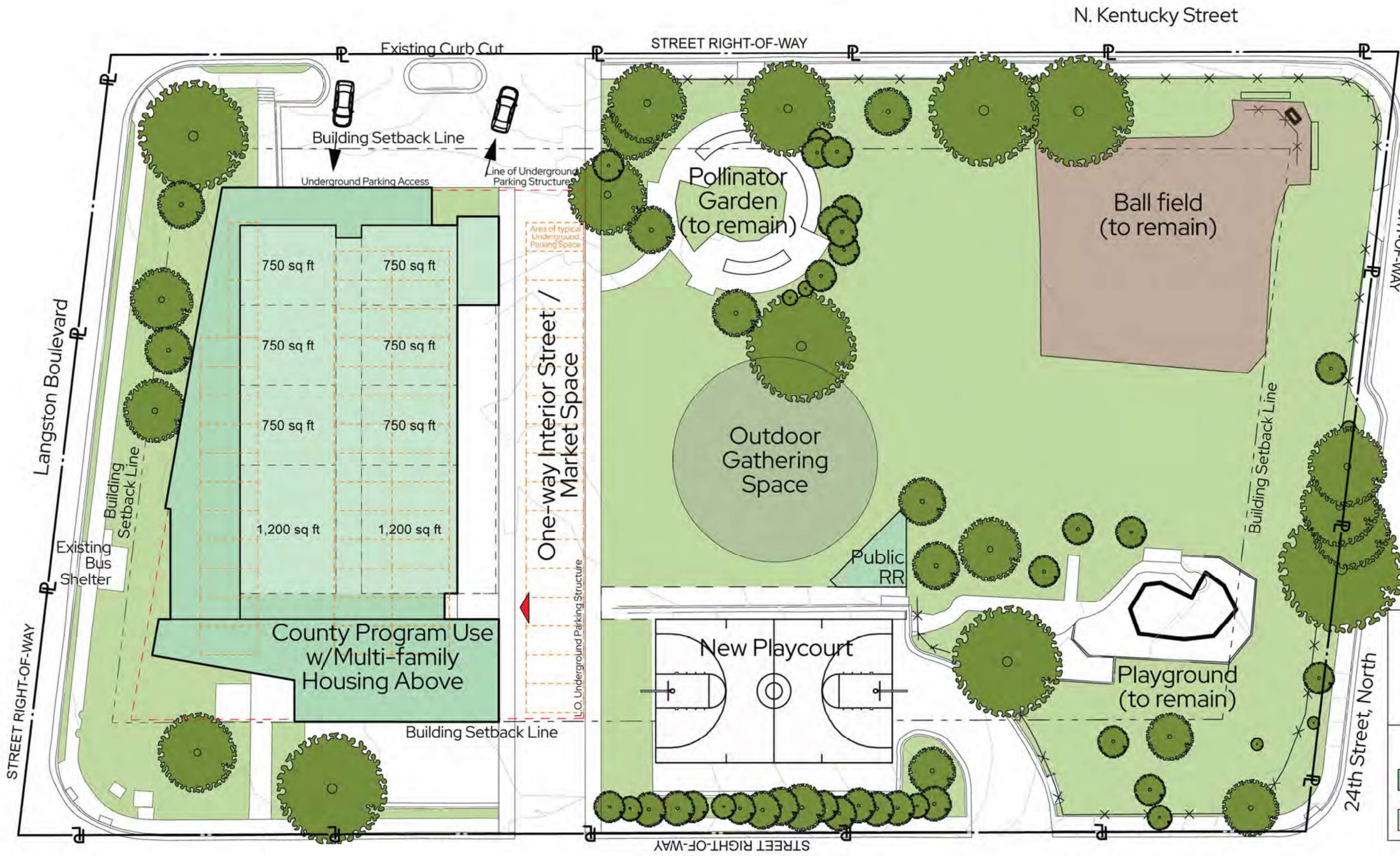
Site Study (option 02B: massing)

August 18, 2025

presented on: Wednesday, August 19, 2025

DRAFT

2B



MULTI-FAMILY, MIXED USE

- Priorities:**
- All new construction, to best reflect County/Community, contemporary, and generational needs
 - Preserve Open Spaces
 - Maximize Stormwater Retention
 - Consider Geothermal Opportunities
 - Affordable, Multi-Family Housing

- Accessibility Upgrades:**
- SITE:**
- Replace non-compliant site pathways with code-conforming paths, ramps, treads and risers, landings, hand and guard-rails, and signage, as required.
 - Replace/Repair cracked site concrete.
 - Provide ADA-accessible outdoor public restrooms and water stations.
 - At primary entrances, provide ADA-compliant entrance openings w/ accessible door actuators.

- BLDG:**
- Elevator(s) for universal vertical access.
 - Code conforming interior paths, treads and risers, landings, hand- and guard-rails, and signage, as required.
 - ADA-compliant restrooms, and water stations, all levels.

Parking (approx.):
 TBD Surface spaces
 58 Underground spaces

PROGRAM USE	
	Public : County / Community
	Private : Residential

Option 03A

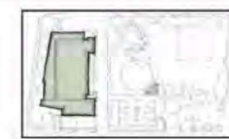
Arlington County Lee Community Center
 Site Study (option 03A)

