



ARLINGTON
VIRGINIA



LEE COMMUNITY CENTER

BUILDING ASSESSMENT and
FEASIBILITY STUDY
Volume Two: Feasibility Study

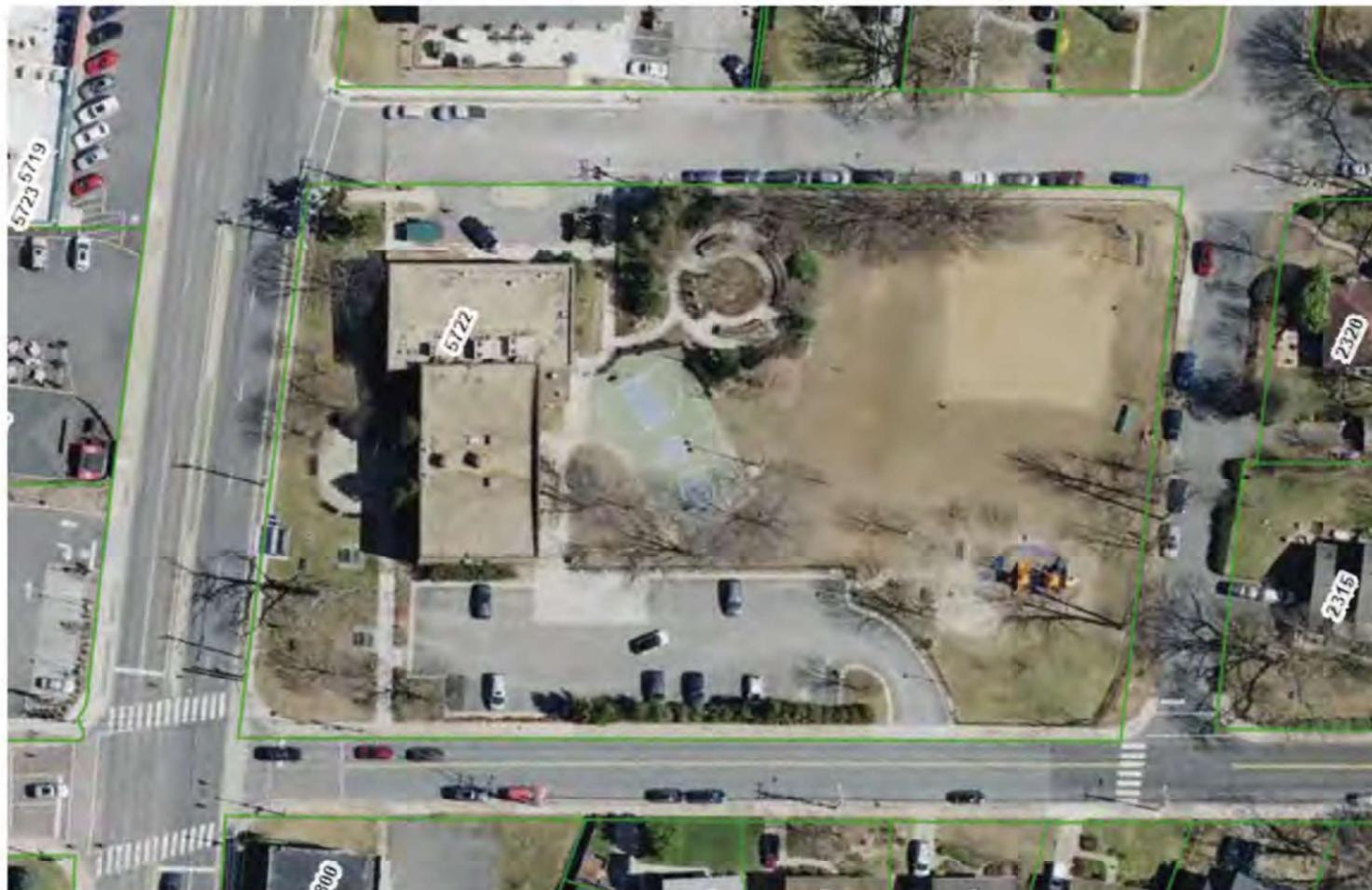
CGS ARCHITECTS
2025 August 18



architecture for communities. **design for people**

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Volume Two



LEE COMMUNITY CENTER

5722 Langston Boulevard, Arlington, VA 22207

VOLUME TWO: FEASIBILITY STUDY

2025 August 18

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Arlington County Lee Community Center

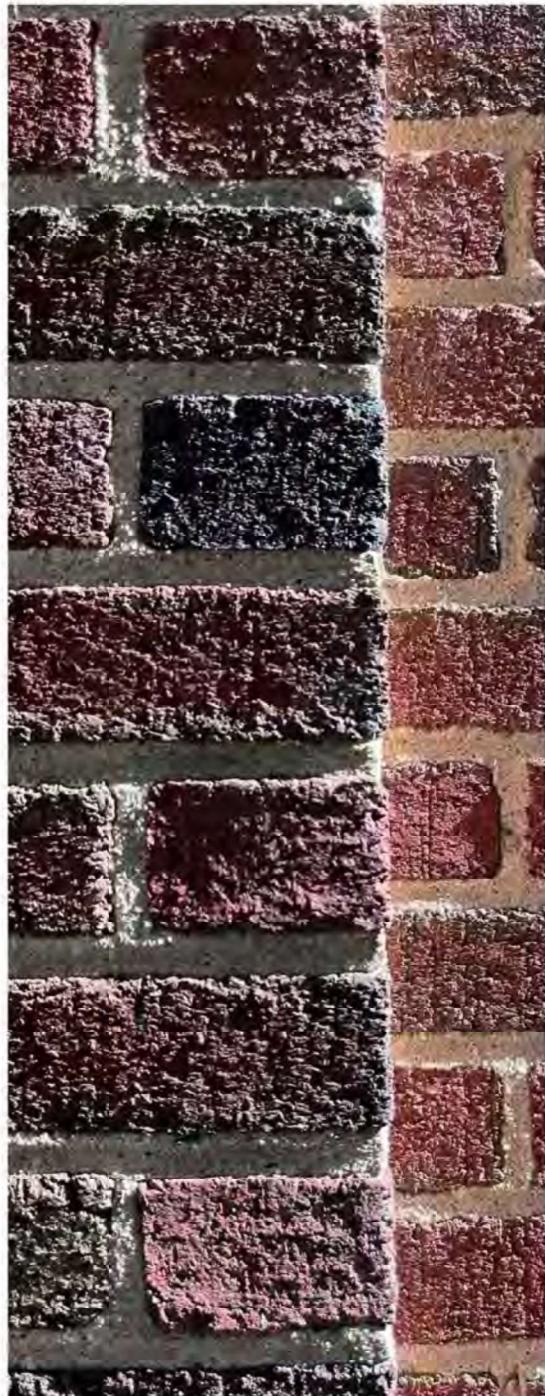
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August 18, 2025

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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

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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?

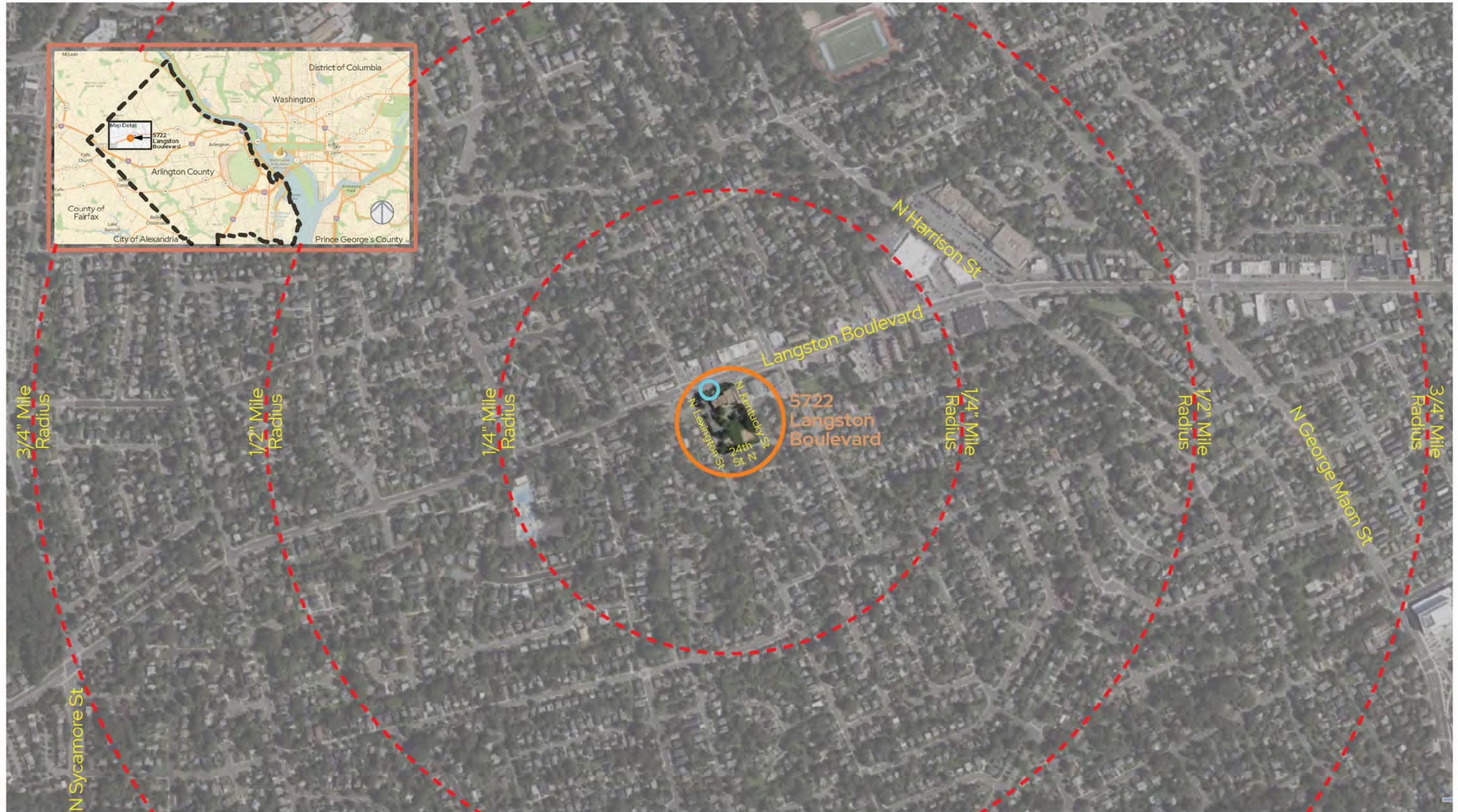
Establishing and documenting these core components early in the life of a project is essential to its ultimate success. Towards that end, and with an appreciation for the direction, formal and otherwise, already provided by County representatives in this regard, we include an initial list of possible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

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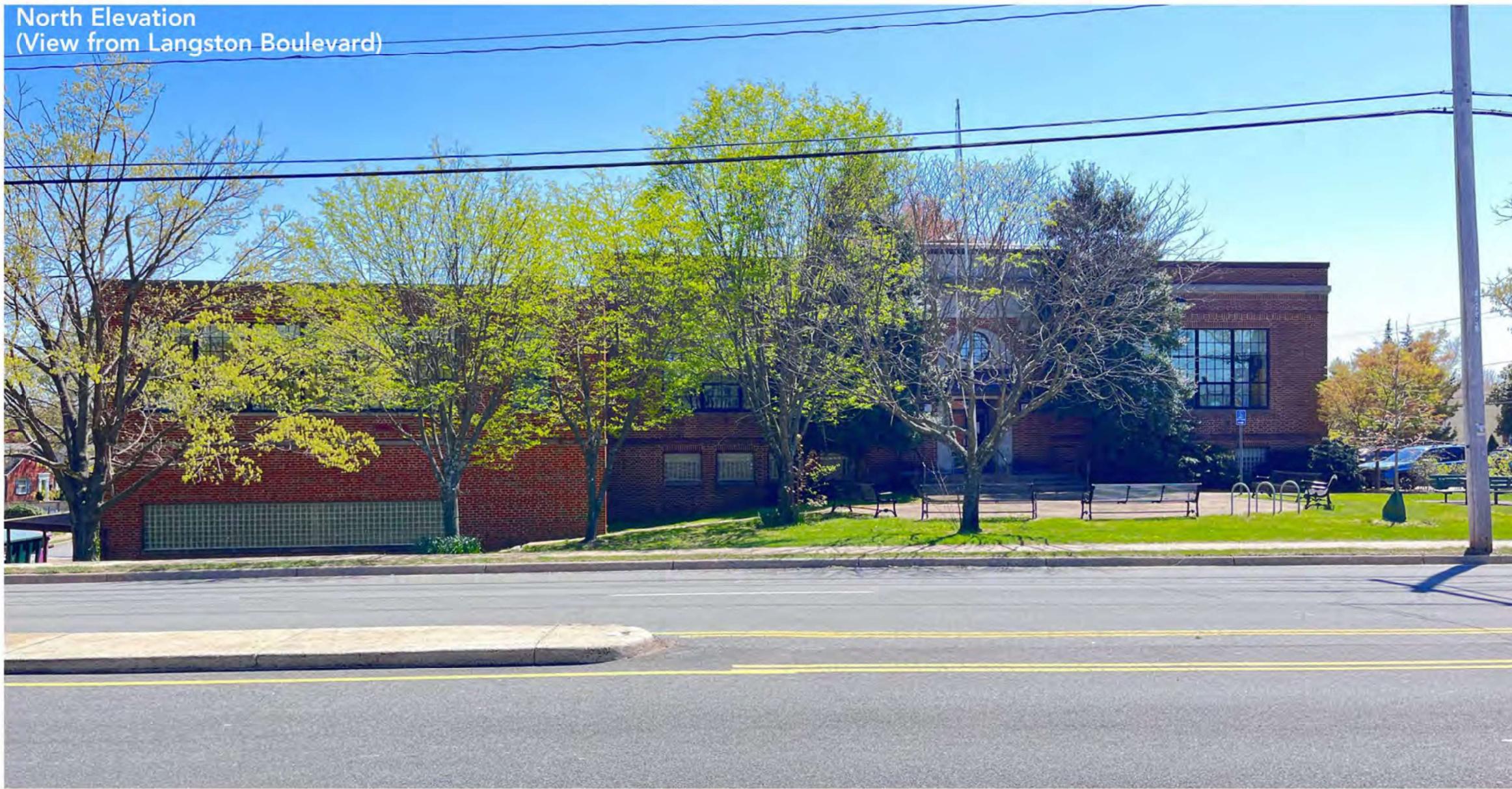
- Transit (ART/ Metrobus) Stop
- Area of Study: 5722 Langston Boulevard

CURRENT CONDITION

V2 03
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North Elevation
(View from Langston Boulevard)