August 18, 2025

DRAFT

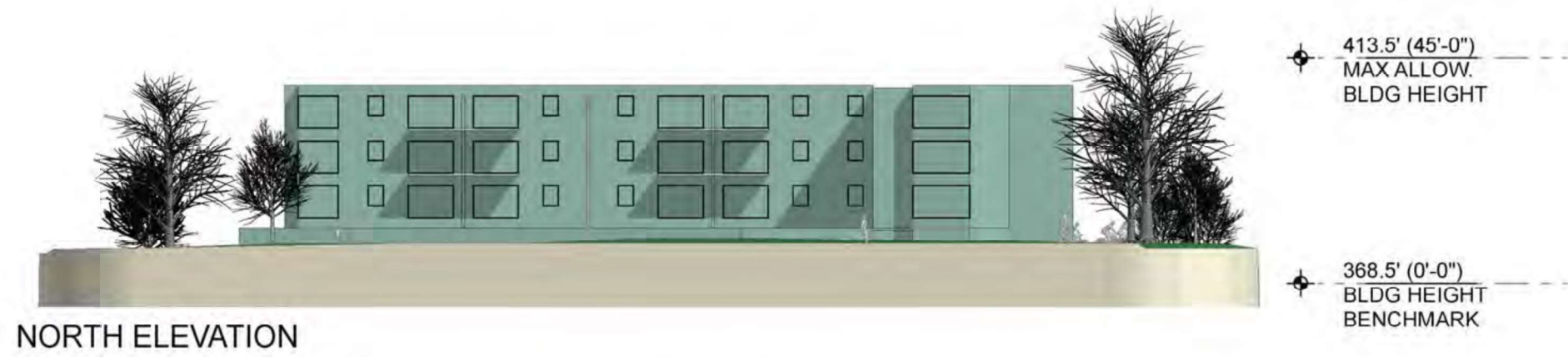
3A

All New Construction
 Underground Parking
 Affordable Housing upper levels

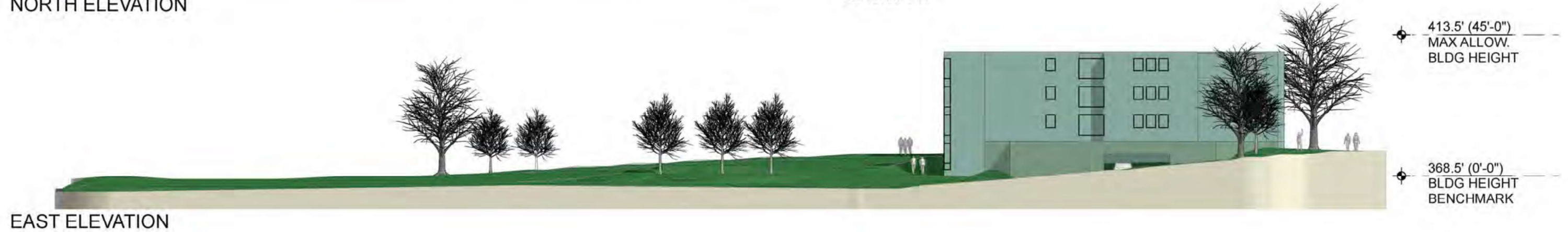


V2 26

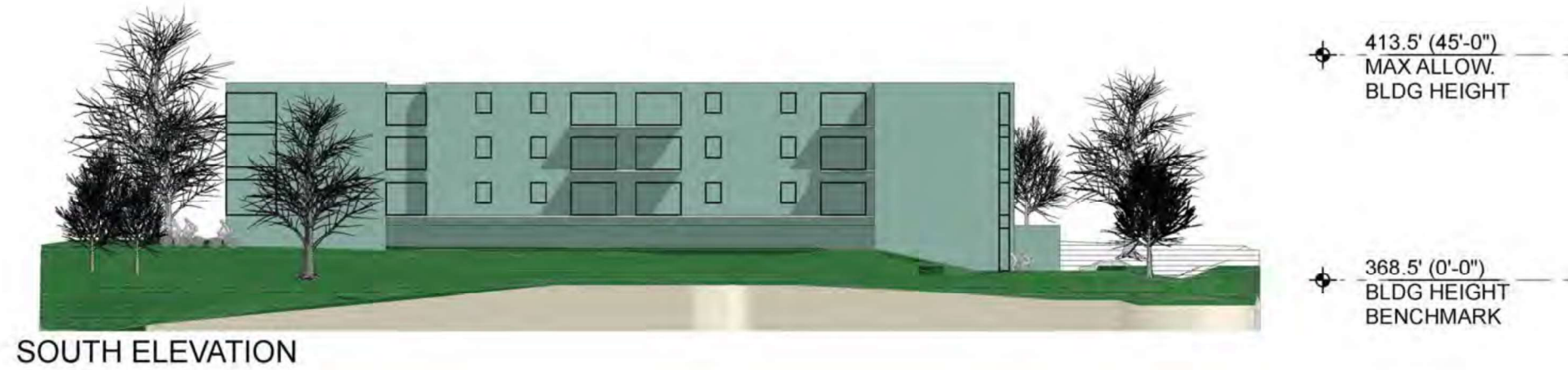




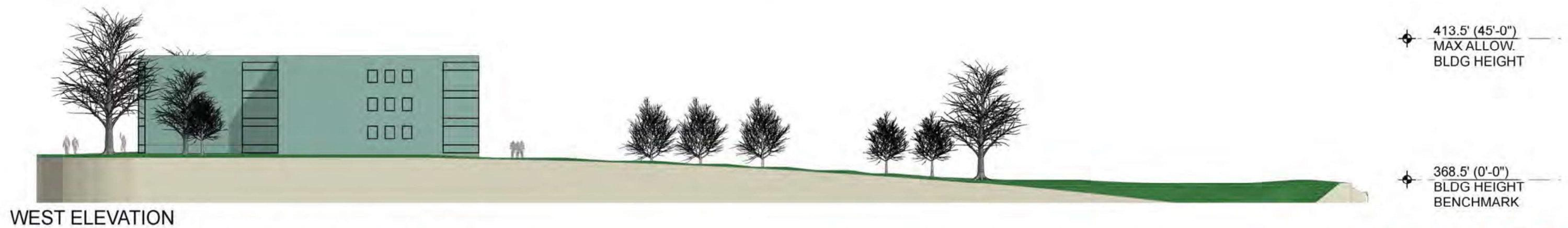
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



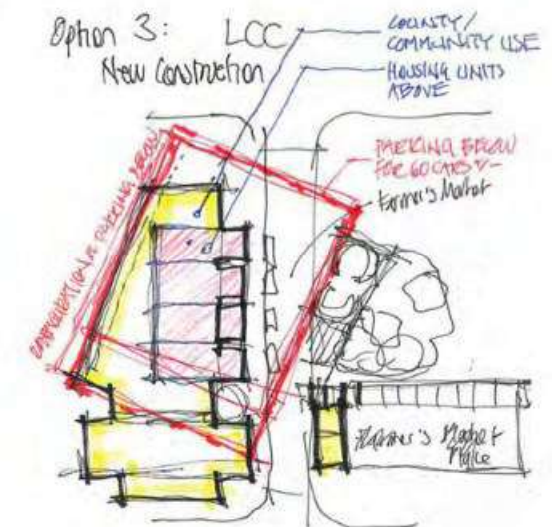
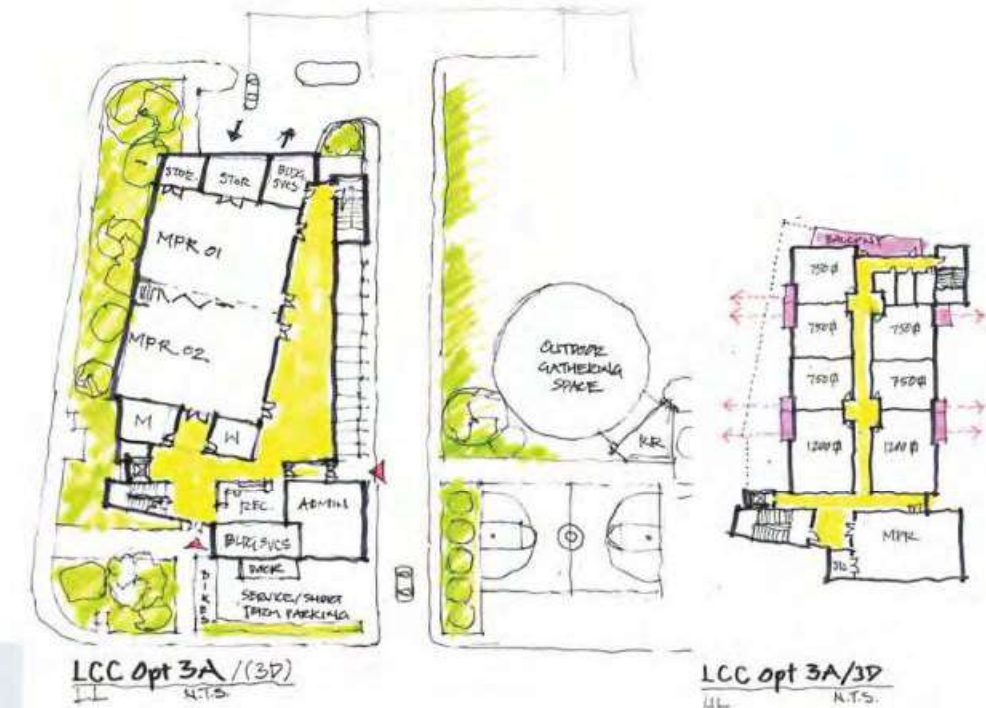
Above N. Kentucky St and Langston Blvd, looking southwest



Above Langston Blvd and N. Lexington, looking southeast



Vantage from above N. Kentucky St, looking northwest



PROGRAM USE	
	Public : County / Community
	Private : Residential

Option 03A

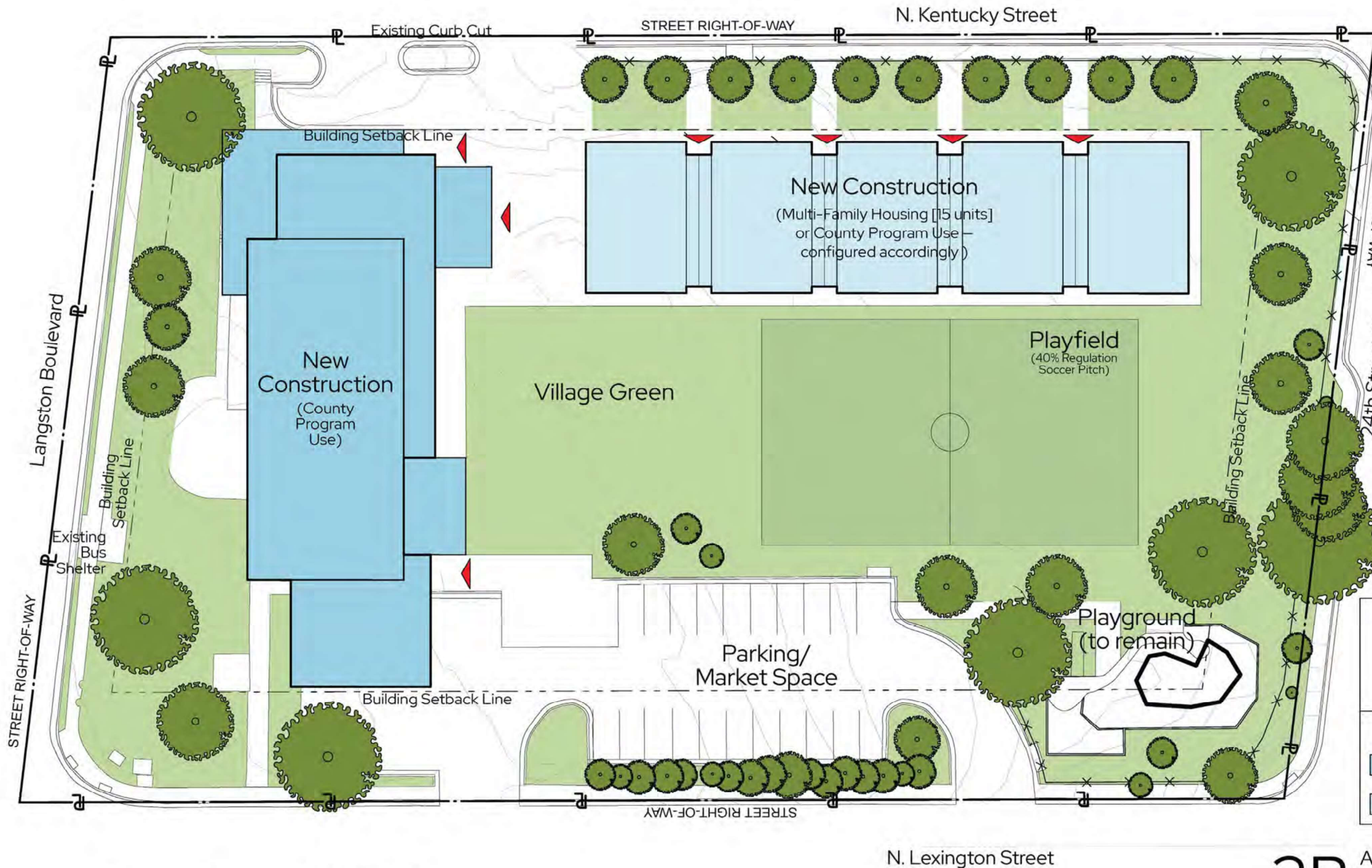
Arlington County Lee Community Center
Site Study (option 03A: massing)

August 18, 2025

created on: Monday, August 18, 2025

DRAFT

3A



DEFINING THE PERIMETER

Priorities:

- All new construction, to best reflect County/Community, contemporary, and generational needs
- Expand use of available buildable area
- Affordable, Multi-Family Housing
- Balance Built/Open Spaces
- Consider alternate Ballfield options
- Maximize Stormwater Retention
- Consider Geothermal Opportunities

Accessibility Upgrades:

SITE:

- Replace non-compliant site pathways with code-conforming paths, ramps, treads and risers, landings, hand and guard-rails, and signage, as required.
- Replace/Repair cracked site concrete.
- At primary entrances, provide ADA-compliant entrance openings w/ accessible door actuators.

BLDG:

- Elevator for universal vertical access.
- Code conforming interior paths, treads and risers, landings, hand- and guard-rails, and signage, as required.
- ADA-compliant restrooms, and water stations, all levels.

Parking (approx.):
21 Surface spaces

PROGRAM USE

- Public : County / Community
- Private : Residential

Option 03B

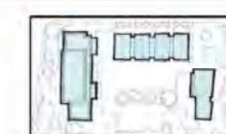
Arlington County Lee Community Center
Site Study (option 03B)

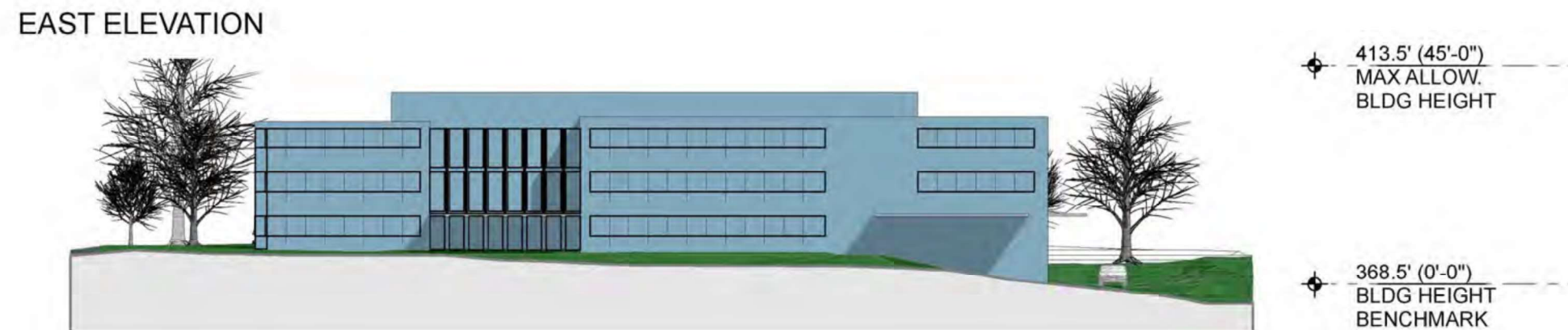
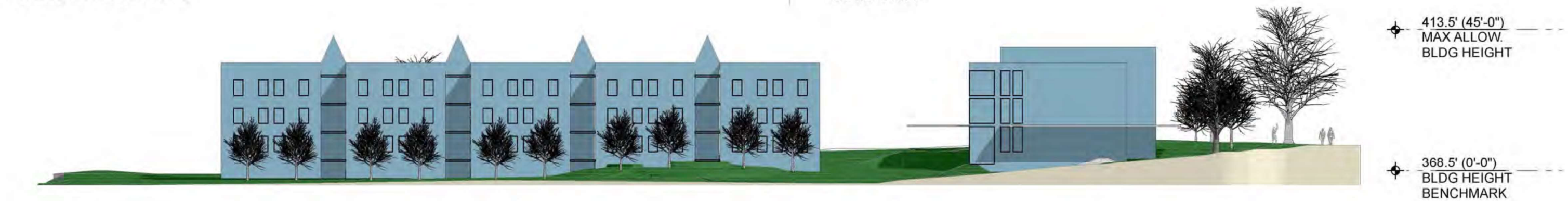
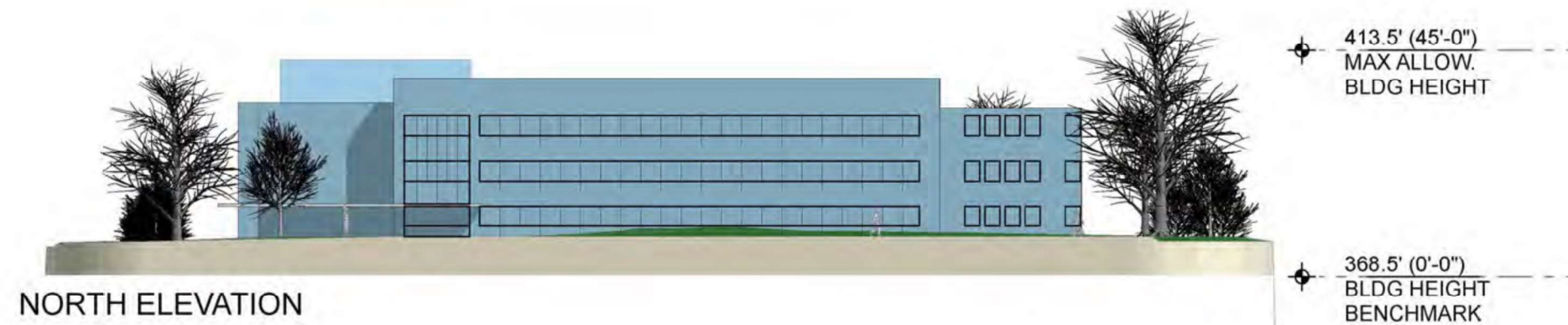
August 18, 2025

DRAFT

3B

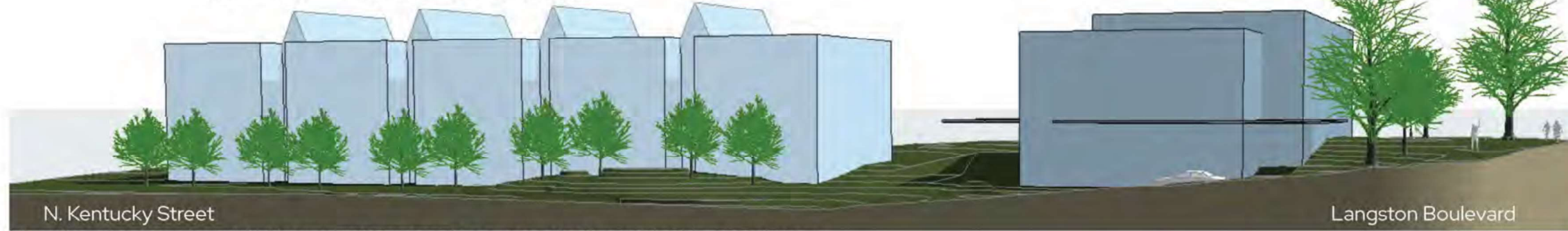
All New Construction
Purpose-built Community Bldg
Stand alone Affordable Housing





Multi-Family Residential
(or alternate configuration for Public Use)

Public Use



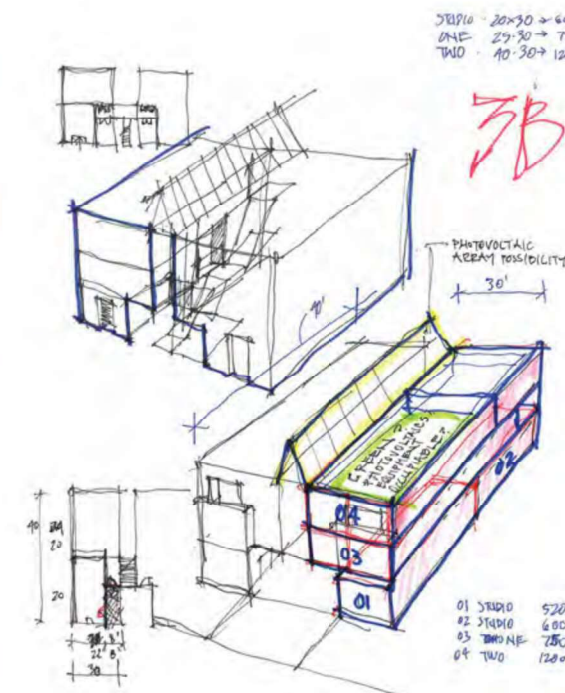
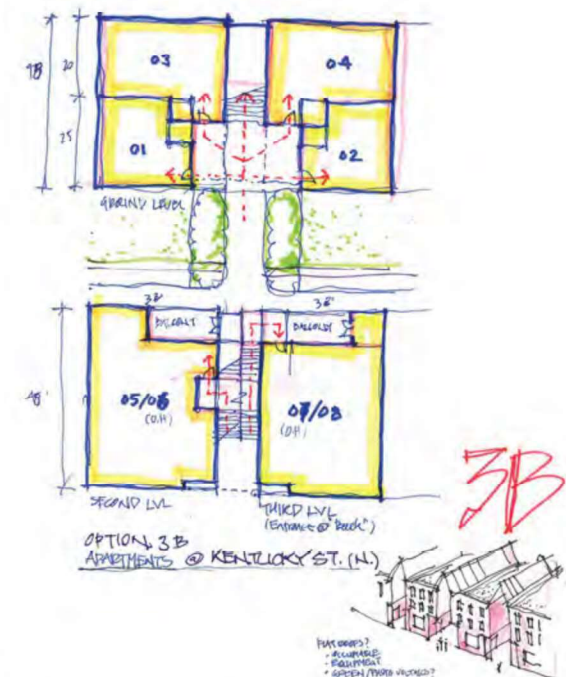
View from intersection of N. Kentucky Street and Langston Boulevard, looking southwest