Eave



1925 Façade



Forecourt



West Elevation



South Elevation



East Elevation



Curb cut



Lee Community Center

Arlington County Lee Community Center
Site / Existing Condition

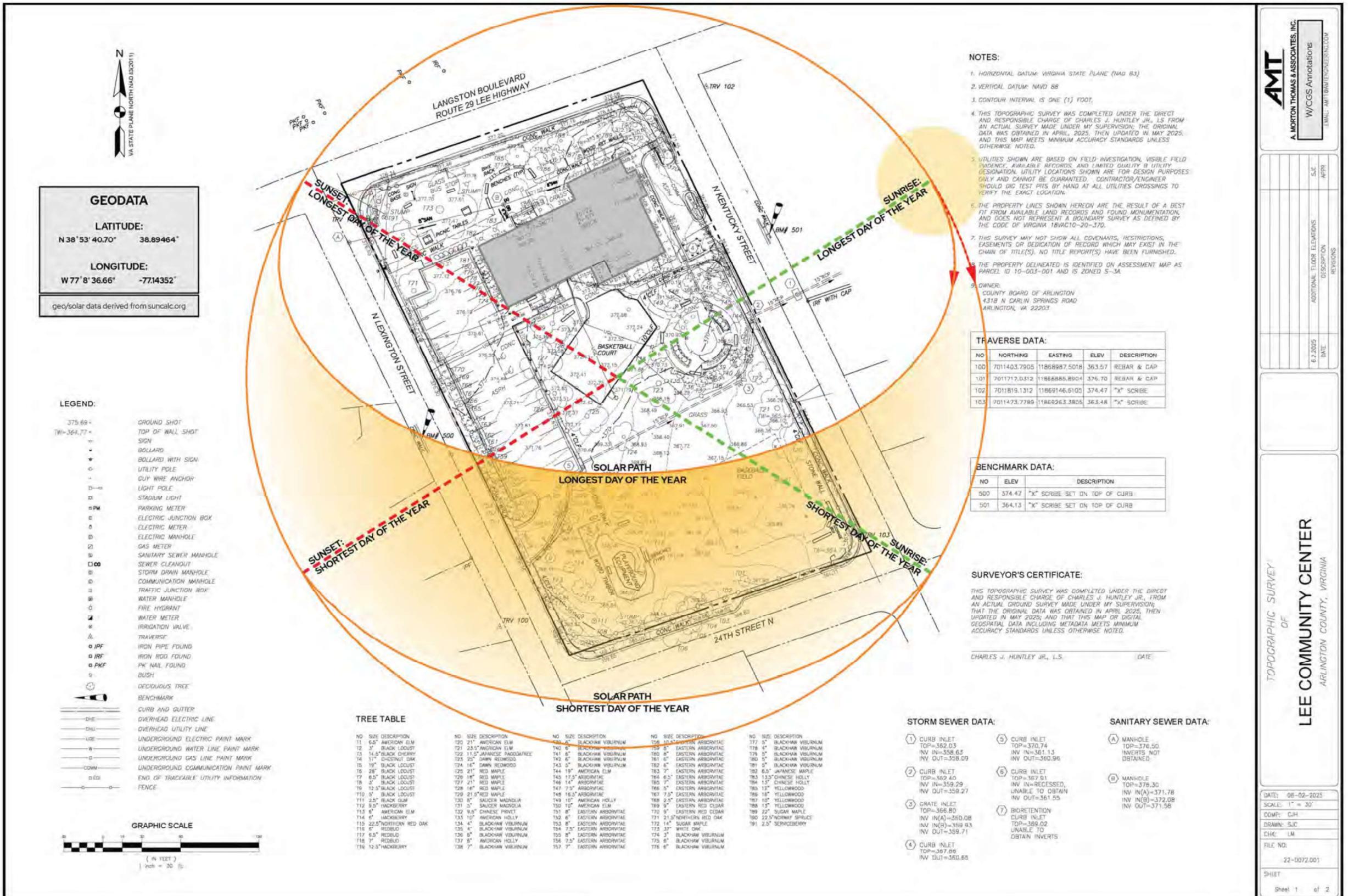
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Solar / Topographical / Arboreal Site Plan

Arlington County Lee Community Center

Solar/Topo/Arboreal Plan Data

August 18, 2025

CURRENT CONDITION

V2 05



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Current Site Plan

Arlington County Lee Community Center

Current Architectural Site Plan

August 18, 2025

N. Kentucky Street

STREET RIGHT-OF-WAY

This architectural site plan illustrates the layout of the 1925 Building and the 1957 Wing. The 1925 Building is a large, light-colored structure on the right, featuring a prominent entrance labeled 'Official Entrance'. The 1957 Wing is a smaller, light-colored structure attached to the main building. The property is bounded by 'Langston Boulevard' to the north and 'STREET RIGHT-OF-WAY' to the west. A 'Building Setback Line' is indicated by a dashed line. The grounds are landscaped with numerous circular trees and shrubs, some with small white markers. A 'Bus Shelter' is located near the main entrance. The plan also shows a 'Driveway' leading into the property.

N. Lexington Street

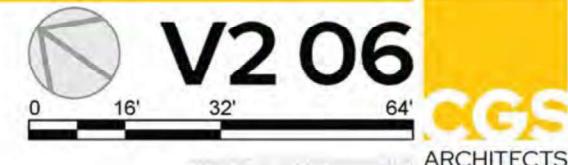
CURRENT CONDITION

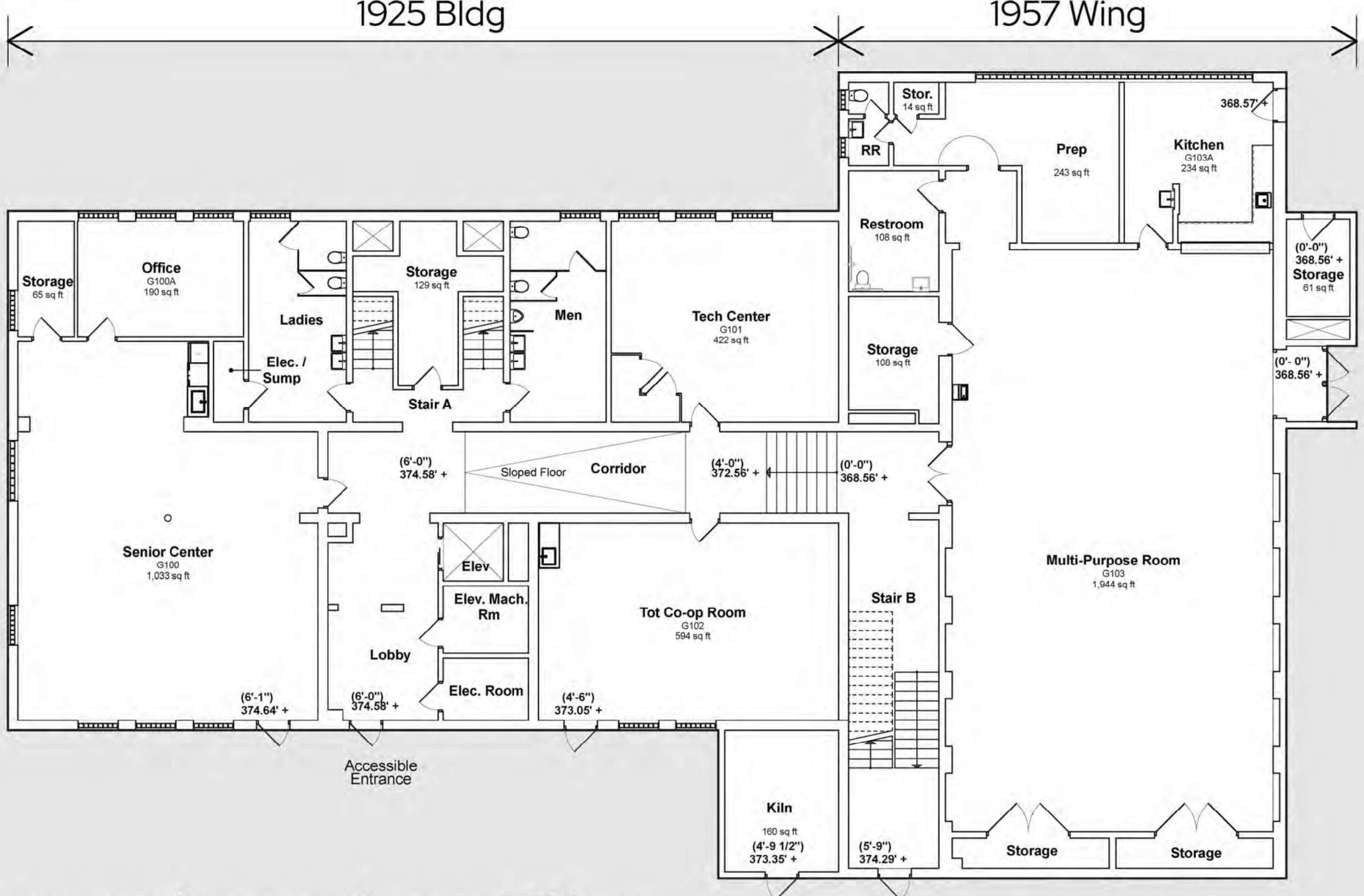
- (Current) Program:
 - Municipal/Public
 - Art Instruction/Creation Spaces
 - Meeting/Recreation Spaces
 - Public Park/Playground
 - Recycling Collection Center
 - Garden

Parking:
36 Surface spaces

Major Site Elements:
1925 Original School Building
1957 East side extension
Public Parking and Park space

CURRENT CONDITION





Current Lower Level Plan

Arlington County Lee Community Center

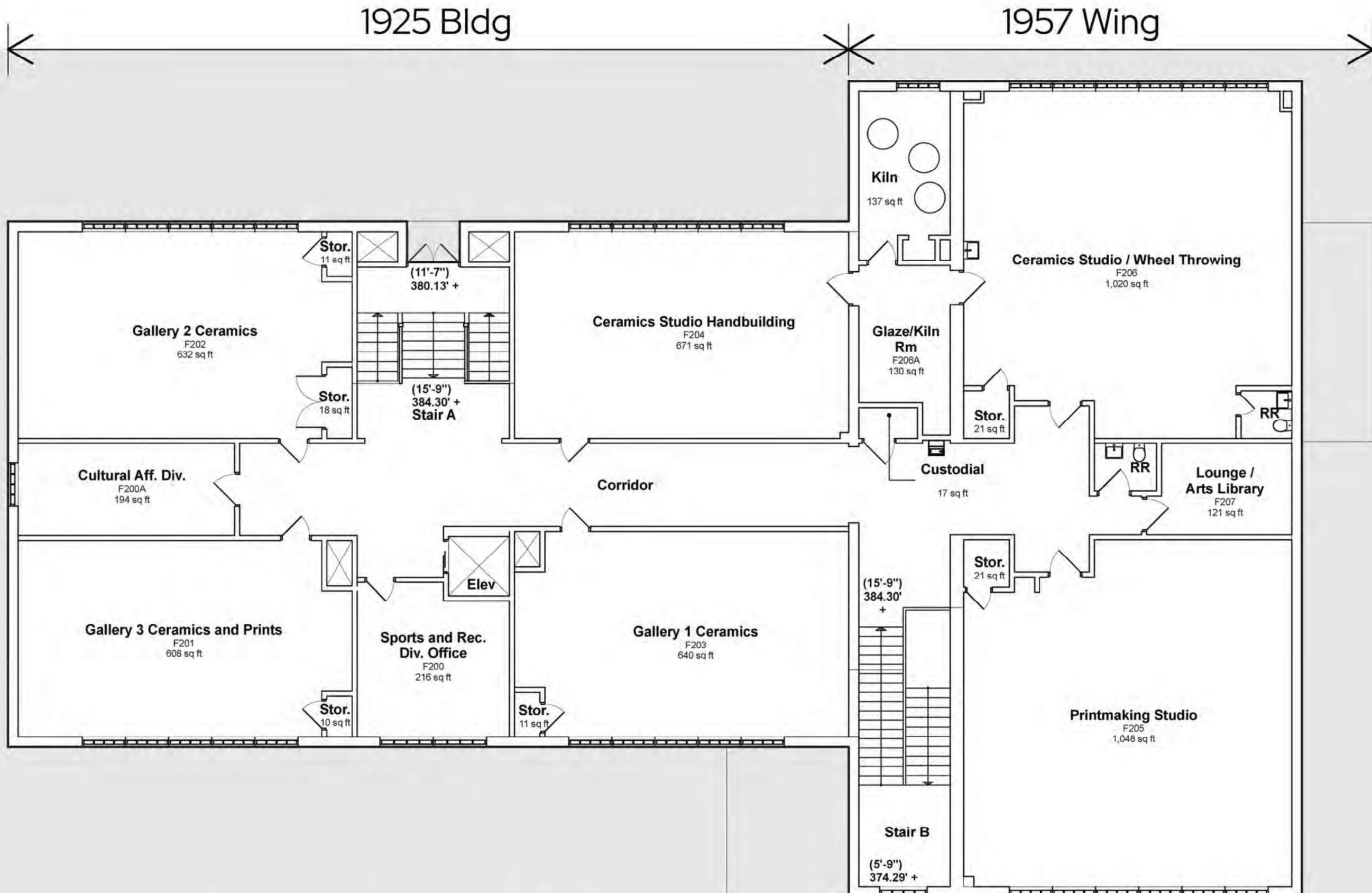
Current Lower Level Floor Plan (existing)

August 18, 2025

CURRENT CONDITION



V2 07 GGS
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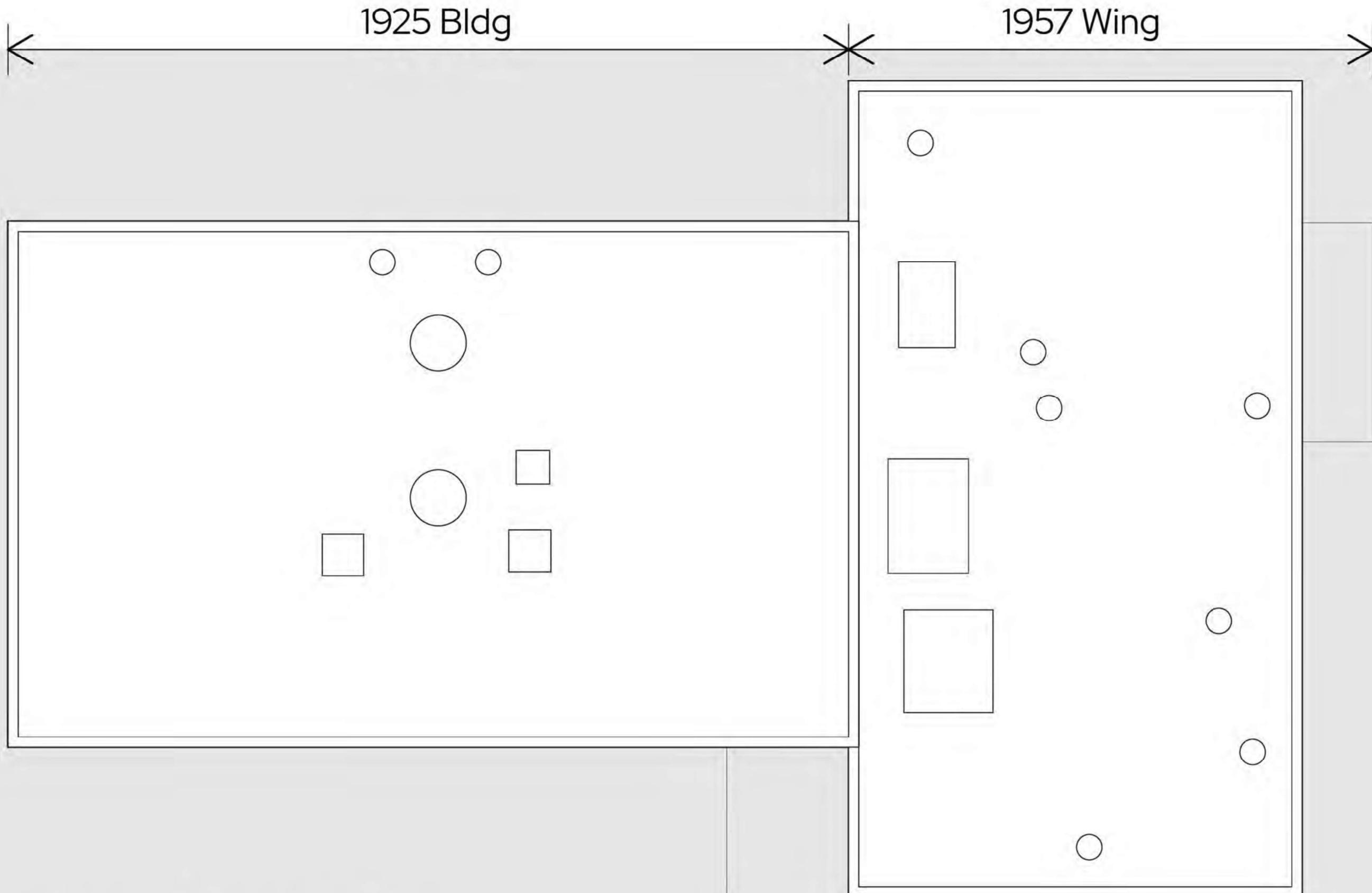
Current Upper Level Plan

Arlington County Lee Community Center
Current Upper Floor Plan (existing)