View from N. Lexington Street, looking northeast



Vantage from above intersection of N. Kentucky Street and Langston Boulevard, looking southwest



PROGRAM USE	
	Public : County / Community
	Private : Residential

Option 03B

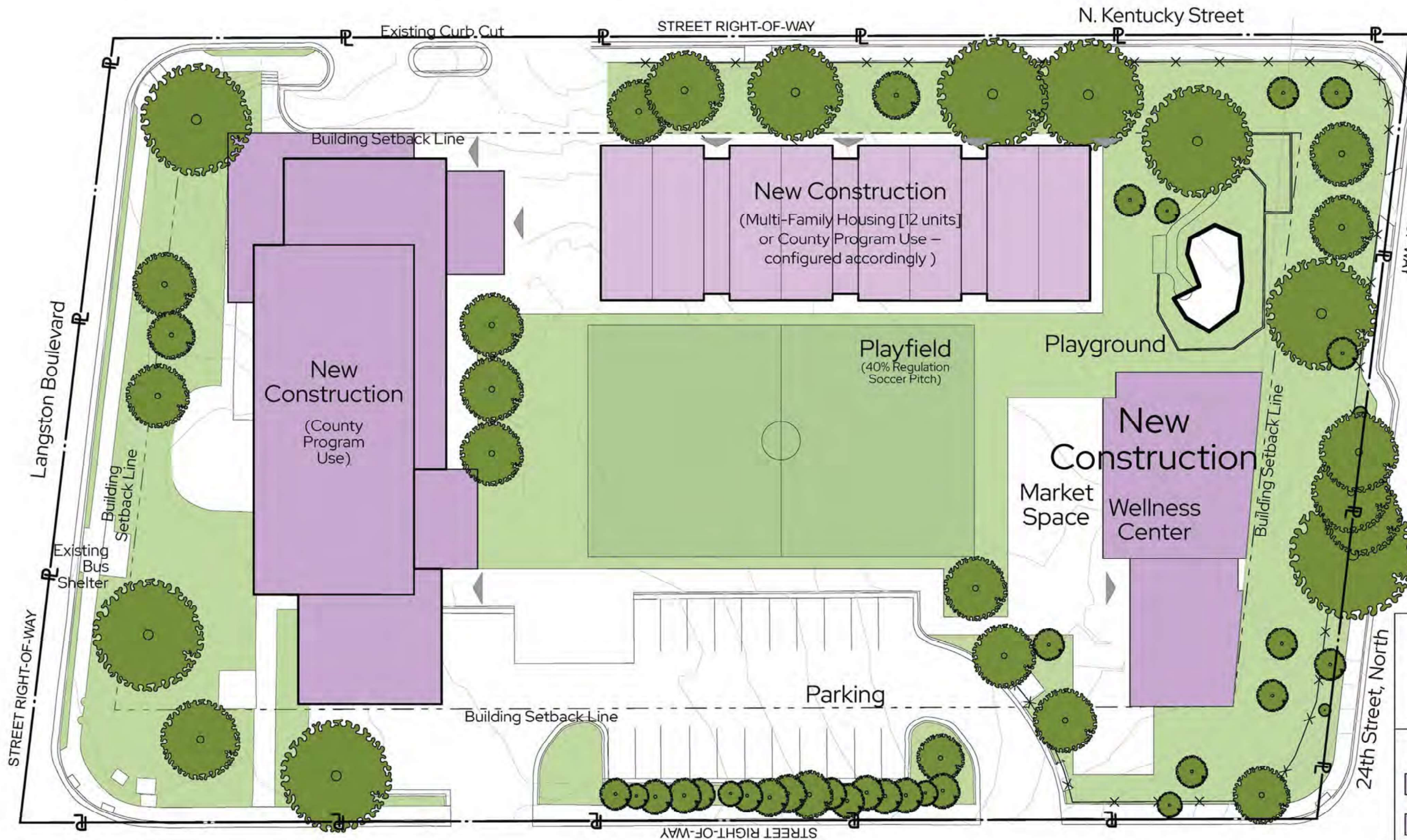
Arlington County Lee Community Center
Site Study (option 03B: massing)

August 18, 2025

created on: Monday, August 18, 2025

DRAFT

3B



VILLAGE GREEN

Priorities:

All new construction, to best reflect County/Community, contemporary, and generational needs
Affordable, Multi-Family Housing
Balance Built/Open Spaces
Maximize Stormwater Retention
Consider Geothermal Opportunities

Accessibility Upgrades:

SITE:

- Replace non-compliant site pathways with code-conforming paths, ramps, treads and risers, landings, hand and guard-rails, and signage, as required.
- Replace/Repair cracked site concrete.
- Provide ADA-accessible outdoor public restrooms and water stations.
- At primary entrances, provide ADA-compliant entrance openings w/ accessible door actuators.

BLDG:

- Elevator(s) for universal vertical access.
- Code conforming interior paths, treads and risers, landings, hand- and guard-rails, and signage, as required.
- ADA-compliant restrooms, and water stations, all levels.

Parking (approx.):
21 Surface spaces

PROGRAM USE

- Public : County / Community
- Private : Residential

N. Lexington Street

3C

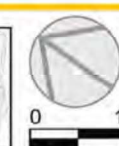
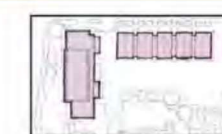
All New Construction
Purpose-built Community Bldgs
Stand alone Affordable Housing

Option 03C

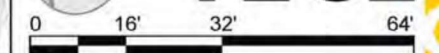
Arlington County Lee Community Center
Site Study (option 03C)

August 18, 2025

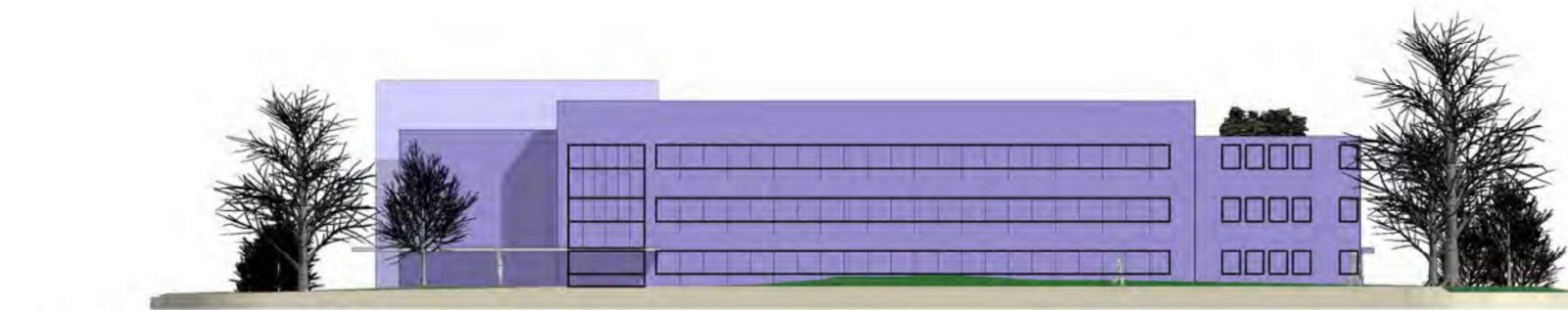
DRAFT



V2 32



CGS
ARCHITECTS



NORTH ELEVATION

413.5' (45'-0")
MAX ALLOW.
BLDG HEIGHT

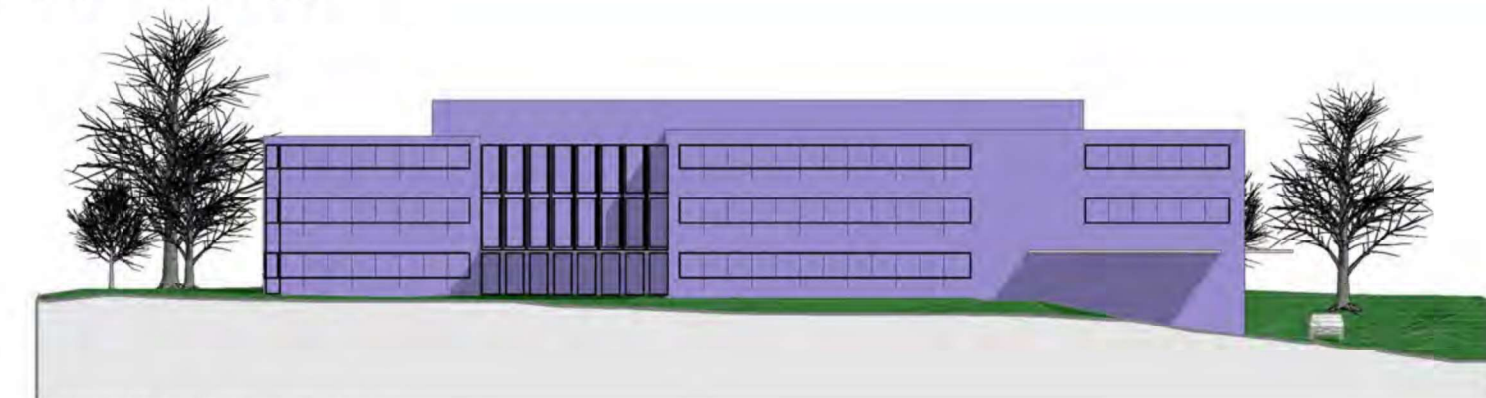
368.5' (0'-0")
BLDG HEIGHT
BENCHMARK



EAST ELEVATION

413.5' (45'-0")
MAX ALLOW.
BLDG HEIGHT

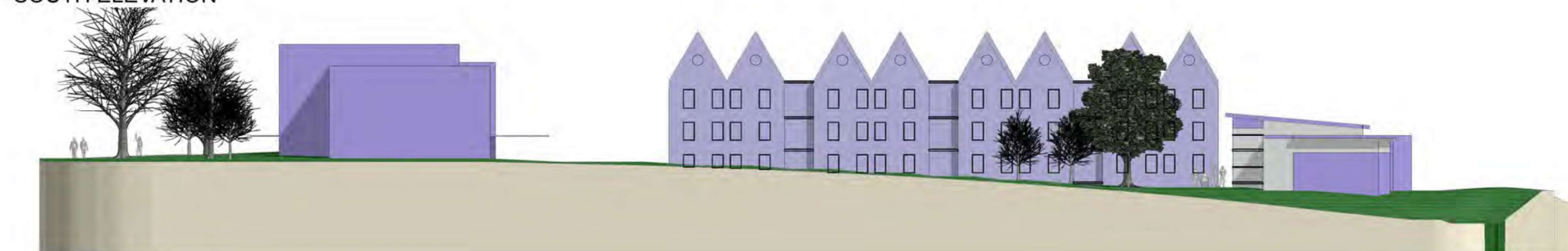
368.5' (0'-0")
BLDG HEIGHT
BENCHMARK



SOUTH ELEVATION

413.5' (45'-0")
MAX ALLOW.
BLDG HEIGHT

368.5' (0'-0")
BLDG HEIGHT
BENCHMARK



WEST ELEVATION

413.5' (45'-0")
MAX ALLOW.
BLDG HEIGHT

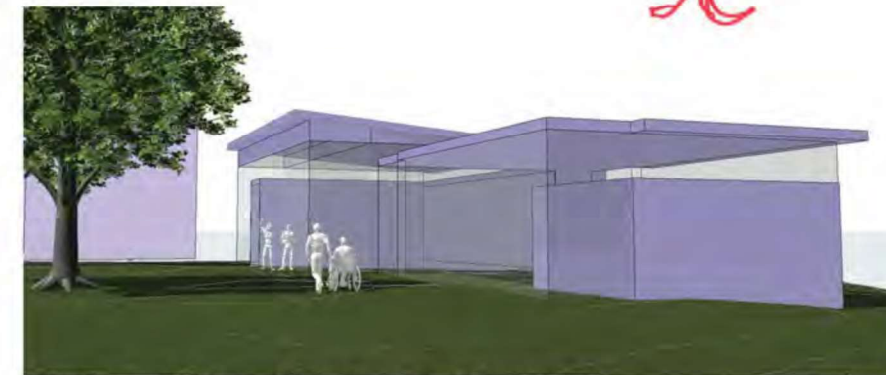
368.5' (0'-0")
BLDG HEIGHT
BENCHMARK

Multi-Family Residential
(or alternate configuration for Public Use)

New Community Center
(all new construction)



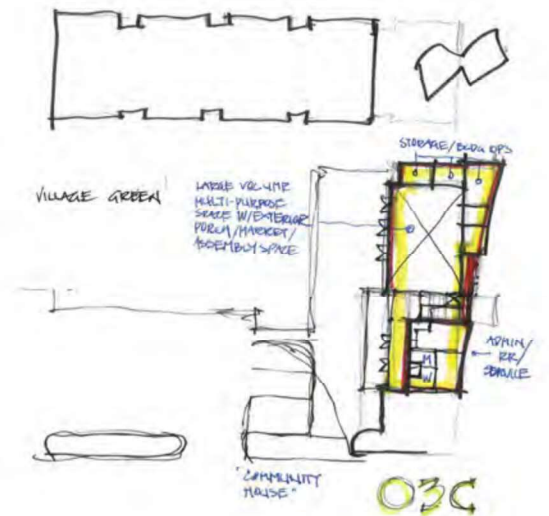
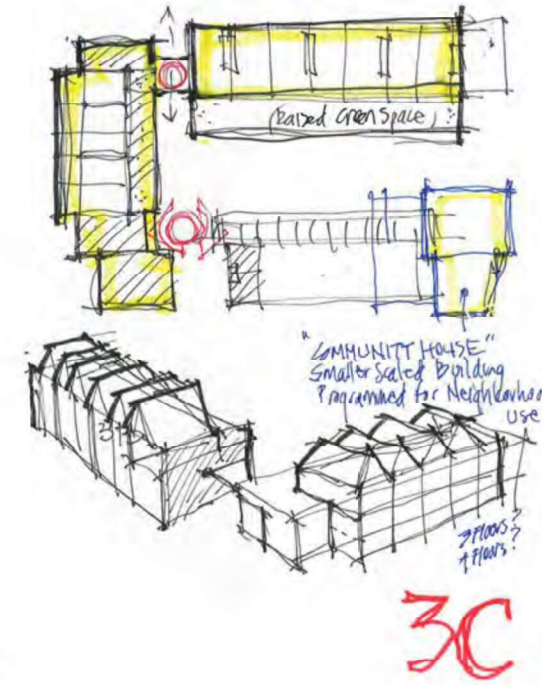
View from above intersection of N. Lexington St and Langston Blvd, looking southeast



Multi-Family Residential
(or alternate configuration for Public Use)



Vantage from above intersection of N. Kentucky Street and Langston Boulevard, looking southwest



PROGRAM USE

- Public : County / Community
- Private : Residential

Option 03C

Arlington County Lee Community Center

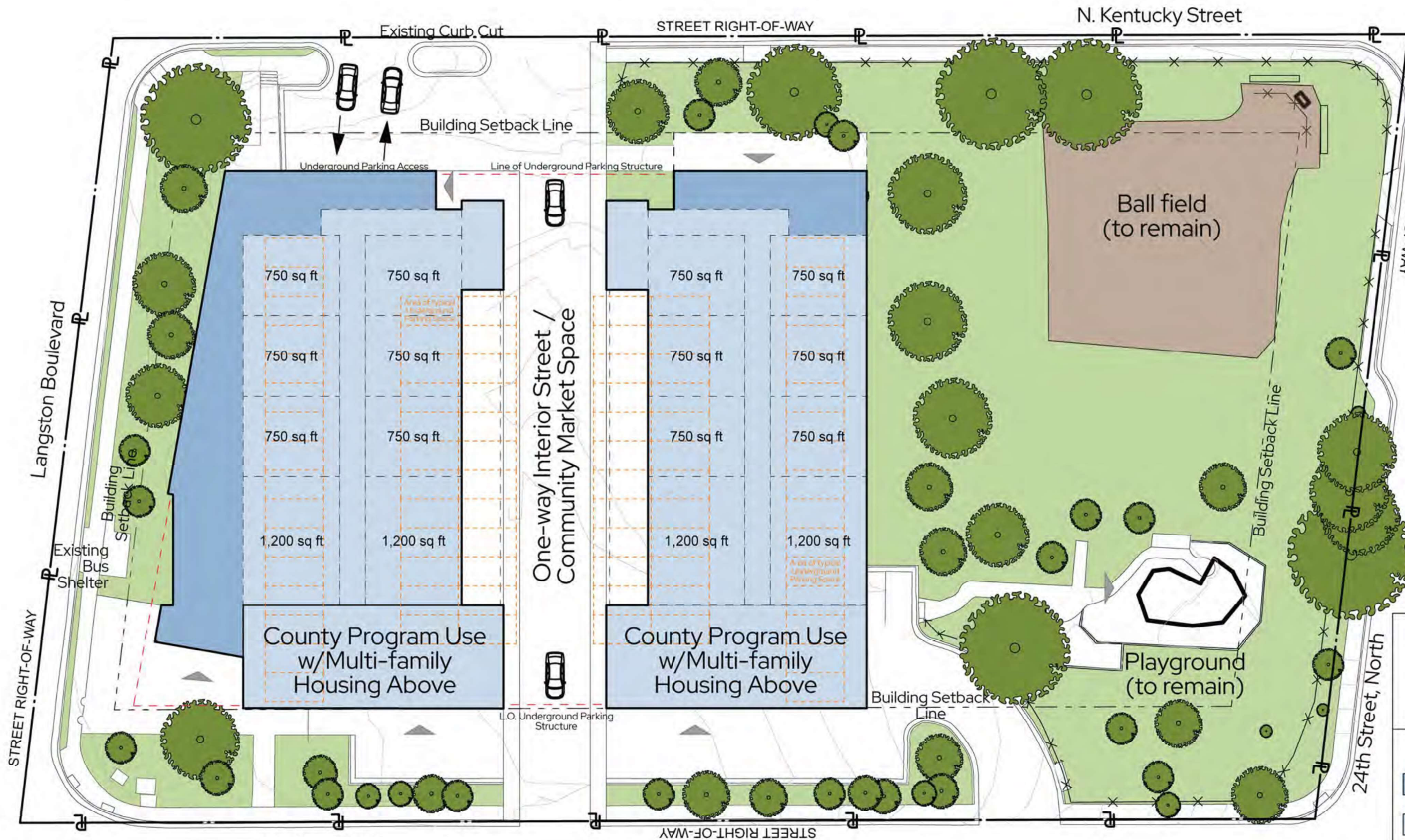
Site Study (option 03C: massing)