August 18, 2025

CURRENT CONDITION

V2 08
0 5' 10' 20'
ARCHITECTS



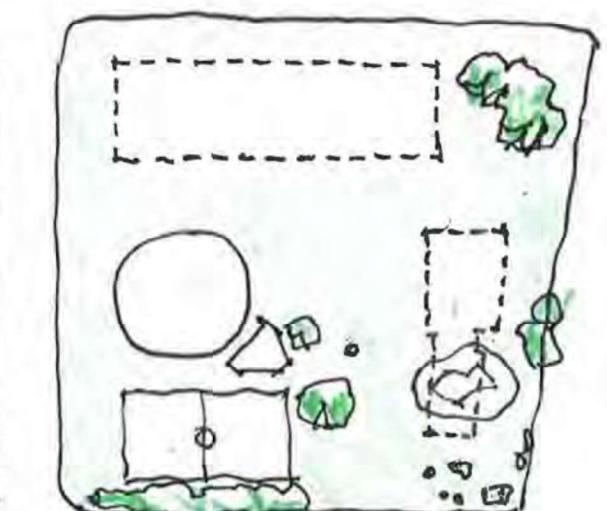
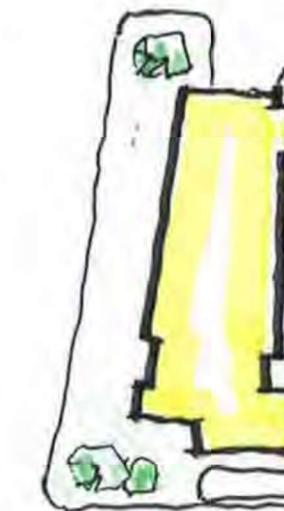
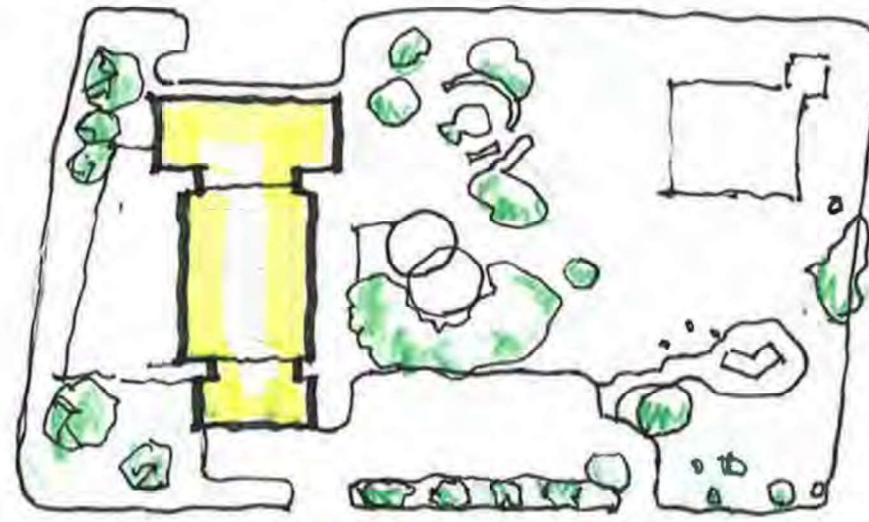
Current Roof Plan

Arlington County Lee Community Center
Current Roof Plan (existing)

August 18, 2025

CURRENT CONDITION

V2 09
EGS
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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

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Option 01

Arlington County Lee Community Center

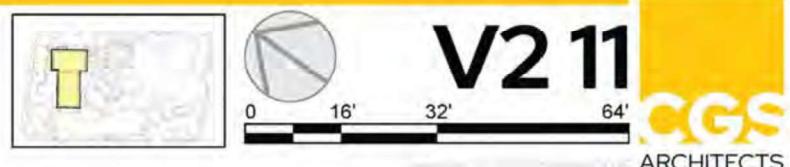
Site Study (option 01)

August 18, 2025

N. Lexington Street

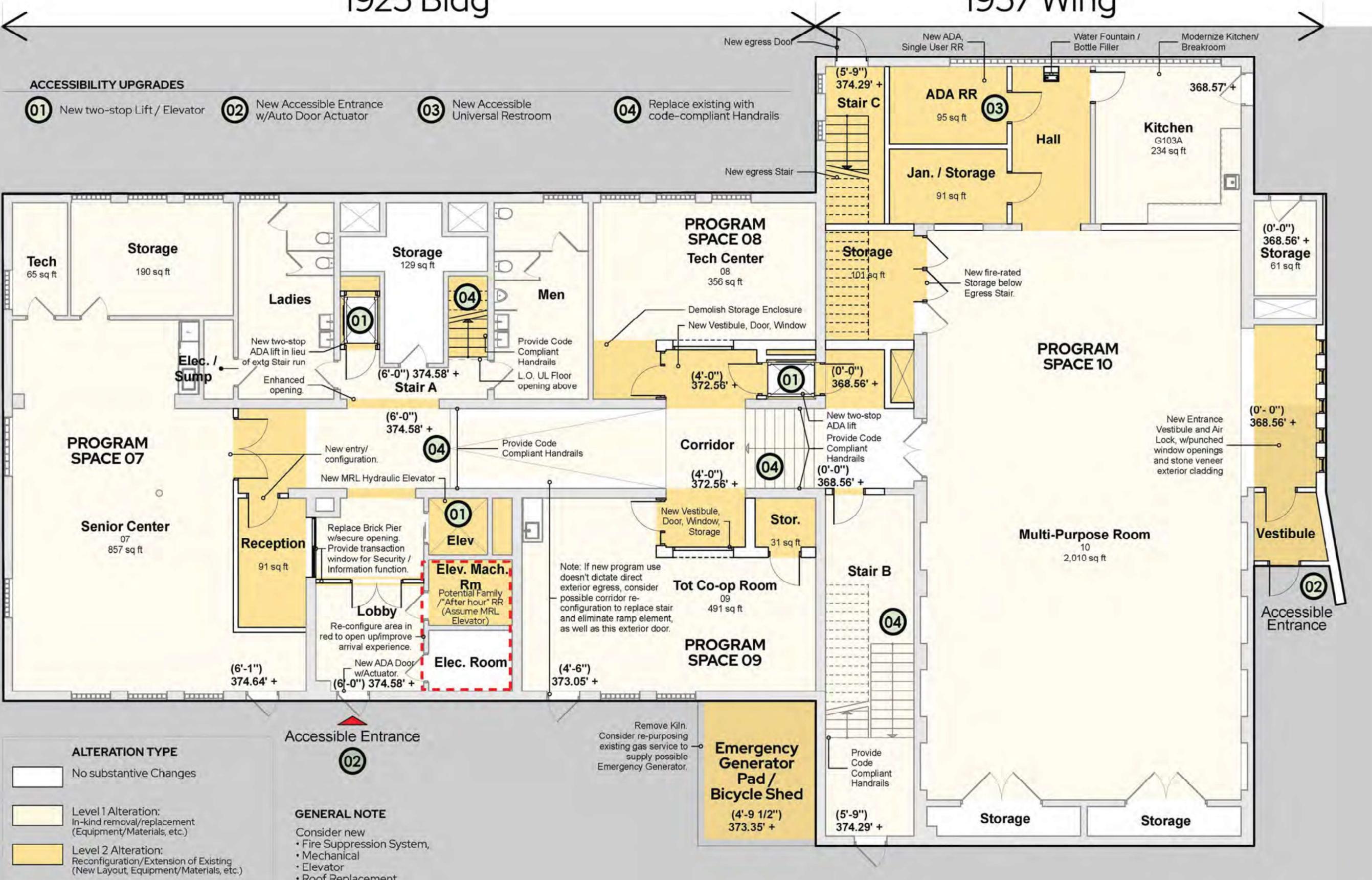
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01 Envelope Preservation Systems Modernization Code Compliance



1925 Bldg

1957 Wing



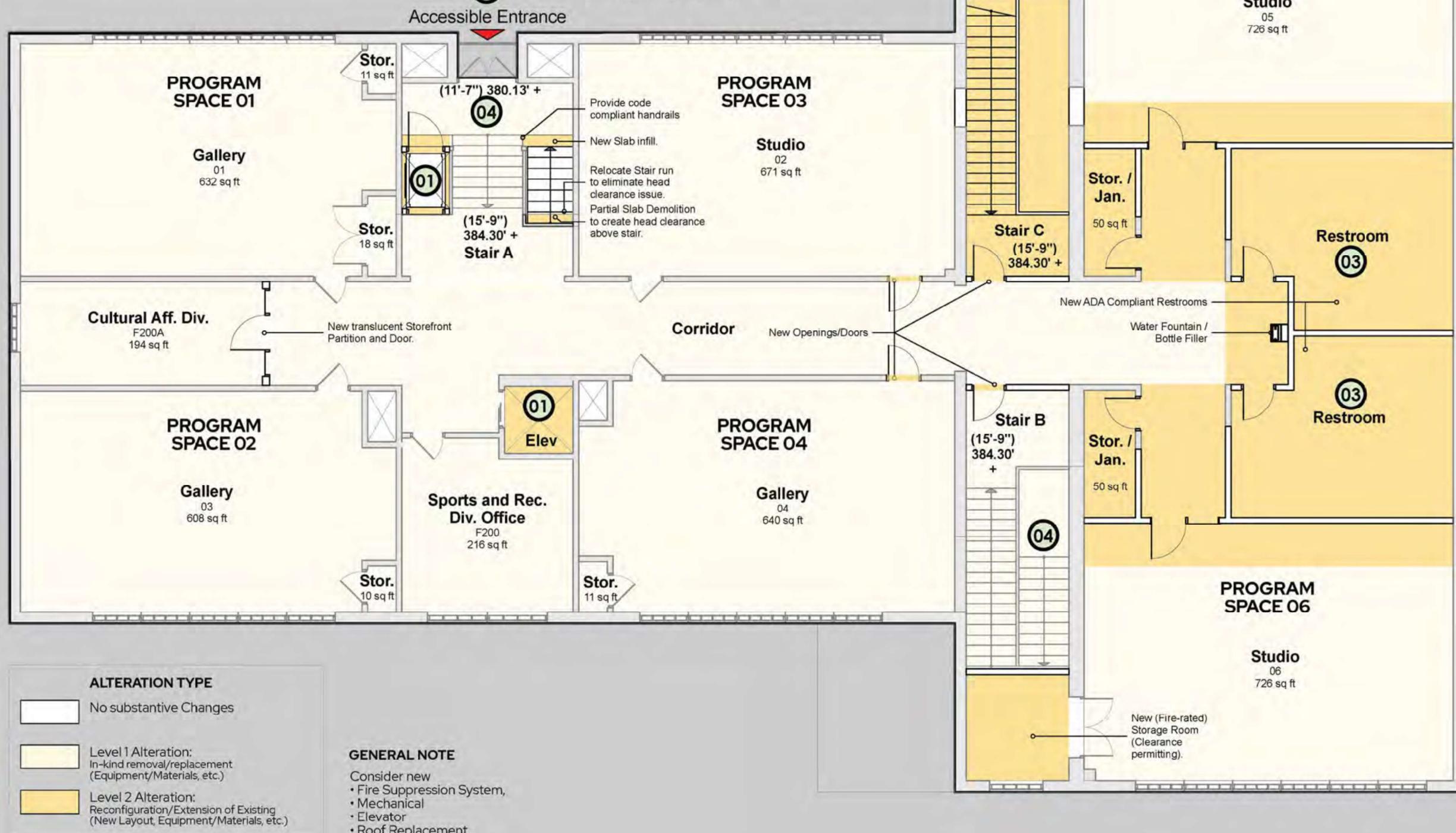
1925 Bldg

1957 Wing

ACCESSIBILITY UPDATES

- 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

02 Provide ADA compliant access (ramping/plinth) to primary building entrance.





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)

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01

V2 14

The logo for CGS Architects. It features the letters 'CGS' in a bold, black, sans-serif font, with a yellow square to its left. Below 'CGS' is the word 'ARCHITECTS' in a smaller, black, sans-serif font.

v214

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copy date 10/05/2015 15:20:15 ARCHITECTS

ARCHITECTS



Option 02A

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

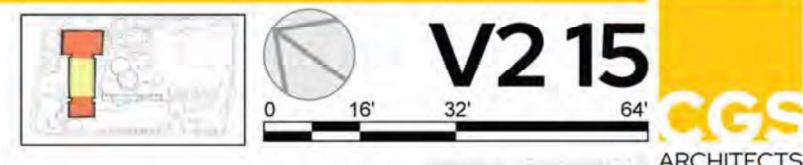
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N. Lexington Street

2A

Replace east wing w/New
Systems Modernization
Code Compliance

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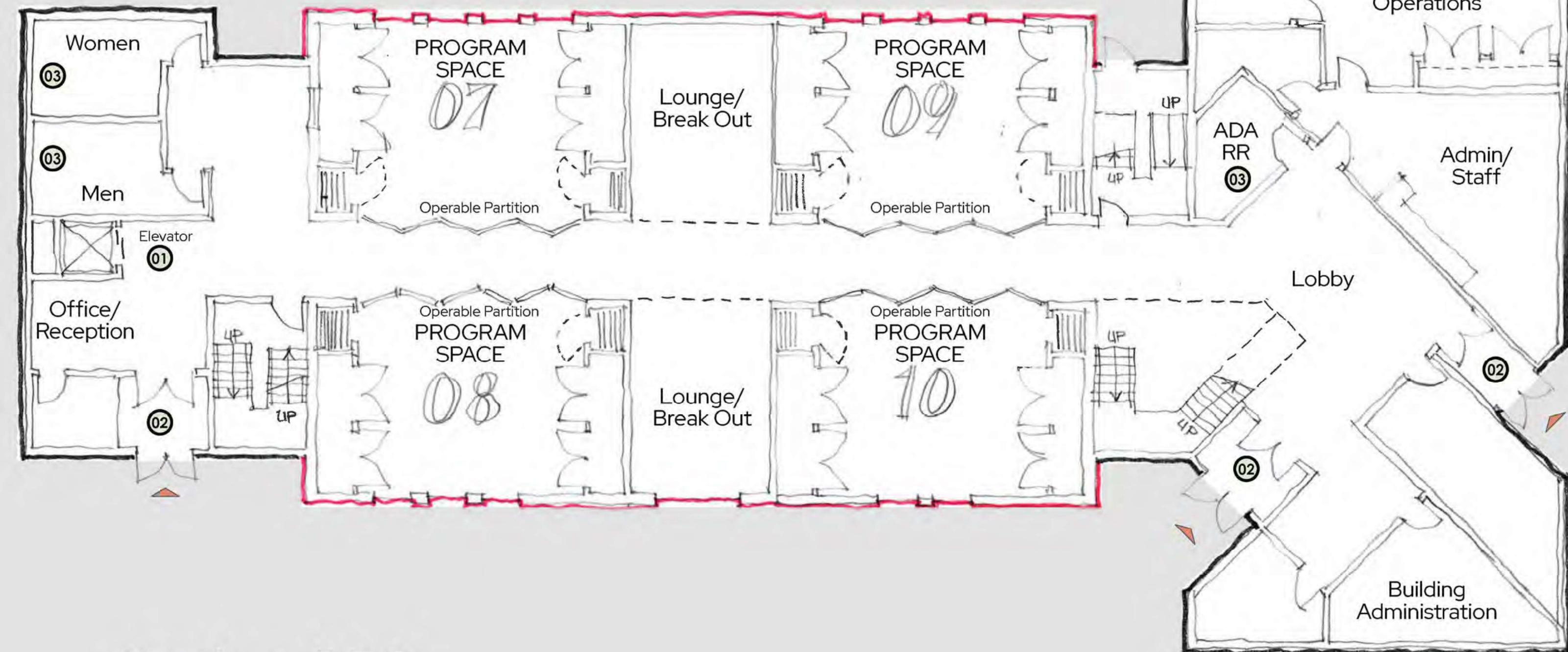
New Construction

1925 Bldg (Envelope)

New Construction

ACCESSIBILITY UPDATES

- 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
Lower Level Floor Plan (option 02A)