August 18, 2025

printed on: Monday, August 18, 2025

DRAFT

3C



MAXIMAL DENSITY

Priorities:

- Maximize use of available building area, to best reflect County/Community, contemporary, and generational needs
- Affordable, Multi-Family Housing
- Balance Built/Open Spaces
- Maximize Stormwater Retention
- Consider Geothermal Opportunities
- Provide Underground Parking

Accessibility Upgrades:

SITE:

- Replace non-compliant site pathways with code-conforming paths, ramps, treads and risers, landings, hand and guard-rails, and signage, as required.
- Replace/Repair cracked site concrete.
- Provide ADA-accessible outdoor public restrooms and water stations.
- At primary entrances, provide ADA-compliant entrance openings w/ accessible door actuators.

BLDG:

- Elevator(s) for universal vertical access.
- Code conforming interior paths, treads and risers, landings, hand- and guard-rails, and signage, as required.
- ADA-compliant restrooms, and water stations, all levels.

Parking (approx.):
TBD Surface spaces
80 Underground spaces

PROGRAM USE

- Public : County / Community
- Private : Residential

Option 03D

Arlington County Lee Community Center
Site Study (option 03D)

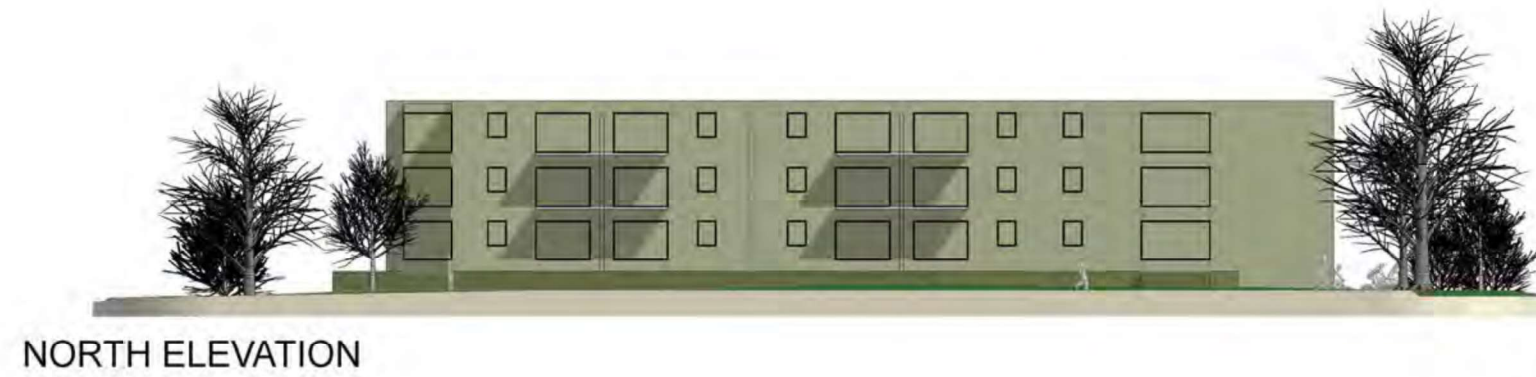
August 18, 2025

DRAFT

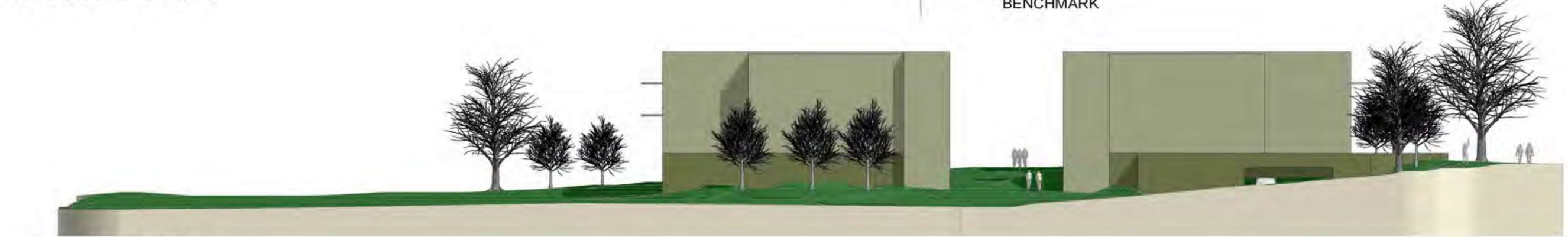
3D

All New Construction
Purpose-built Community Bldgs
Maximize Multi-family Housing

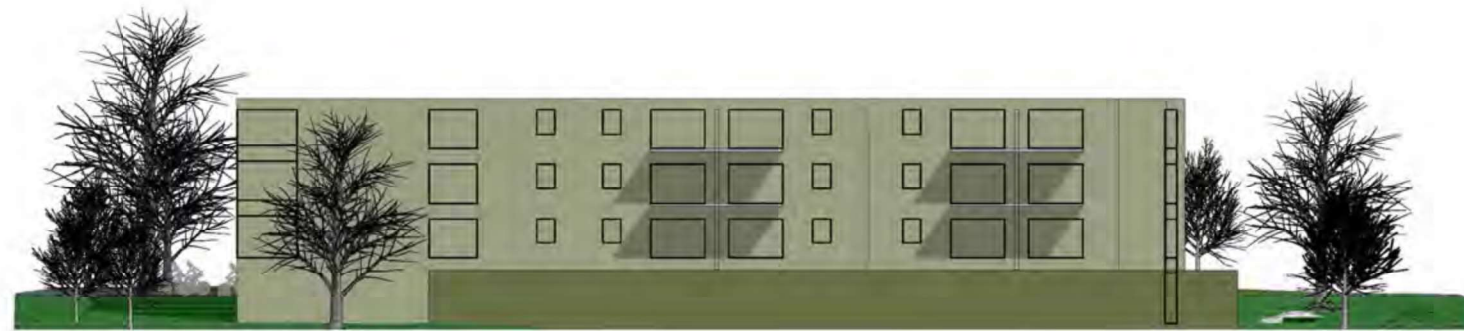




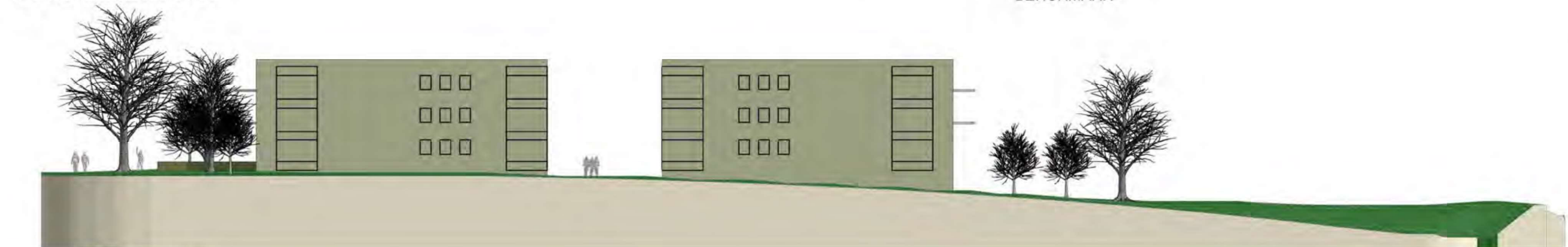
NORTH ELEVATION



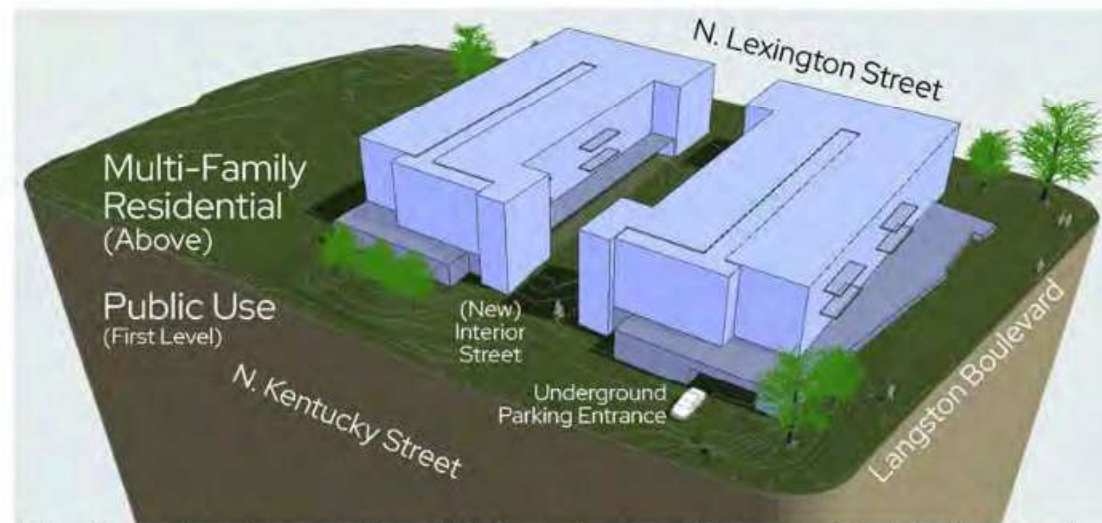
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



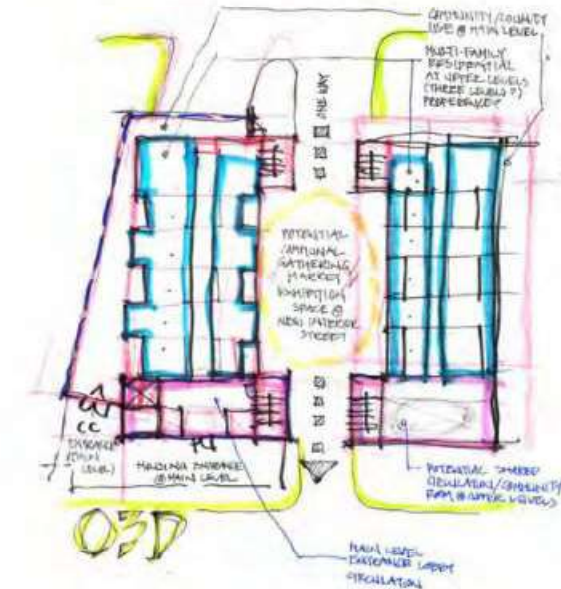
View from above intersection of N. Kentucky St and Langston Blvd, looking southwest



View down interior street between N. Kentucky St and N. Lexington St, looking west



Vantage from above intersection of N. Lexington Street and Langston Boulevard, looking southeast



PROGRAM USE

- Public : County / Community
- Private : Residential

Option 03D

Arlington County Lee Community Center
Site Study (option 03D: massing)

August 18, 2025

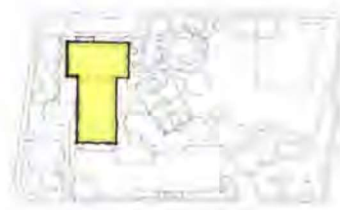
Drawn by: [Name], August 15, 2025

DRAFT

3D

V2 37
CGS ARCHITECTS

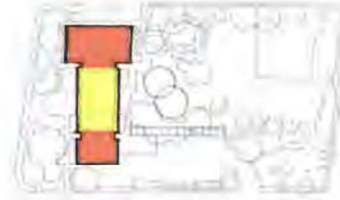
option 01



Essential Improvements Only

Modernize Building Systems, Achieve contemporary code compliance
Provide required (surface level) off-street parking

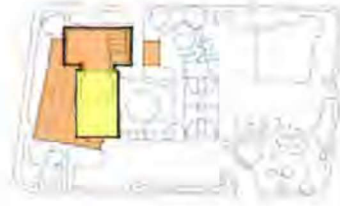
option 2A



Managed Enhancements (East/West Expansion)

Replace Building Systems, Achieve contemporary code compliance
Retain only principle (1925 era) façade, with new Construction behind and modest expansion
Provide required (surface level) off-street parking

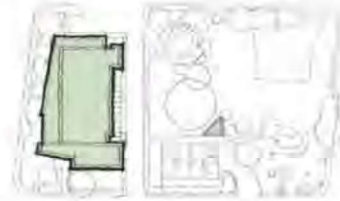
option 2B



Managed Enhancements (Langston Boulevard-side portico, Roof Terrace)

Replace Building Systems, Achieve contemporary code compliance
Retain only principle (1925 era) façade, with new Construction behind and modest expansion
Provide required (surface level) off-street parking

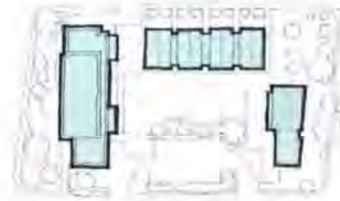
option 3A



Aspirational Level Improvements (Introduce multi-family housing/underground parking)