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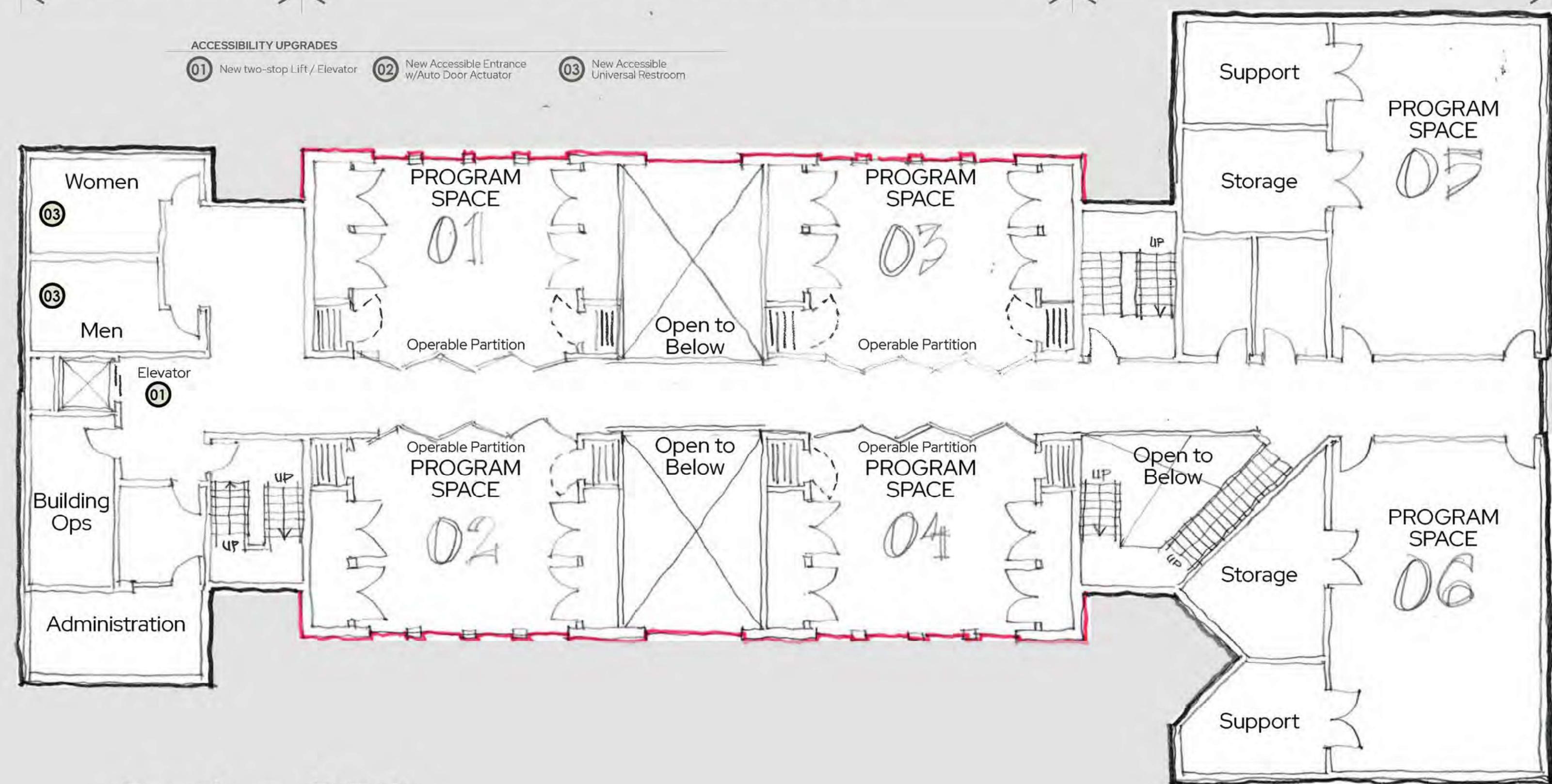
New Construction

1925 Bldg (Envelope)

New Construction

ACCESSIBILITY UPDATES

- 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)

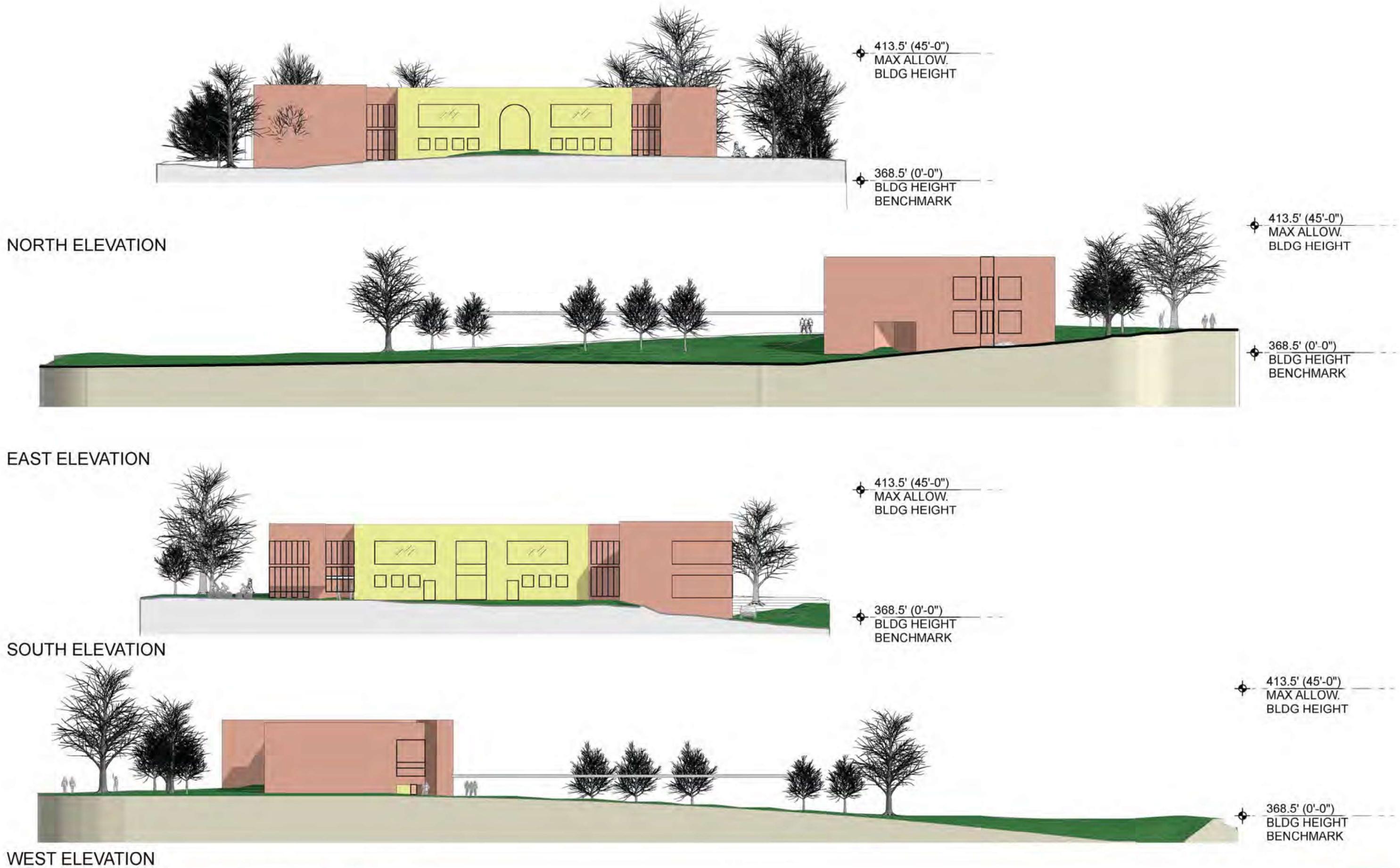
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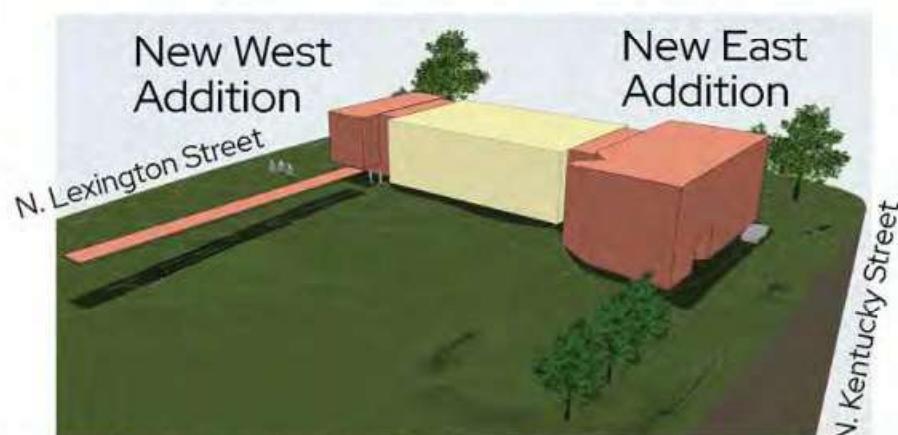
V217

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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)

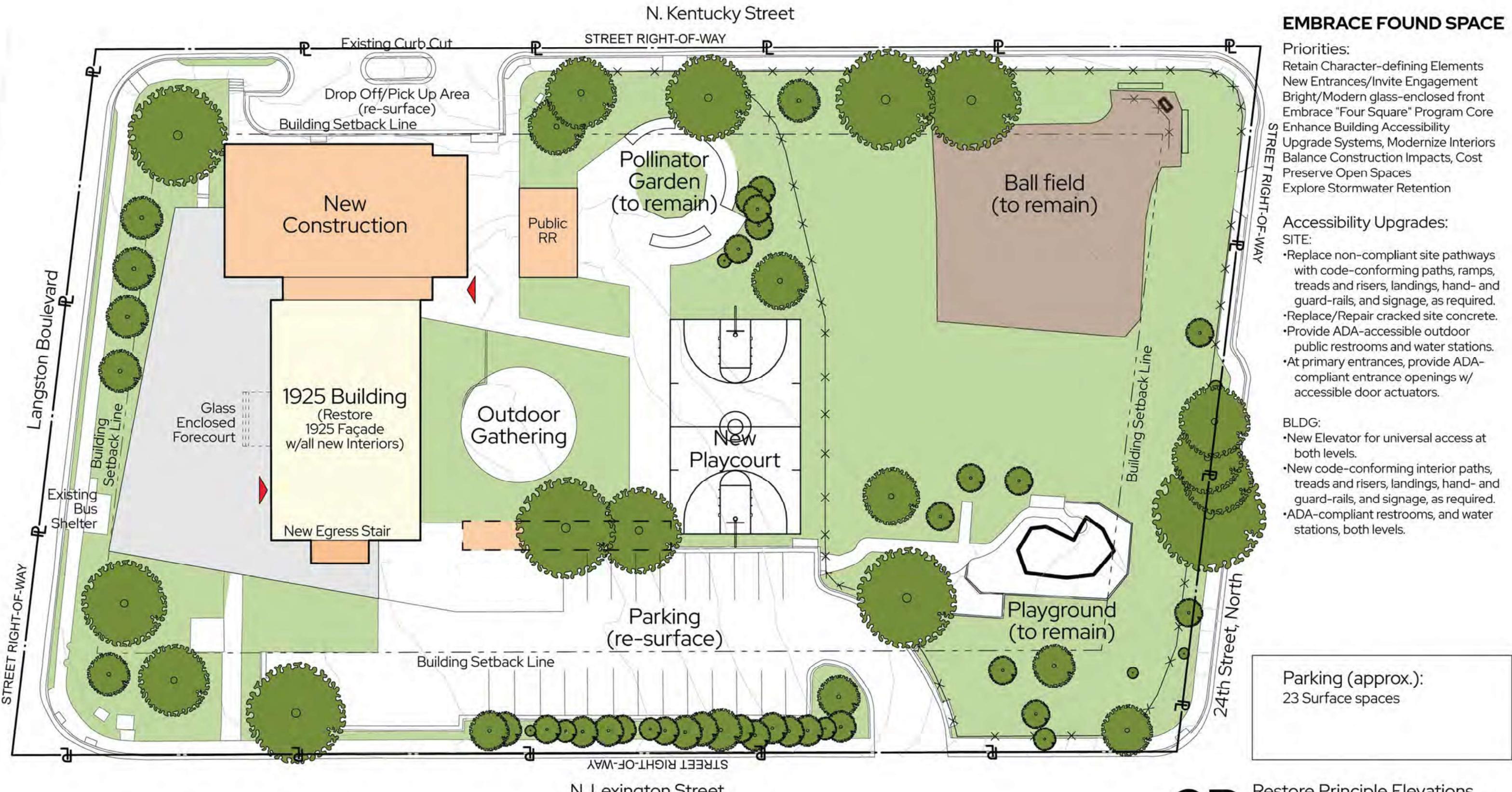
August 18, 2025

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2A
V2 19





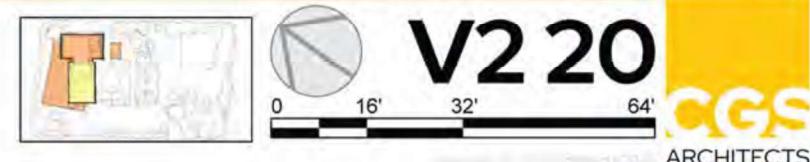
Option 02B

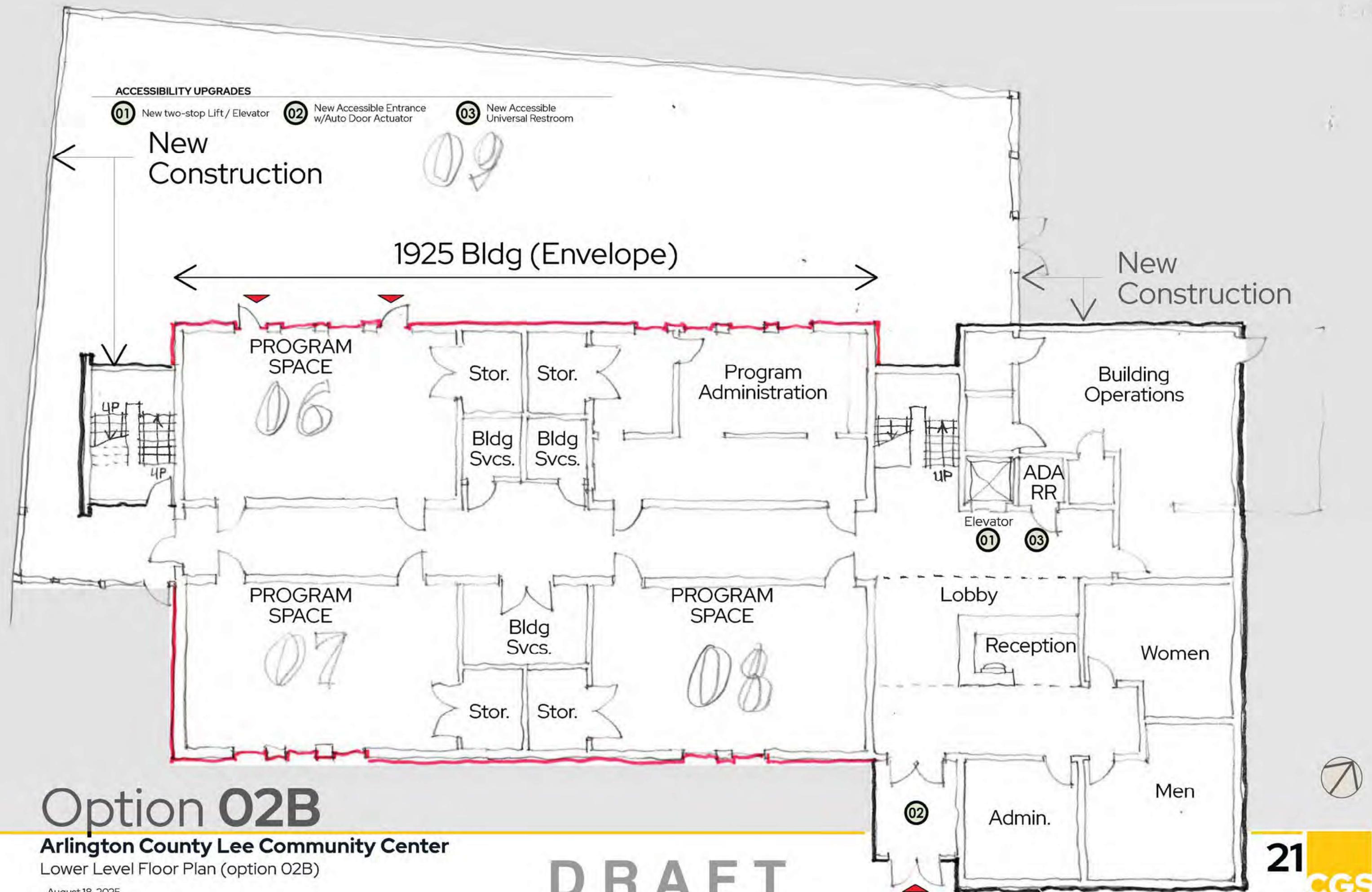
Arlington County Lee Community Center
Site Study (option 02B)