Reconsider full-site utilization, to include Stormwater and Sustainability priorities.
All-new, code-compliant, construction. First level Community Center with multi-family housing component above.
Provide required off-street parking, including underground and an interior street to manage vehicular access/flow.

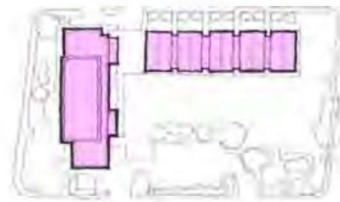
option 3B



Aspirational Level Improvements (Create urban village/park by adding standalone "Community House")

Reconsider full-site utilization, to include Stormwater and Sustainability priorities.
All-new, code-compliant, construction. Separate Community Center and multi-family housing buildings.
Standalone Multi-purpose building. Provide required off-street parking.

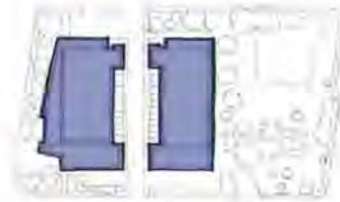
option 3C



Aspirational Level Improvements (Consider Kentucky Street-side options: Community center vs. housing program)

Reconsider full-site utilization, to include Stormwater and Sustainability priorities.
All-new, code-compliant, construction. Separate Community Center buildings (or multi-family housing building).
Provide required off-street parking.

option 3D



Aspirational Level Improvements (Introduce multi-family housing/underground parking, Maximal approach)

Reconsider full-site utilization, to include Stormwater and Sustainability priorities. Maximize allowable building envelope.
All-new, code-compliant, construction. Two buildings with first-level Community Center function and multi-family housing above. Provide required off-street parking, including underground and an interior street to manage vehicular access/flow.

Development Option Overview

Arlington County Lee Community Center

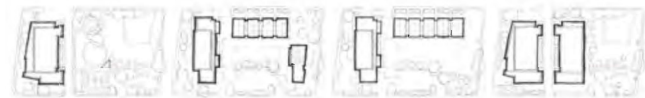
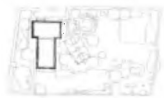
Summary

August 18, 2025

DRAFT

V2 38





QUANTITATIVE COMPARISON



EXISTING BUILDING		DEVELOPMENT OPTIONS								NOTES
		01	02		03					
			A	B	A	B	C	D		
LOWER LEVEL (LL)	--	--	--	--	21,445	--	--	35,000		1
LEVEL 01 (L1)	8,210	8,345	9,280	13,610	15,255	20,330	22,690	26,625		2, 3
LEVEL 02 (L2)	7,535	7,445	8,645	7,130	10,145	20,330	18,455	22,240		
LEVEL 03 (L3)	--	--	--	3,330	10,145	18,305	16,430	22,240		4
LEVEL 04 (L4) <small>(Option 03D only)</small>	--	--	--	--	--	--	--	22,240		
	15,745 GSF	15,790 GSF	17,925 GSF	24,070 GSF	56,990 GSF	58,965 GSF	57,575 GSF	128,345 GSF		
COMPARATIVE "HARD" COST		\$4,369,000	\$7,634,000	\$10,629,000	\$18,828,000	\$26,947,000	\$26,481,000	\$40,957,000		6
Contingencies (10% OF HARD COST)		\$436,900	\$763,400	\$1,062,900	\$1,882,800	\$2,694,700	\$2,648,100	\$4,095,700		
TOTAL CONSTRUCTION (HARD) COST		\$4,805,900	\$8,397,400	\$11,691,900	\$20,710,800	\$29,641,700	\$29,129,100	\$45,052,700		
Soft Costs (30% of Construction Cost)		\$1,441,770	\$2,519,220	\$3,507,570	\$6,213,240	\$8,892,510	\$8,738,730	\$13,515,810		
ESTIMATED PROJECT COST		\$6,247,670	\$10,916,620	\$15,199,470	\$26,924,040	\$38,534,210	\$37,867,830	\$58,568,510		

- GENERAL NOTES:
- A. Area calculations apply to CGS Architects-provided LCC Feasibility Development Options - Volume II package, updated 2025.08.18

B. Areas are rough order of magnitude "gross square footage" (GSF) area calculations, provided for general reference only.

C. Site improvements, including potential canopy structures, or gathering/play spaces, are not included in area calculations.

D. This property is currently zoned "S3-A". If developed within permitted parameters, there would be no Floor Area Ratio or Lot Coverage restrictions. Consequently, build-out limits are dictated by the 45' height restriction and 25' setback from street rights of way. (Please also see Key Note 5 below).

E. Options presented here are for discussion purposes only. Combining desired features from multiple scenarios might provide preferred alternatives.

F. The preliminary costing numbers are provided for comparison only. A more detailed costing exercise will follow once the 3 finalist options are selected.
- KEYED NOTES:
- 1 Options 03A and 03D include (excavated) Underground Parking at LL1. Parking requirements will vary per proposed Building Use (Assembly, Residential, etc.).

2 Options 02B and 03A include Public Restroom Outbuilding at L1. Other options provide access to public restrooms at building perimeter.

3 Option 02B Includes a double-height, curtainwall-enclosed, conditioned space along the north elevation (along Langston Boulevard).

4 Option 02B Includes 735 SF of rooftop terrace space. Expansion of occupiable area would require access to second means of egress.

5 Per County Zoning Ordinance article §4.1.2 (D) and (G), multi-family dwelling units are *not* listed as permitted uses in this (S-3A) zone.

Option 03 includes multi-family housing. This would require close coordination with Zoning to determine applicable restrictions (including FAR, Lot Coverage, etc.).

6 Preliminary "cost" values are speculative in nature at this early planning stage and provided for comparison purposes only.

The values represent a summary of estimated potential total project costs as considered in this package. Estimated costs are conceptual and intended to assist in establishing an "order of magnitude" construction value only. Precise estimates of actual cost are dependent on more detailed definition of the critical elements impacting each scope-of-work element, including, but not limited to: final site improvements, structure, utilities, building systems, materials, quantities, existing conditions, duration of work, market conditions, and the actual construction dates and timeline. For the purposes of these estimates, these construction costs are based on second-quarter 2025 values without escalation assumed or provided.

Development Option Quantitative Comparisons

Arlington County Lee Community Center

Quantitative Comparisons

August 19, 2025

printed on: Tuesday, August 19, 2025

DRAFT

V2 39



copyright © CGSArchitects 2025 ARCHITECTS



QUALITATIVE COMPARISON



	DEVELOPMENT OPTIONS							NOTES		
	01		02			03				
			A	B		A	B		C	D
MUNICIPAL APPROVAL IMPACTS	LOW		MID	MID		HIGH	HIGH	HIGH	HIGH	
New Traffic Pattern	--		--	--		√			√	1
New Underground Parking	--		--	--		√			√	
Zoning Change (Multi-Family Housing)	--		--	--		√	√	√	√	5
SITE DEVELOPMENT IMPACTS	LOW		MID	MID		HIGH	HIGH	HIGH	HIGH	
Increased Off-street Parking	--		--	--		√	--	--	√	1
Maintain/Add Green Space	√		√	√		--	--	--	--	3
Maintain/Provide Ballfield	√		√	√		√	--	--	--	3
Maintain/Provide Playcourt	√		--	√		√	--	--	--	3
Maintain/Provide Playground	√		√	√		√	√	√	√	3
Adds Community Gathering/Activity Spaces	--		√	√		√	√	√	√	
New site-accessible public restrooms?	--		--	√		√	--	√	--	2
Stormwater Mgmt Opportunities	--		√	√		√	√	√	√	
Sustainable Design Opportunities	√		√	√		√	√	√	√	
ARCHITECTURAL IMPACTS	LOW		MID	MID		HIGH	HIGH	HIGH	HIGH	
Retain Existing Building (Whole/In Part)	√		√	√		--	--	--	--	
All New Construction	--		--	--		√	√	√	√	
Rooftop Terrace	--		--	√		--	--	--	--	4
Build to Max. Allowable Building Height (45') ?	--		--	--		√	--	--	√	
Net "add" of Interior Gathering/Activity Spaces	--		√	√		√	√	√	√	
IMPLEMENTATION IMPACTS	LOW		MID	MID		HIGH	HIGH	HIGH	HIGH	
Potential for Phased implementation	--		√	√		√	√	√	√	
RELATIVE COST IMPACT	LOW		MID	MID		HIGHER	HIGH	HIGH	HIGHEST	

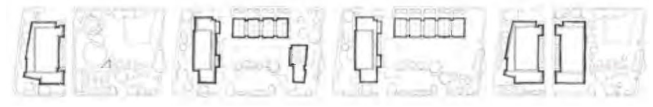
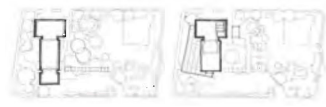
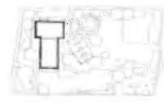
- GENERAL NOTES: A. Options presented are for discussion purposes only. Combining desired features from multiple scenarios might provide preferred alternatives.
- KEYED NOTES: 1 Options 2, 3B, and C include possibility of new curb cuts from N Lexington St. Options 03A and 03D include (excavated) Underground Parking. Provision of new interior road (Options 03A and 03D) might provide opportunity for new municipal (controlled) curb parking. Per Zoning Code, parking requirements will vary per proposed Building Use (Assembly, Residential, etc.). 2 Options 02B, 03A, and 03C include Public Restroom at L1. RR amenity can be added to other Options if desired. 3 Other Options may allow inclusion of this amenity if need/desire recommends inclusion. 4 Option 02B Includes 735 SF of rooftop terrace space. Expansion of occupiable area would require access to second means of egress. 5 Per County Zoning Ordinance article §4.1.2(D) and (G), multi-family dwelling units are *not* listed as permitted uses in this (S-3A) zone. Opt. 03 includes multi-family housing. This would require close coordination w/Zoning to determine applicable restrictions (including FAR, Lot Coverage, etc.)

Development Option Qualitative Comparisons

Arlington County Lee Community Center

Qualitative Comparisons

DRAFT



RESPECTIVE MERITS/DEMERITS

Pros		
OPTION 01	OPTION 02 _{01, 02, 03}	OPTION 03 _{01, 02, 04}
<div></div> <div>Simpler Approval Process Lower Initial Cost Shorter Construction/Less Disruption Retains valued community legacy building Maximizes green space</div>	<div></div> <div>Increased Efficiencies (Layout, Systems, Etc.) Increased Green/Sustainability Options Increased potential HAZMAT mitigation Adds site accessible public restroom facilities Increased potential to anticipate/serve future needs Potential for phased implementation Potential to program/rent roof space Retains shell of character building Managed Growth approach Adds Community Gathering/Activity Spaces</div>	<div></div> <div>Most Aspirational Broadest range of Use Opportunities Maximizes allowable space utilization Maximizes Green/Sustainable Options Maximizes Strategic Stormwater Options Includes underserved communities (Housing) Increased off-street Parking (Underground) Adds site accessible public restroom facilities Best opportunity to anticipate future needs Potential for Community program in lieu of Housing Adds Community Gathering/Activity Spaces All contemporary construction Removal of HAZMAT concerns</div>

Cons		
OPTION 01	OPTION 02 _{01, 02, 03}	OPTION 03 _{01, 02, 04}
<div></div> <div>Inherent Program Limitations/Inefficiencies Limited to two stories of program space</div>	<div></div> <div>Potential reduction of useable green space Limited to two stories of program space Potential Parking Constraints</div>	<div></div> <div>Multi-Family Housing requires Zoning Adjustments Likelihood of increased traffic Reduced access to green space, play areas Highest Lot coverage/Stormwater impact Encroaches on available formal play space Allow. Bldg Height (45') exceeds that of adj. homes Reduced access to green space, play areas Potential remoteness of parking from Housing New Curb Cuts may present Zoning challenge Highest Initial Cost</div>

GENERAL NOTES:

A. Options presented are for discussion purposes only. Combining desired features from multiple scenarios might provide preferred alternatives.

B. Some program "menu" items may be added/removed/revised as need dictates (e.g. Housing Scope could be re-envisioned as a Community Resource Space).

C. All Options presume, code-compliant, accessible, building and site programs

KEYED NOTES:

1 Options 2, 3B, and C include possibility of new curb cuts from N Lexington St. Options 03A and 03D include (excavated) Underground Parking. Provision of new interior road (Options 03A and 03D) might provide opportunity for new municipal (controlled) curb parking. Per Zoning Code, parking requirements will vary per proposed Building Use (Assembly, Residential, etc.).

2 Options 02B, 03A, and 03C include Public Restroom at L1. RR amenity can be added to other Options if desired.

3 Option 02B Includes 735 SF of rooftop terrace space. Expansion of occupiable area would require access to second means of egress.

4 Per County Zoning Ordinance article §4.12(D) and (G), multi-family dwelling units are *not* listed as permitted uses in this (S-3A) zone. Option 03 includes multi-family housing. This would require close coordination with Zoning to determine applicable restrictions (including FAR, Lot Coverage, etc.).

Development Option Quantitative Comparisons

Arlington County Lee Community Center

Pros | Cons

August 19, 2025

printed on: Tuesday, August 19, 2025

DRAFT