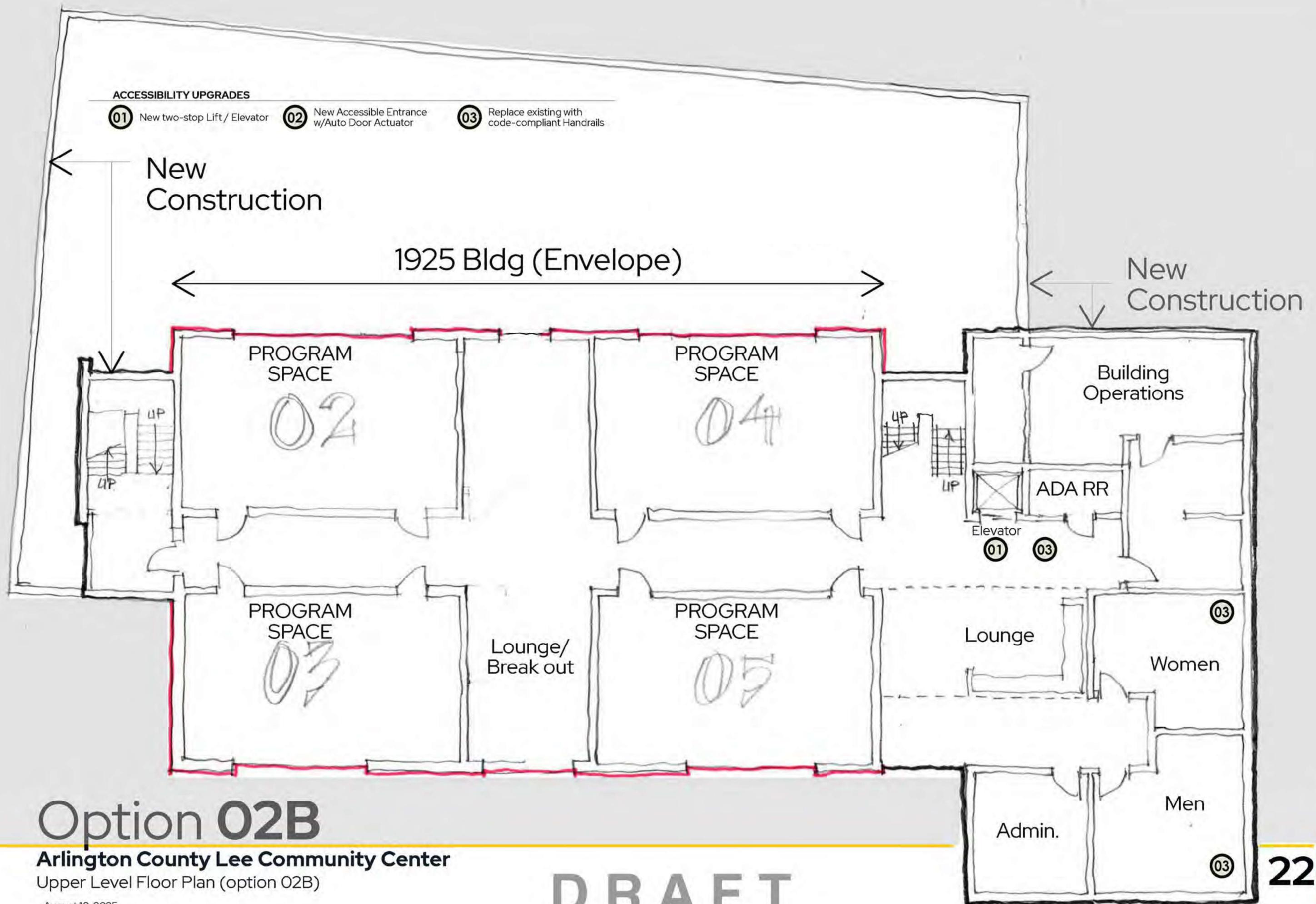
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2B
Restore Principle Elevations
Systems Modernization
Code Compliance







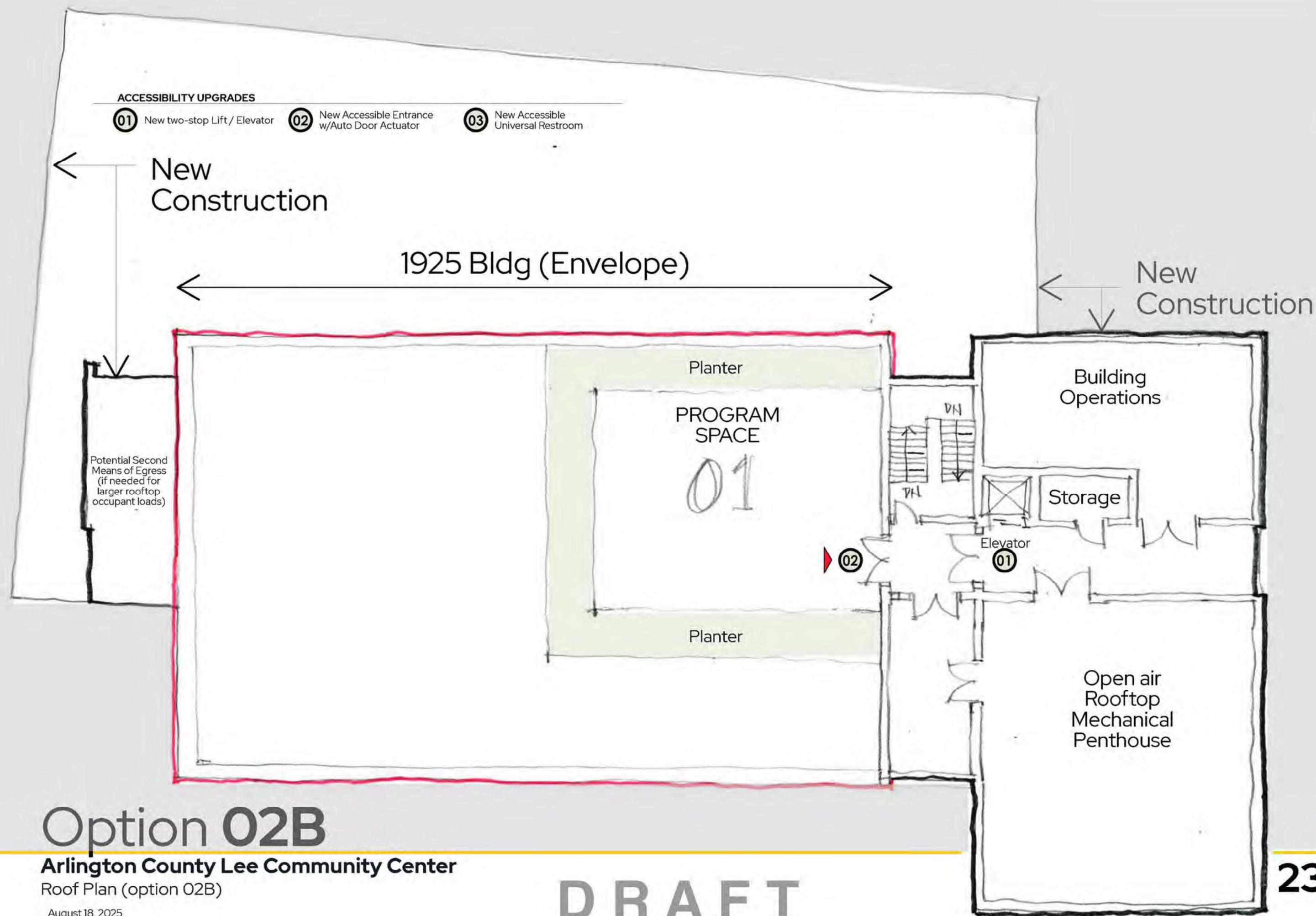
ACCESSIBILITY UPGRADES

- 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



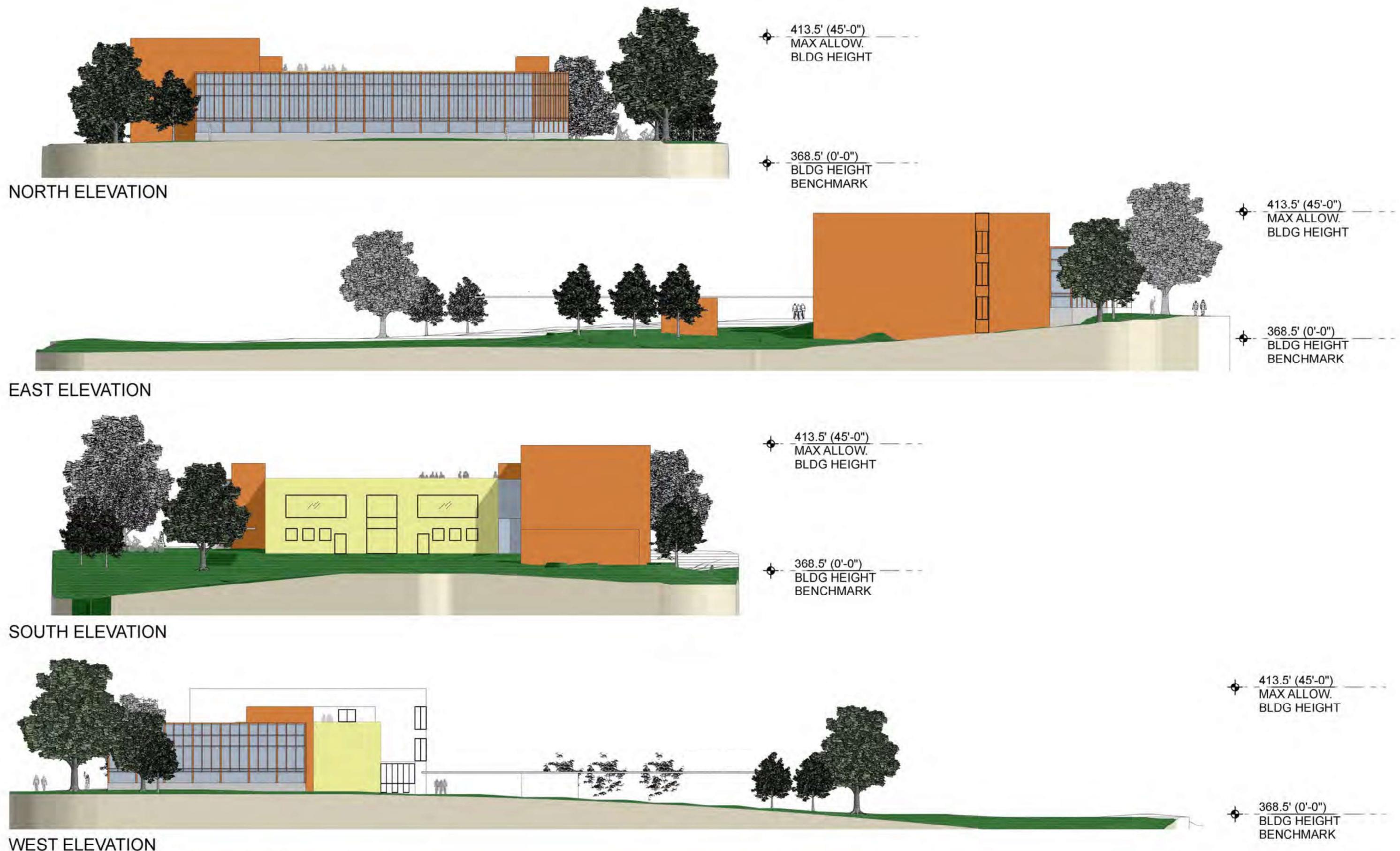
Option 02B

Arlington County Lee Community Center

Roof Plan (option 02B)

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Arlington County Lee Community Center
Option 2B Elevation Study

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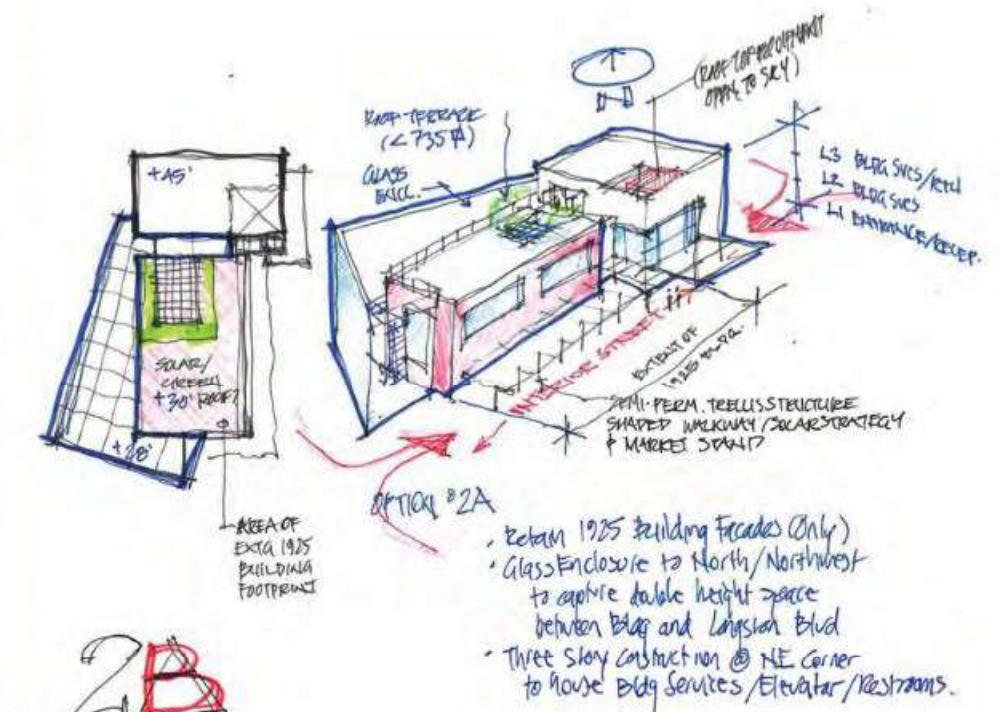
Vantage from intersection of Langston Boulevard and N. Kentucky St, looking southwest



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

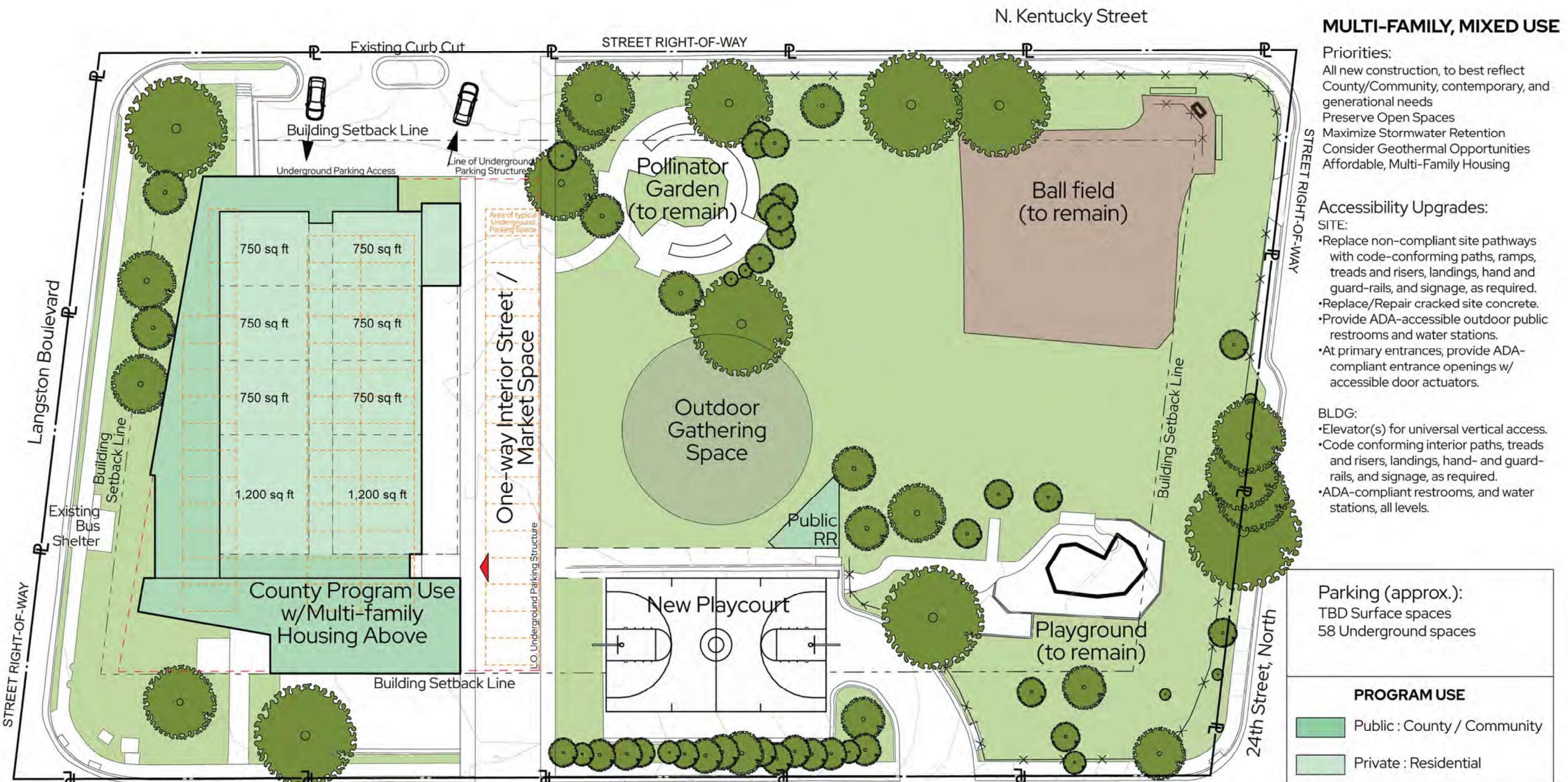
Arlington County Lee Community Center

Site Study (option 02B: massing)

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2B
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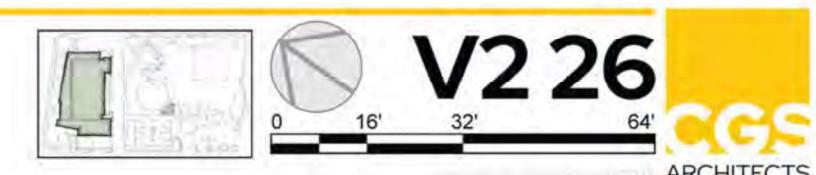


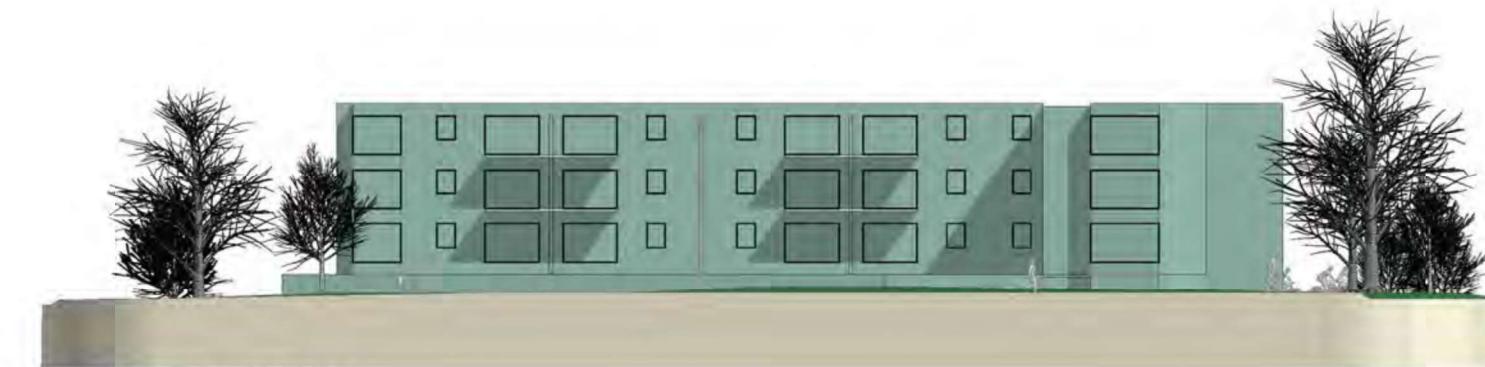
Option 03A

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

August 18, 2025

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NORTH ELEVATION

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



EAST ELEVATION

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

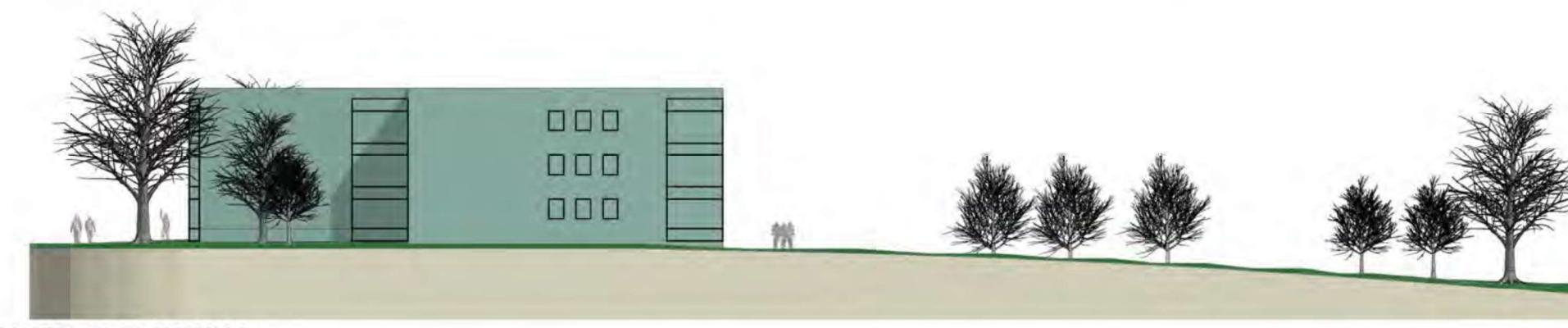
368.5' (0'-0")
BLDG HEIGHT
BENCHMARK



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

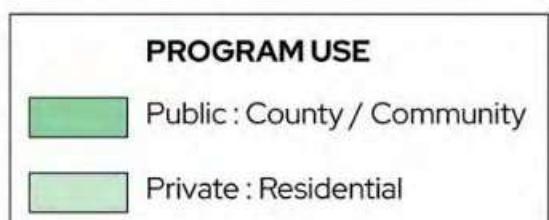
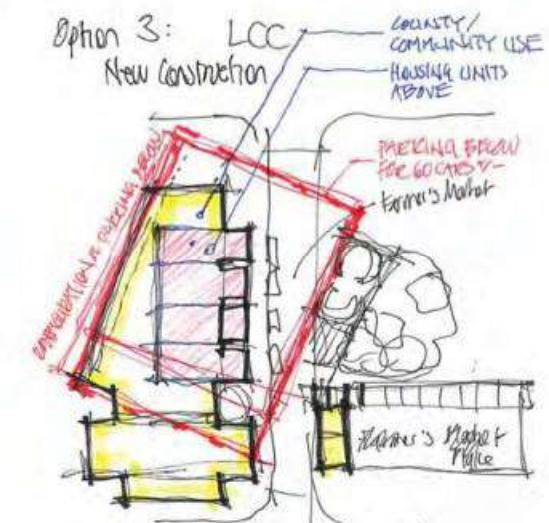
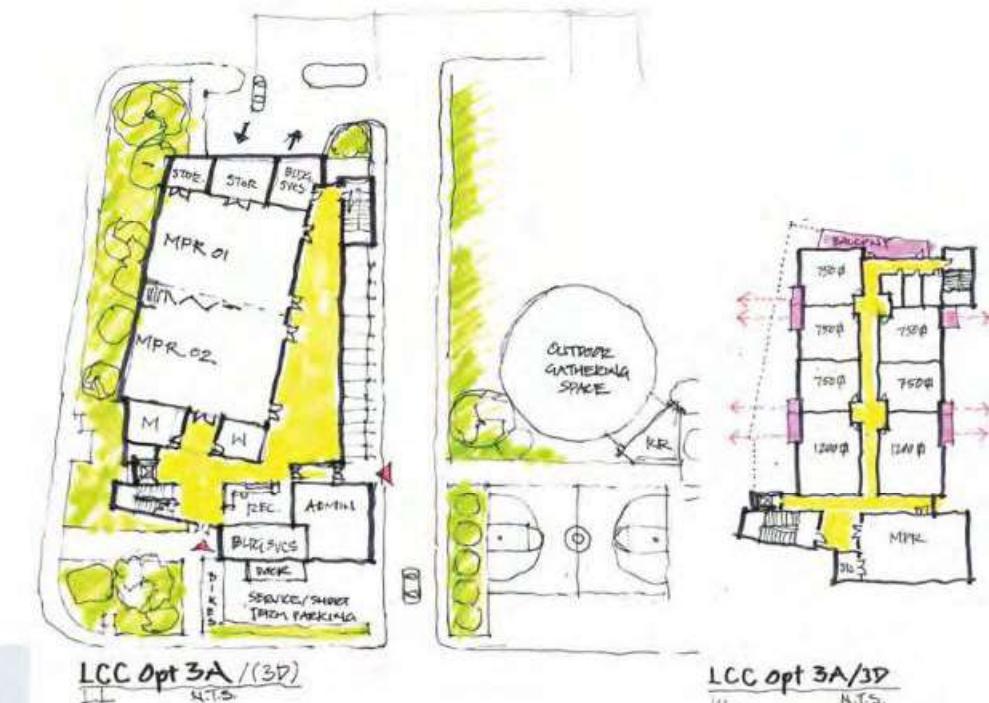
368.5' (0'-0")
BLDG HEIGHT
BENCHMARK

Arlington County Lee Community Center
Option 3A Elevation Study

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Option 03A

Arlington County Lee Community Center

Site Study (option 03A: massing)

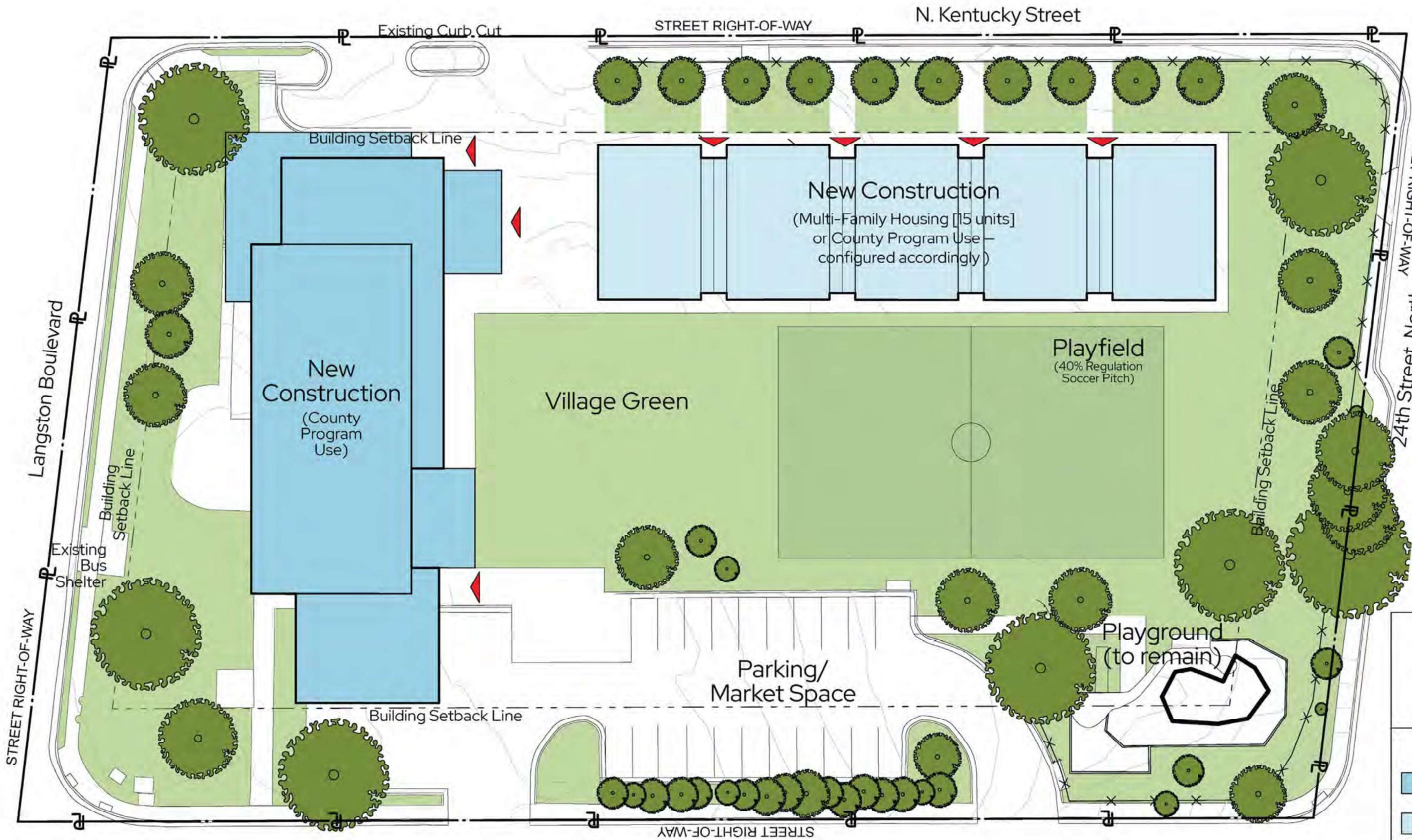
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3A
V2 28
GCS ARCHITECTS

Architects: GCS ARCHITECTS



Option 03B

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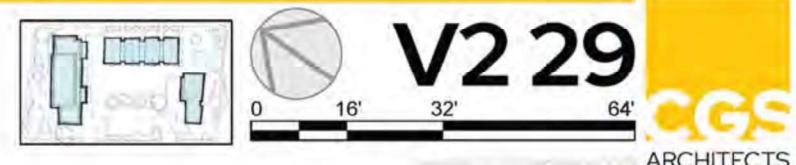
Site Study (option 03B)

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N. Lexington Street

3B All New Construction
Purpose-built Community Bldg
Stand alone Affordable Housing



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.

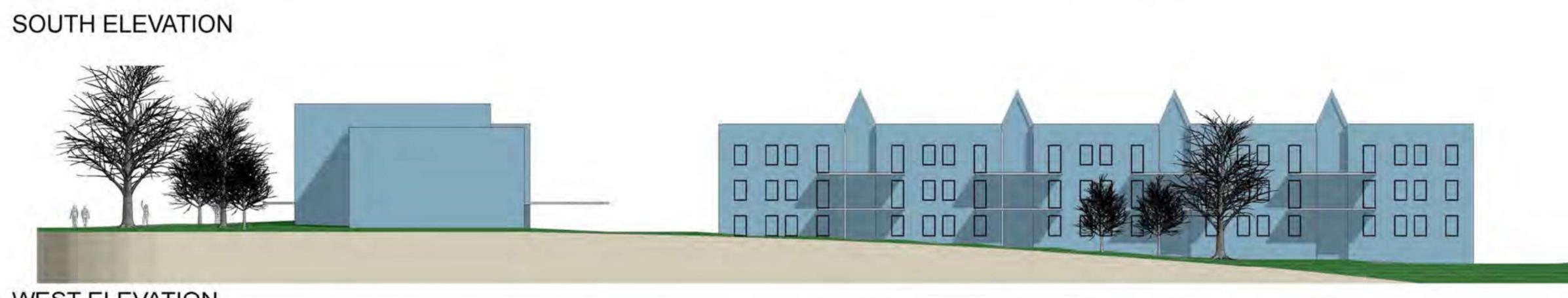
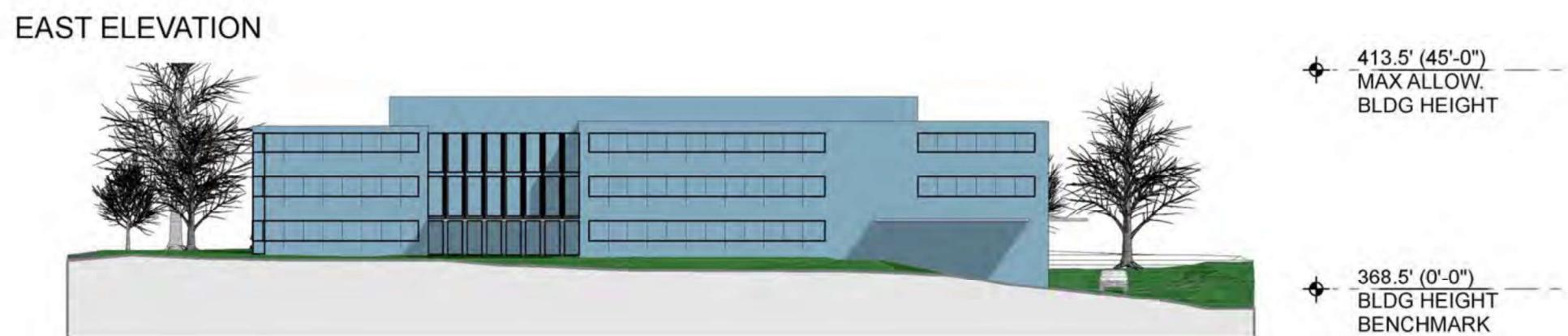
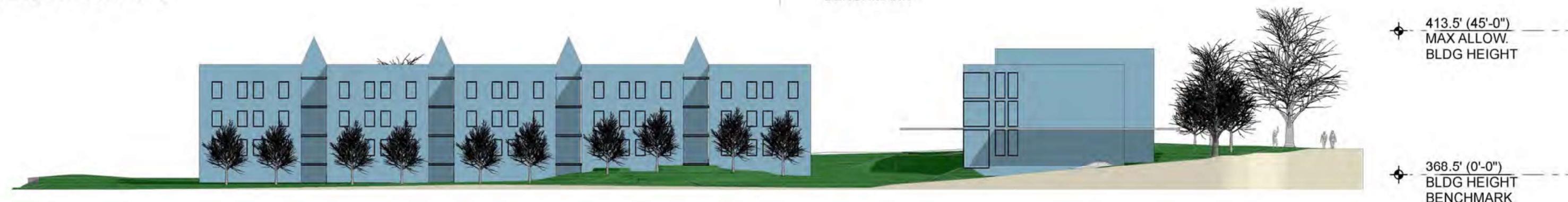
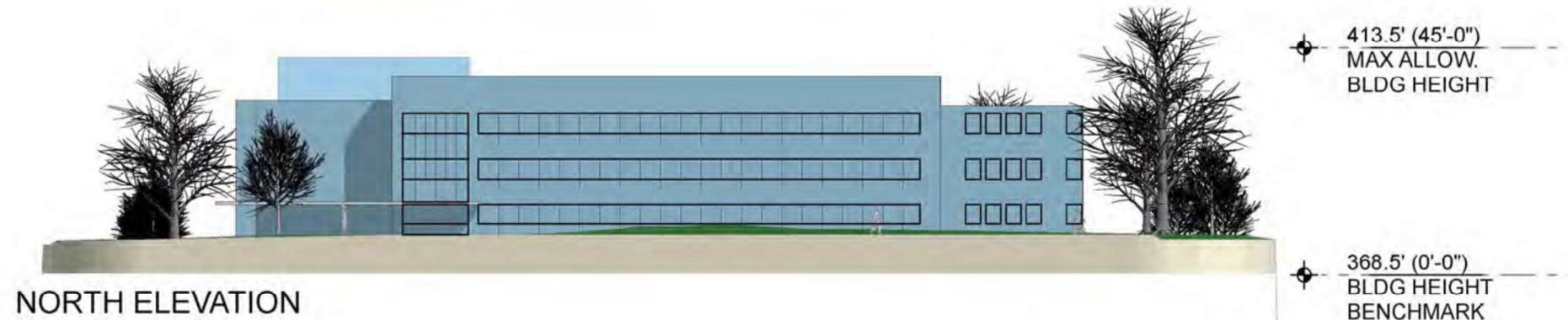
BLDG:

- 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



WEST ELEVATION

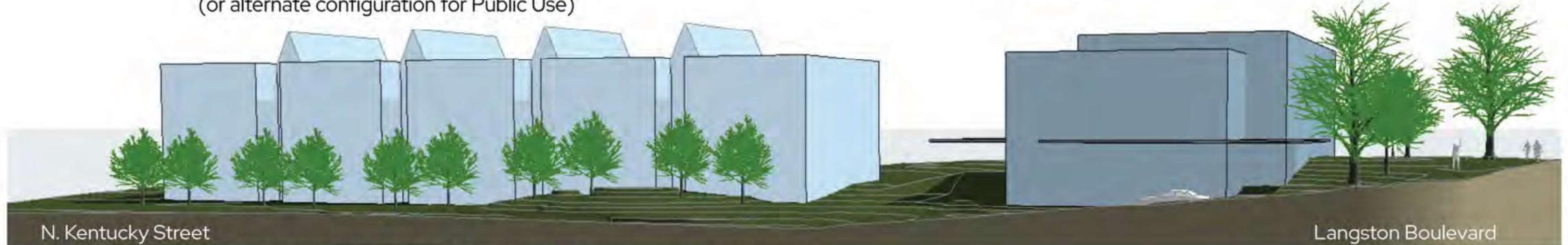
Arlington County Lee Community Center
Option 3B Elevation Study

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



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

Public Use



View from N. Lexington Street, looking northeast

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



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

Option 03B

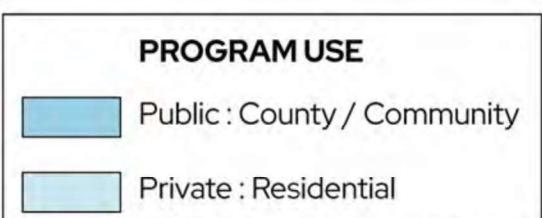
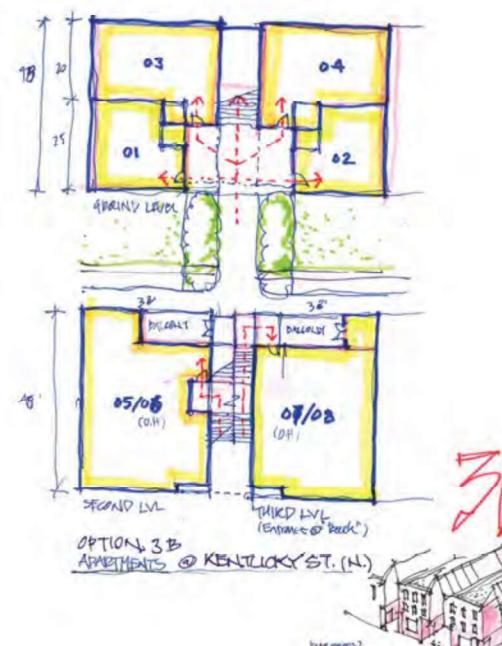
Arlington County Lee Community Center

Site Study (option 03B: massing)

August 18, 2025

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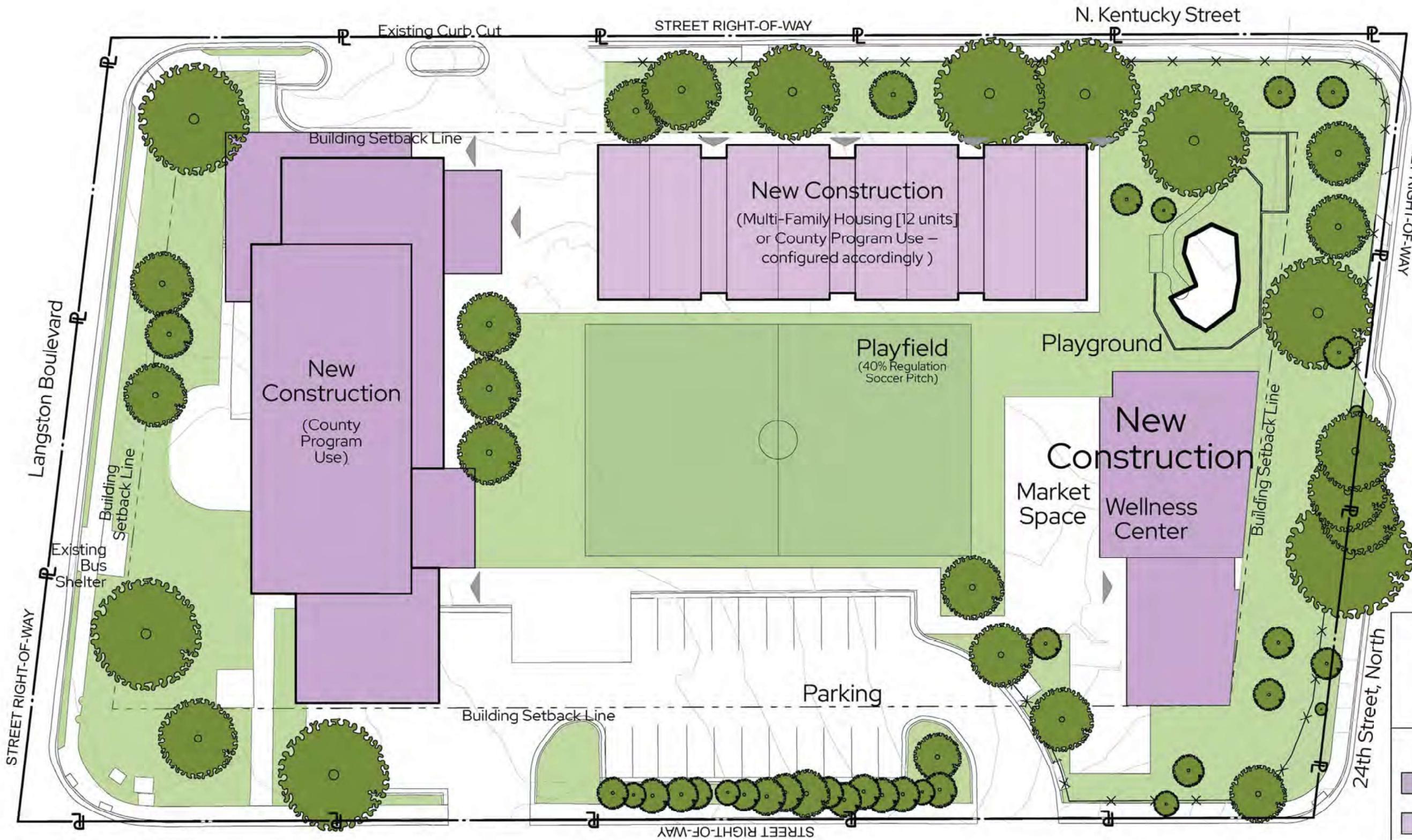
03B/C



3B

V2 31

AGC
ARCHITECTS



Option 03C

Arlington County Lee Community Center

Site Study (option 03C)

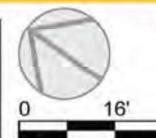
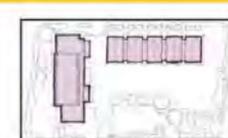
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N. Lexington Street

3C

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



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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:

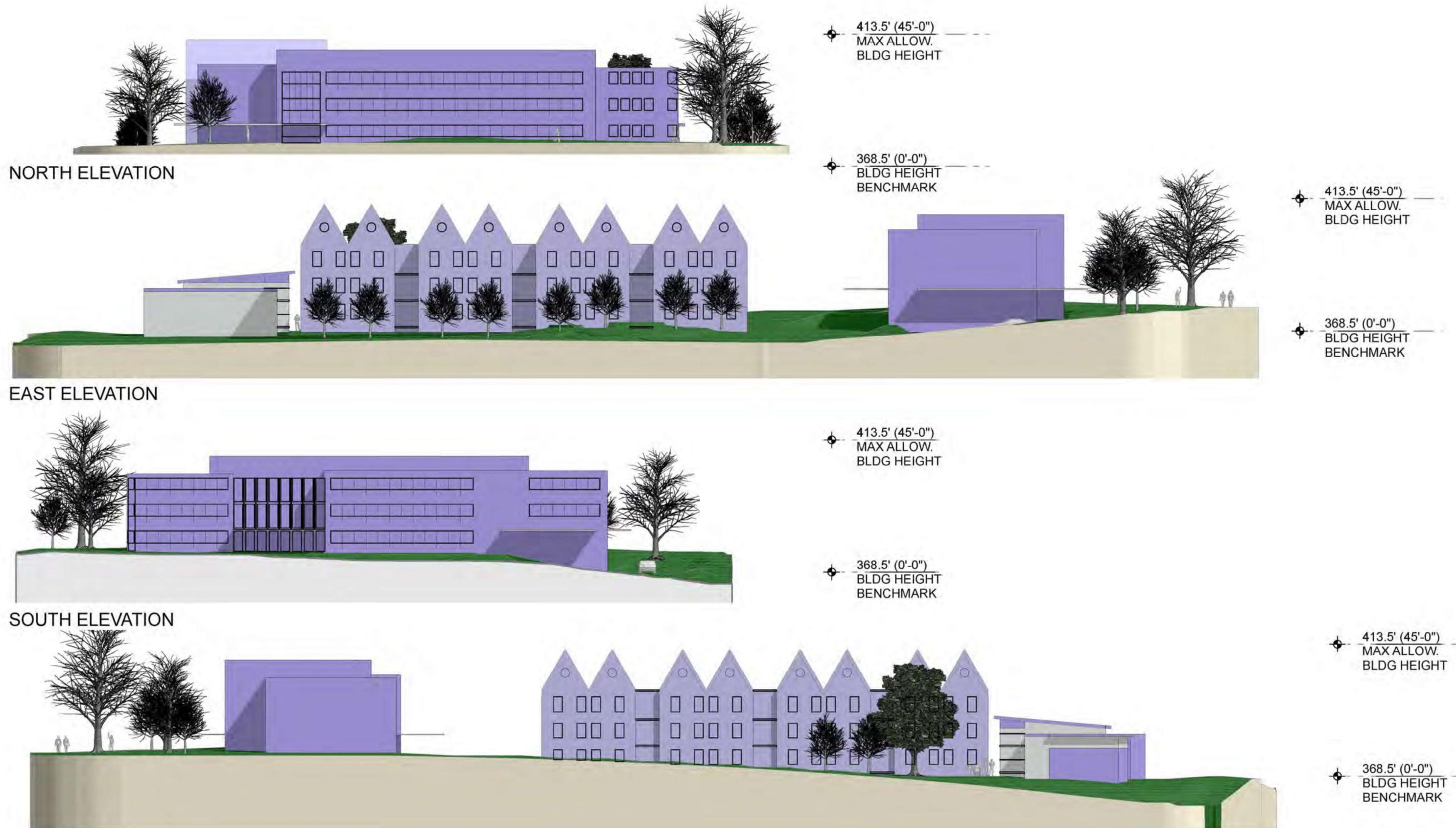
- Elevator(s) for universal vertical access.
- Code conforming interior paths, treads and risers, landings, hand- and guard-rails, and signage, as required.
- ADA-compliant restrooms, and water stations, all levels.

Parking (approx.):
21 Surface spaces

PROGRAM USE

Public: County / Community

Private: Residential



WEST ELEVATION

Arlington County Lee Community Center

Option 3C Elevation Study

August 18, 2025

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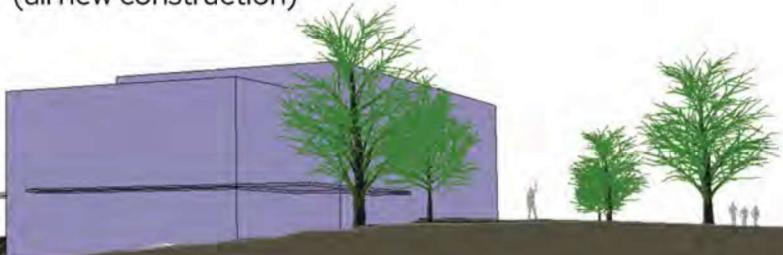
V2 33
CGC
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Multi-Family Residential
(or alternate configuration for Public Use)



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

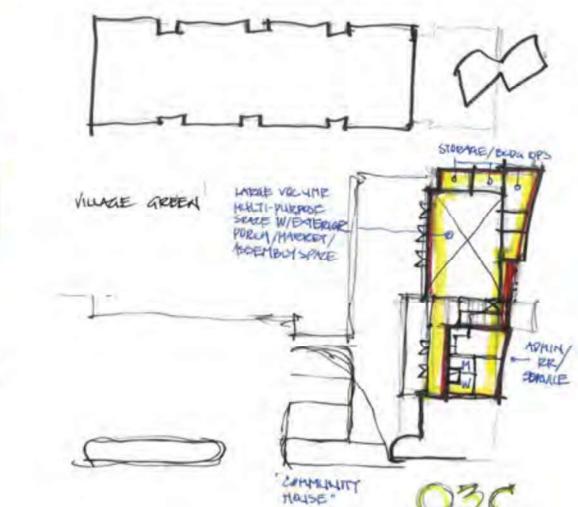
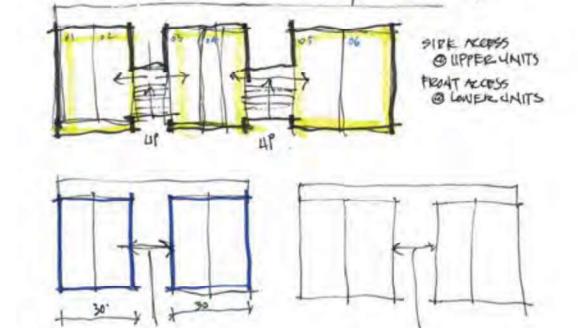
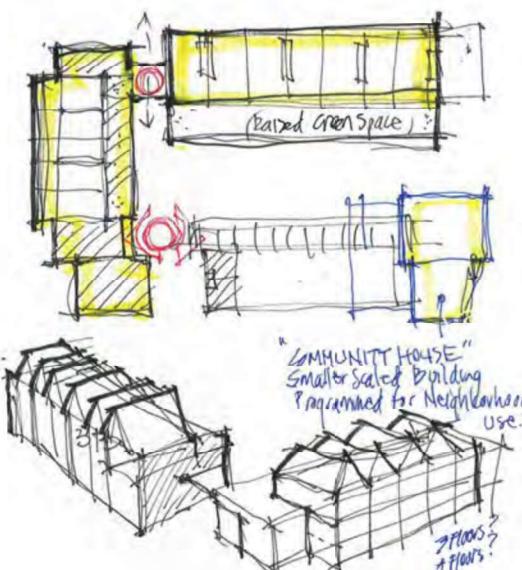
New Community Center
(all new construction)



Langston Boulevard



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

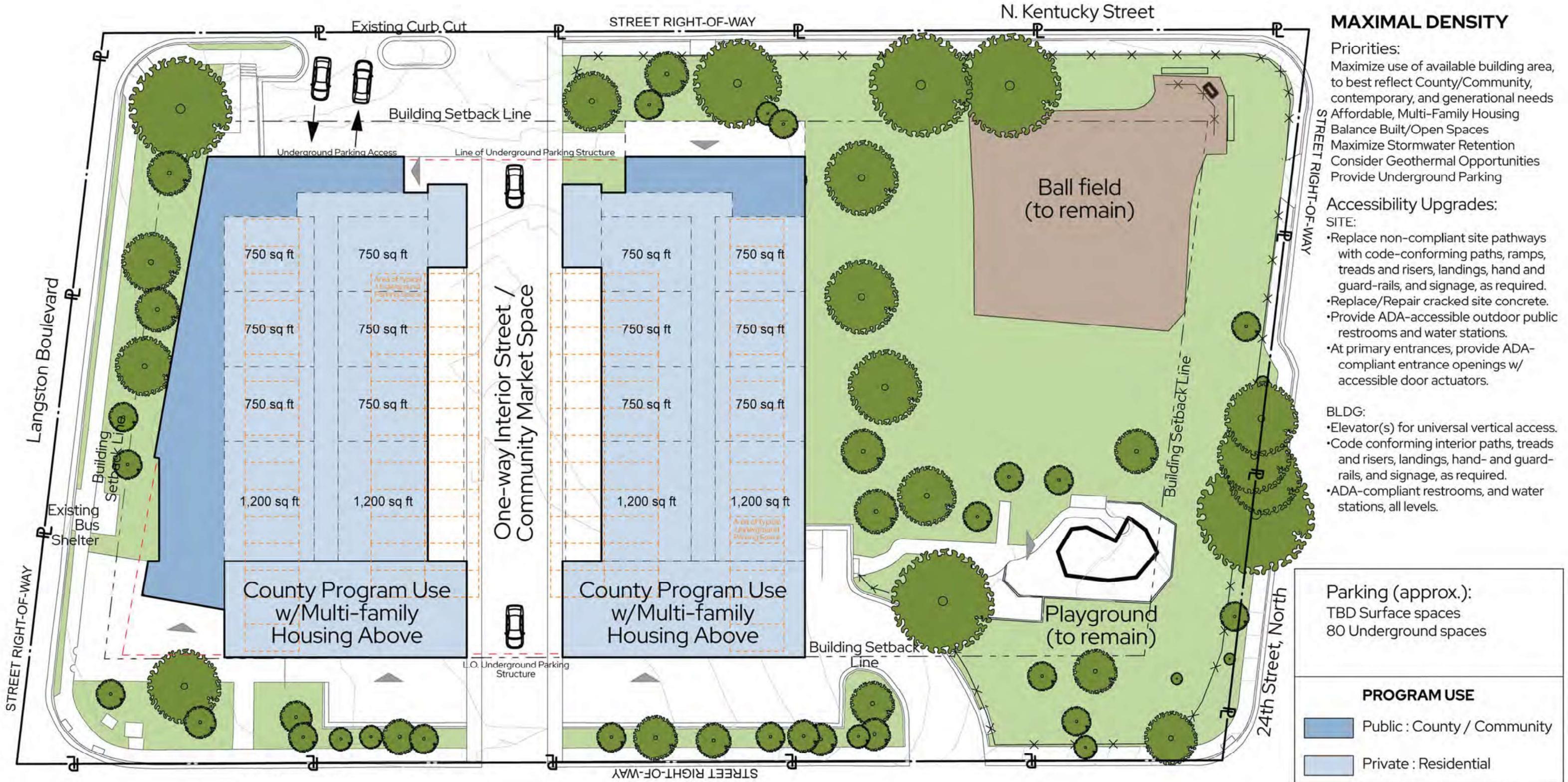
Site Study (option 03C: massing)

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3C
V2 34

AGC
ARCHITECTS

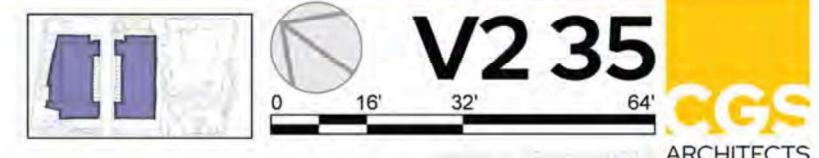


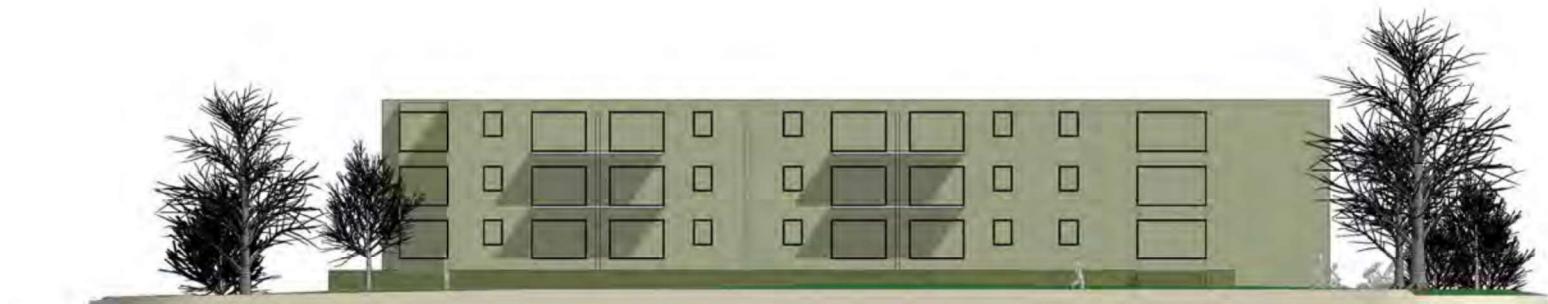
Option 03D

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

August 18, 2025

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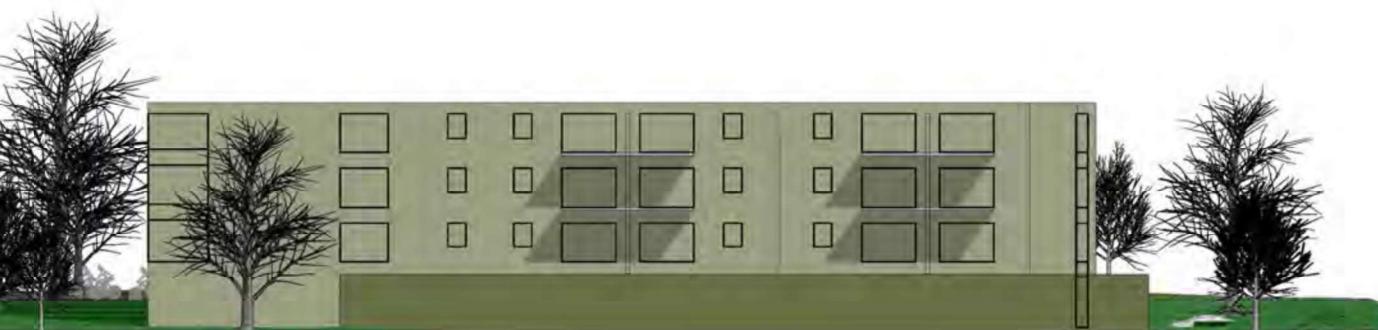
NORTH ELEVATION

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



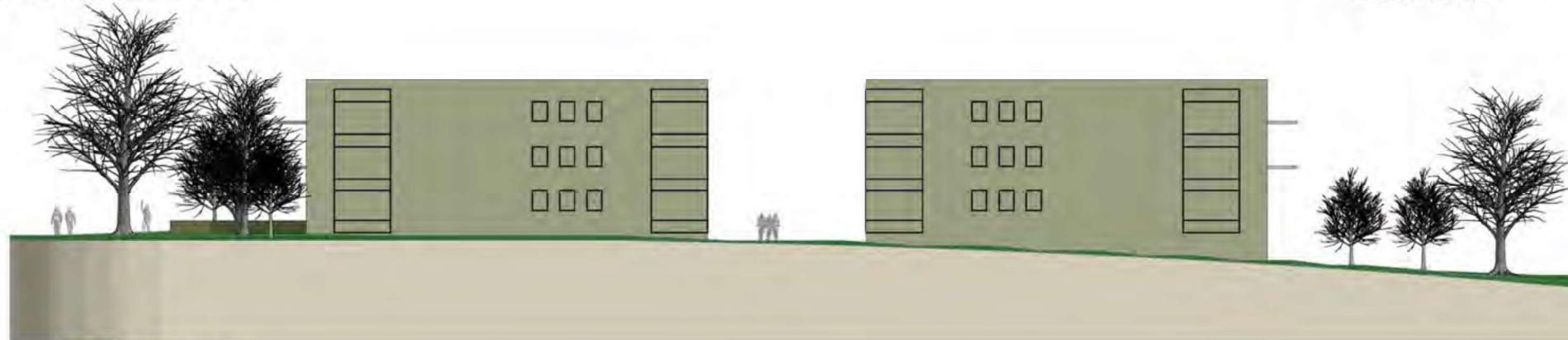
EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

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

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



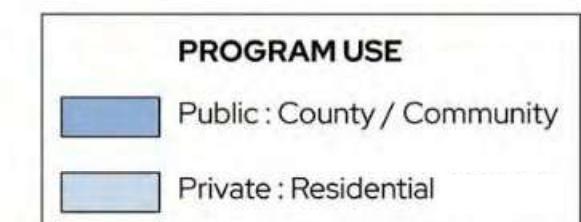
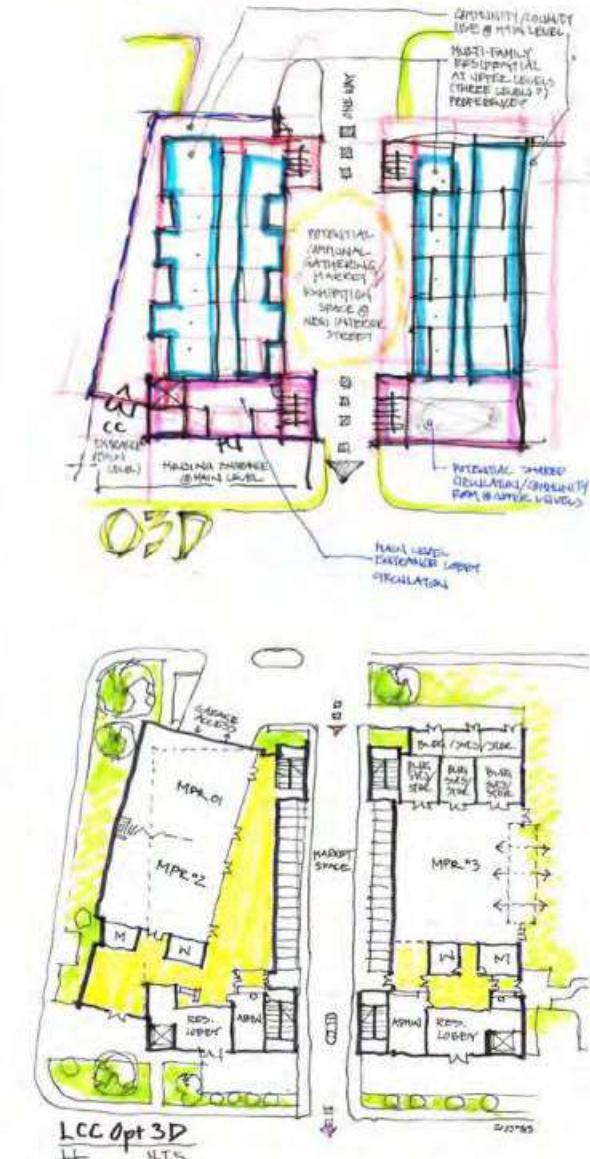
View from above intersection of N. Kentucky St and Langston Blvd, looking southwest



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



Option 03D

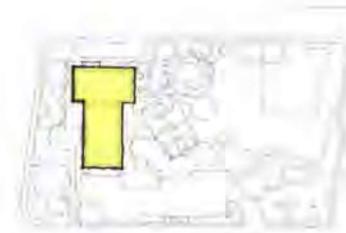
Arlington County Lee Community Center

Site Study (option 03D: massing)

August 18, 2025

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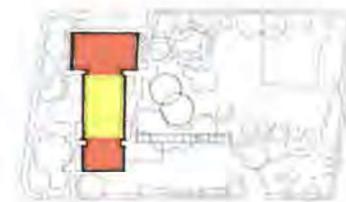
option **01**



Essential Improvements Only

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

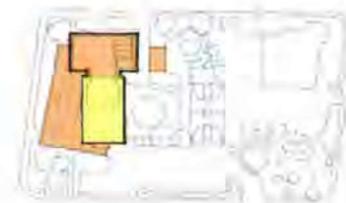
option **2A**



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

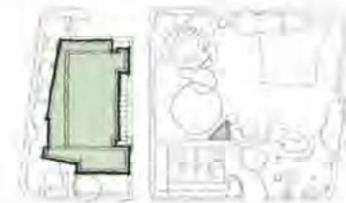
option **2B**



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

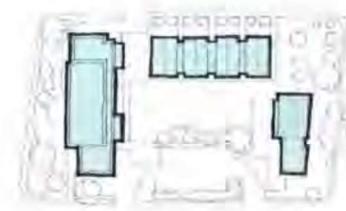
option **3A**



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.

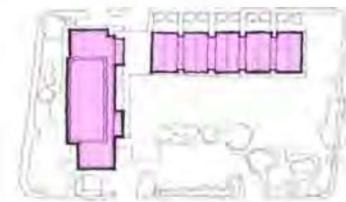
option **3B**



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.

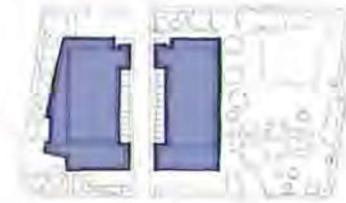
option **3C**



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

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QUANTITATIVE COMPARISON



EXISTING BUILDING	DEVELOPMENT OPTIONS								NOTES	
	01		02		03					
	A	B	A	B	C	D				
LOWER LEVEL (LL)	--	--	--	--	21,445	--	--	35,000	5	
LEVEL 01 (L1)	8,210	8,345	9,280	13,610	15,255	20,330	22,690	26,625	1	
LEVEL 02 (L2)	7,535	7,445	8,645	7,130	10,145	20,330	18,455	22,240	2,3	
LEVEL 03 (L3)	--	--	--	3,330	10,145	18,305	16,430	22,240	4	
LEVEL 04 (L4) (Option 03D only)	--	--	--	--	--	--	--	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										
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	6	

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

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QUALITATIVE COMPARISON



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

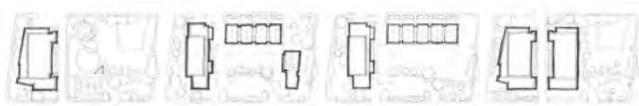
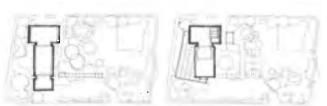
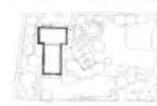
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RESPECTIVE MERITS/DEMERITS

Pros		
OPTION 01	OPTION 02 01, 02, 03	OPTION 03 01, 02, 04
Simpler Approval Process Lower Initial Cost Shorter Construction/Less Disruption Retains valued community legacy building Maximizes green space	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	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
Cons		
OPTION 01	OPTION 02 01, 02, 03	OPTION 03 01, 02, 04
Inherent Program Limitations/Inefficiencies Limited to two stories of program space	Potential reduction of useable green space Limited to two stories of program space Potential Parking Constraints	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

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 §4.1.2(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.).

Development Option Quantitative Comparisons

Arlington County Lee Community Center

Pros | Cons

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